

Ealing Local Planning Authority

Local Plan Regulation 22 Statement

November 2024

ECONOMY AND SUSTAINABILITY



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Regulation 22 Consultation Statement

November 2024

Introduction

Ealing's Local Planning Authority has developed a new Local Plan. This consultation statement summarises the stakeholder engagement efforts undertaken on the draft plan from 2021 to 2024. This first section details the way we consulted on regulation 19 and a summary of the main issues and modifications.

Purpose

When preparing a local plan for examination, a local authority must produce a consultation statement that details its engagement efforts throughout the plan-making process. This document outlines how Ealing Local Planning Authority has engaged stakeholders in developing the Local Plan and provides the key issues raised by stakeholders through the consultations undertaken.

The statement fulfils the requirements set out by the Town and Country Planning (Local Planning) (England) Regulations 2019 (2019) Regulation 22 (1) part (c) which sets out what the statement should include.

Background

The Local Planning Authorities Proposed Submission Local Plan, along with essential supporting documents including policy maps, the Sustainability Appraisal and Consultation Statement, was published in accordance with Regulation 19. This pre-submission consultation, conducted from 28 February 2024 to 10 April 2024, aimed to gather community and stakeholder feedback on the finalised draft before submission for formal examination.

Both the Regulation 18 and Regulation 19 consultations were undertaken in alignment with the Council's Statement of Community Involvement (SCI), which outlines the methods and stakeholder groups we engaged throughout the Local Plan process. Although the SCI is also guidance for planning processes outside the Local Plan making process, it has guided the team on specifics such as how to engage with statutory bodies, community groups, and other interested parties to ensure meaningful, transparent consultation.

The Regulation 19 representations on the proposed policies will be reviewed as part of the examination process.

Representations made at Regulation 19

496 stakeholders made representations on the regulation 19 iteration of the new Local Plan, see **appendix 1** for full stakeholder breakdown. The team broke up the representations into 1749 different points that were responded to. The breakdown of the total number of stakeholders who have responded with a representation is as follows:

- Community Interest Groups: 56 stakeholders
- Developers: 45 stakeholders
- Individuals: 373 stakeholders
- Statutory bodies: 22 stakeholders

Brief Summary of Main Issues Arising from Regulation 19

The Local Plan is by necessity a technical and highly specific document and must conform to the regulatory framework set by government. Ealing Council has actively listened to the feedback it received from the public and stakeholders at Regulation 19 including helpful proposals for modifications to the draft Local Plan from some respondents.

Given the national and regional planning policy framework, the strategic aims and objectives outlined in the Council Plan 2022–26, and the need to respond to a series of urgent policy matters, developing a Local Plan will always involve a balancing of different priorities.

This is reflected in the wide ranging and sometimes conflicting feedback we received. Nonetheless, the council is grateful to all those organisations, bodies, community interest groups, developers and individuals who have responded and taken the time and interest in planning for the future of Ealing.

Some of the most noteworthy issues that have been raised include:

Scope of the Local Plan, whether the policy coverage in the Local Plan is too detailed or should be more comprehensive in coverage. The Local Plan is a technical and highly specific document and is also based on an extensive technical evidence base. It must comply with the relevant statutory guidance and be in general conformity with the London Plan. The London Plan, published in 2021, is an integral part of Ealing's local development plan and there is no need to duplicate or replicate its policies.

Housing supply, whether too much or too little can be practically delivered over the plan period and what proportion is genuinely affordable and meets specific needs. It is important to remember that housing delivery targets are set by the London Plan and that government intends to move to a new standard method that will set even more ambitious and challenging targets for the capital. A revised Housing Five-Year Land Supply and Housing Trajectory will be published shortly and will address concerns raised about a lack of specificity regarding housing quantum for individual Development Sites (or site allocations). It will provide information for each individual site over the whole plan period (not just the first five years) which have previously been aggregated in a total net figure.

Infrastructure, whether the necessary investment is being made in supporting infrastructure. Supporting infrastructure plans are set out in the Infrastructure Delivery Plan and their viability is assessed in the Local Plan viability assessment. Borough wide infrastructure schemes are summarised in Table SS1 in Chapter 3 and key infrastructure is also summarised in each of the Town Plans in Chapter 4. The capacity of planning and development to fund infrastructure is finite and plans depend on further public and private investment to meet infrastructure needs.

The council will continue to work closely with partners and key stakeholders to positively plan for the borough's infrastructure needs.

Climate Action, whether the Local Plan goes too far or not far enough in addressing the impacts of climate change. Addressing climate action is one of the three main pillars of the Local Plan and the planning system is uniquely well placed to secure a low carbon approach to the design of buildings. The Local Plan includes strategic objectives to optimise the use of land, invest in sustainable connectivity, manage waste and promoting self-sufficiency, support the delivery of net carbon buildings and build resilience and adaptation to a changing environment. A suite of development management policies includes operational energy, embodied carbon, whole life carbon cycles, and reducing waste and supporting the circular economy. Although some concerns were raised about the effectiveness of the approach to be taken, it is important to recognise that the influence of the Local Plan is largely limited to shaping those developments which require planning permission and trigger certain policies. The plan also follows current best practice in energy and carbon emission, and major development is required to undertake carbon optioneering to determine lifetime impacts including where reuse may be more efficient.

Density and Tall Buildings, whether the Local Plan is too flexible or inflexible in controlling tall buildings. The London Plan requires (Policy D3) site capacity to be

optimised using a design led approach so that all development makes the best use of land. Whilst high density does not need to imply high rise, tall buildings can form part of a plan led approach to facilitating regeneration opportunities and managing future growth. The definition of Tall Buildings is derived from London Plan Policy D9 which requires suitable locations and appropriate building heights to be set in the Local Plan. This does not mean that all buildings up to this height are automatically acceptable; such proposals will still need to be assessed in the context of other planning policies to ensure that they are appropriate for their location and do not lead to unacceptable impacts on the local area. The plan is also informed by a best practice Character Study and this guides proposed site allocations and detailed policies on height. It should be noted that the consultation version of Tall Buildings Study was subject to some transcription errors which have now been corrected in the submission version.

Green Belt/Metropolitan Open Land, whether the Local Plan should release Green Belt/MOL or not. The Local Plan establishes a framework for maintaining, enhancing and expanding the network of green infrastructure in the borough. Ensuring Green Belt and MOL sites have correct, up-to-date, and defensible boundaries is important as incorrect boundaries can undermine the integrity of the wider Green Belt or MOL parcel and the council's ability to protect it from inappropriate development. The council has, therefore, reviewed all Green Belt and MOL sites and has identified appropriate boundary corrections which reflect the current reality and use of sites. 3.35 Green Belt and MOL boundary changes are also proposed only where a site has been identified for development and allocated in this Local Plan. These are a small number of sites (or parts of sites) that do not contribute towards Green Belt/MOL objectives, and which could be used to meet identified development needs and thus are identified for change in designation, demonstrating the corresponding exceptional circumstances. A number of the recommended changes proposed at Regulation 18 are now not being pursued, as detailed in the Green Belt/MOL - Stage 2 report.

Viability, whether policies and proposals in the Local Plan may adversely impact the viability of the future development proposals. A full Local Plan viability assessment has been undertaken which tested the impact of emerging plan policies.

Consultation and engagement, whether consultation and engagement were adequate and the degree to which the council listened to feedback given. This Consultation Statement is testament to the amount of effort and resource that the council devoted to the production of the Local Plan. An initial round of consultation (Shaping Ealing) sought to help identify the key issues that local residents and businesses are dealing with, and it helped to shape initial Local Plan proposals. This was followed by three formal rounds of public and stakeholder consultation. Consultation feedback is an important part of the evidence base for the Local Plan and the council have actively listened to the feedback it has received. A summary of the key changes made after publishing its Initial Proposals (Regulation 18) is provided at Paragraphs 0.20 to 0.25 and Table 1 of the council's Final Proposals (Regulation 19). Below is a summary of some of the more noteworthy, suggested minor and technical modifications now proposed by the council.

Summary of Suggested Minor and Technical Modifications

The council has taken the representations made at Regulation 19 into account and, where it considers it to be appropriate, has suggested a minor or technical modification and these are contained in a separate and detailed schedule (see S24 in the Examination Library).

These primarily serve to provide better clarity, correct any matters of fact, or address any typographical or transcription errors in preparing the draft Local Plan.

It should be acknowledged and understood that the council itself cannot make any changes to the Regulation 19 draft of the Local Plan and suggests changes to be

helpful. Only the independent inspector can propose any amendments to the Regulation 19 Local Plan and their consideration of amendments is not restricted to the list of suggested modifications made by the council.

Some of the most noteworthy suggested minor modifications to the Regulation 19 Local Plan by the council are summarised below.

Chapters 0-2 The Introductory and Contextual Chapters

The most noteworthy suggestions include minor changes:

- To cartography to provide better clarity and correct any transcription errors including making it clearer that the scope of the plan does not extend to the area of Old Oak and Park Royal Development Corporation (OPDC) which is a separate Local Planning Authority with its own plan making powers. It is acknowledged by both the council and the OPDC that collaboration on strategic planning and other matters is both important and of mutual benefit
- To acknowledge that the new HS2 line will not terminate at Old Oak Common Station and that plans have been confirmed that the line will now continue to London Euston Station
- To amend the system of policy numbering to ensure policies in Chapters 4 and 5 can be clearly differentiated

Chapter 3 Spatial Strategy

The most noteworthy suggestions include the following minor changes:

- **Policy SP 2.2 B (iii)** To clarify improvements are to both existing and new public realm
- **Policy 2.2 B new (iv)** To include protecting and enhancing existing public transport infrastructure
- **Policy SP 2.2 B (v)** To clarify targets for motor vehicle trips and reiterate support for low car and car free development, where appropriate
- **Policy SP3.3 B** To clarify that improving air quality and tackling congestion will be also achieved by supporting car free development, where appropriate
- **Policy SP3.3 D** To clarify that new development should also support health and wellbeing

- **Policy: SP3.3 H** To clarify that improving existing housing stock includes associated garden space in limiting health impacts
- **Policy SP3.3 I** To clarify that the geographical scope should also include, Ealing, Greenford and Northolt
- **Policy SP3.3 J** To clarify that Health Impact Assessments should include both major and strategic developments

In the supporting text, suggestions include:

- To emphasise the importance of car free development
- To clarify specific measures that can support greater biodiversity
- To emphasise the importance of working with NHS partners to monitor the impact of Local Plan policies on health and wellbeing and refine and adjust, as necessary
- To ensure the Local Plan is now properly aligned with the Ealing Cycle Network Plan
- To emphasise the importance of inclusive design
- To emphasise the health impact of poor air quality and reference council's Air Quality Strategy 2022-2030 and Air Quality Action Plan 2022-2027 (or their subsequent update) and the Mayor of London's Healthy Streets Approach and Vision Zero
- To reference the importance of protecting or enhancing heritage assets and conservation areas
- To emphasise the importance of active design
- To reference Archaeological Priority Areas and for this to be added as a constraint layer on the Interactive Policies Map with amendments to Planning designations / Constraints for Development Sites, where appropriate
- To clarify that town centres do not just constitute the retail hierarchy but form the primary focus for office development
- To Table SS1 to provide updates or corrections to borough wide infrastructure schemes
- To cartography in order to provide better clarity and correct any transcription errors

Chapter 4 Town Plans: General

- To add additional overarching principles that precede each town's Development Sites schedule to include references to Heritage Assets and Conservation Areas

Chapter 4 Town Plans: Acton

In the **Acton** Town Plan, the most noteworthy suggestions include minor changes:

- **Policy A1 G** To clarify that the council will work collaboratively with the Old Oak and Park Royal Development Corporation and other key stakeholders to maximise the potential opportunities that arise from significant development
- **Policy A1 I (iv)** To clarify that the scope of this policy does not include where land is required for operational or development purposes
- **Policy A1 L (iii)** To clarify that addressing health capacity extends across different types of health infrastructure, including GP capacity
- **Policy A4 (iv)** To clarify that any future improvements should be primarily horticultural in nature and should involve consultation with local residents
- **Policy A6** To retitle the policy "Cross-Boundary working with OPDC in North Acton and Park Royal" so as to avoid any confusion with the Adopted OPDC Local Plan
- **Policy A6 (iii)** To promote not develop a local skills and construction centre

In the supporting text, suggestions include:

- To acknowledge that the new HS2 line will not terminate at Old Oak Common Station and that plans have been confirmed that the line will now continue to London Euston Station
- To correct that the proposed West London Orbital Stations are at Acton Central and South Acton not Acton Town
- To correct key metrics and policy references in the Adopted OPDC Local Plan
- To acknowledge the key role of the council, TfL and developers in delivering improvements to the North Acton Gyratory, alongside the OPDC in the infrastructure delivery schedule
- To cartography in order to provide better clarity and correct any transcription errors

In the Development Sites for Acton, suggestions include:

01AC:

- To amend Tall Buildings and design principles to reflect that heights are appropriate and not a maximum
- In the design principles, to clarify car parking provision and requirements

02AC:

- To revise the red line boundary to now exclude phases of the development that have commenced
- To amend Tall Buildings and design principles to reflect that heights are appropriate and not a maximum
- To correct the appropriate building heights to 20 storeys (70.35 metres)
- In the design principles, to clarify requirements for private amenity space

03AC:

- In the design principles, to clarify that operational transport infrastructure must either be protected on site or appropriately relocated subject to agreement with Transport for London
- Add a new design principle to clarify car parking provision and requirements

07AC:

- To amend Tall Buildings and design principles to reflect that heights are appropriate and not a maximum

08AC:

- In the design principles, to clarify that Tall Building heights are appropriate and not a maximum

Chapter 4 – Town Plans: Ealing

In the supporting text suggestions include:

- To amend rationalisation to improvement of bus stopping and standing arrangements in Ealing town centre, Broadway and Haven Green area in the infrastructure delivery schedule and include Ealing Council as a provider alongside TfL
- To cartography in order to provide better clarity and correct any transcription errors

In the Development Sites for Ealing, suggestions include:

01EA:

- To clarify that building heights are appropriate not a maximum and amend a transcription error for the threshold height of a tall building

- To amend a contextual consideration and design principle to emphasise the importance of safe as well as permeable pedestrian links

02EA:

- To correct the PTAL rating
- To amend Tall Buildings and design principles to reflect that heights are appropriate and not a maximum
- In the design principles, to clarify car parking provision and requirements

03EA:

- To amend Tall Buildings and design principles to reflect that heights are appropriate and not a maximum
- In the design principles, to clarify car parking provision and requirements

04EA:

- To amend Tall Buildings and design principles to reflect that heights are appropriate and not a maximum
- In the design principles, to clarify car parking provision and requirements

05EA:

- To amend Tall Buildings and design principles to reflect that heights are appropriate and not a maximum
- In the design principles, to clarify car parking provision and requirements

06EA:

- To amend Tall Buildings and design principles to reflect that heights are appropriate and not a maximum
- In the design principles, to clarify car parking provision and requirements

07EA:

- To amend Tall Buildings and design principles to reflect that heights are appropriate and not a maximum

08EA:

- To amend Tall Buildings and design principles to reflect that heights are appropriate and not a maximum

09EA:

- To amend Tall Buildings and design principles to reflect that heights are appropriate and not a maximum
- In the design principles, to clarify car parking provision and requirements

10EA:

- To amend Tall Buildings and design principles to reflect that heights are appropriate and not a maximum
- In the design principles, to clarify car parking provision and requirements

11EA:

- To amend proposed use to include a library and revise the indicative timeframe for delivery
- To amend Tall Buildings and design principles to reflect that heights are appropriate and not a maximum
- In the design principles, to clarify car parking provision and requirements

12EA:

- In the design principles, to clarify that Tall Building heights are appropriate and not a maximum
- In the design principles, to clarify car parking provision and requirements

13EA:

- To amend Tall Buildings and design principles to reflect that heights are appropriate and not a maximum
- In the design principles, to clarify car parking provision and requirements

14EA:

- To amend Tall Buildings and design principles to reflect that heights are appropriate and not a maximum
- In the design principles, to clarify car parking provision and requirements

15EA:

- To amend Tall Buildings and design principles to reflect that heights are appropriate and not a maximum
- In the design principles, to clarify car parking provision and requirements

16EA:

- To amend Tall Buildings and design principles to reflect that heights are appropriate and not a maximum

- In the design principles, to clarify off street servicing and delivery arrangements

17EA:

- To amend the proposed use to residential only
- In the design principles to clarify that Tall Building heights are appropriate and not a maximum

18EA:

- In the design principles to clarify that Tall Building heights are appropriate and not a maximum

19EA:

- In the design principles to clarify that Tall Building heights are appropriate and not a maximum
- In the design principles, to clarify car parking provision and requirements and off-street servicing
- In the design principles, to clarify that any development proposals need to be assessed and guided by Sport England's playing fields policy

20EA:

- To amend site area to reflect consented scheme
- To revise the red line boundary to take account of the consented scheme

21EA:

- To correct the site area
- To correct the Planning Designation / Site Constraints to make clear that the site includes MOL within the red line boundary
- In contextual considerations, to reference the proximity of Ada Lovelace School
- In the design principles, to clarify that the aim to secure replacement ancillary sports facilities
- In the design principles, to clarify the quantum of facilitating development and the housing mix

22EA:

- To amend indicative timeframe for delivery
- In the design principles, delete reference to London Plan Policy E4

23EA:

- To amend proposed use to delete reference to leisure use
- To amend key infrastructure requirements to delete references to leisure and recreational
- In the design principles, to delete references to leisure and replace with sports use and clarify that provision of sports facilities is based on an understanding of need (existing and future) as established within the Sports Facilities Strategy and any future updates

24EA:

- In the design principles, to clarify that some commercial use on the ground floor is supported

Chapter 4 – Town Plans: Greenford

The most noteworthy suggestions include minor changes:

- **Policy G1 A** To correct a transcription error to include significant not moderate levels of mixed-use development to align with strategic place interventions in the Spatial Strategy in Chapter 3 and the Preferred Option Report (in the evidence base)
- **Policy G1 I (ii)** To amend to include explore opportunities to provide additional employment land, which are also easily accessible and benefit from local transport links
- **Policy G1 I (iii)** To amend to ensure that the supply of employment land and premises meets the needs of a wide range of businesses and unit sizes
- **Policy G6** To clarify that the protection and growth of the industrial cluster is focused on the designated Strategic Industrial Land

In the supporting text, suggestions include:

- To cartography in order to provide better clarity and correct any transcription errors, in particular, to remove a SIL designation from part of the existing Greenford Quay development that extends south of the Grand Union Canal

In the Development Sites for Greenford, suggestions include:

01GR:

- To amend Tall Buildings and design principles to reflect that heights are appropriate and not a maximum

- In the design principles, to clarify car parking provision and requirements

02GR:

- To amend the site boundary of 02GR to include Tesco's land holding (subject to an agreed statement of common ground between the parties)
- To amend Tall Buildings and design principles to reflect that heights are appropriate and not a maximum
- In the design principles, to clarify car parking provision and requirements

04GR:

- To amend Tall Buildings and design principles to reflect that heights are appropriate and not a maximum

05GR:

- To amend Tall Buildings and design principles to reflect that heights are appropriate and not a maximum
- In the design principles, to add that the existing multi storey car park should be removed as part of any redevelopment of the site

06GR:

- To revise the red line boundary to take account of the consented scheme

Chapter 4 Town Plans: Hanwell

In the Development Sites for Hanwell Town Plan, suggestions include:

01HA:

- To amend Tall Buildings and design principles to reflect that heights are appropriate and not a maximum
- In contextual considerations, to clarify that the Three Bridges medium secure unit is not part of the site, that the West London NHS Trust and NWL share an entrance to the St Bernard's and Ealing Hospital site and any development would need to ensure adequate access to both sites with this shared access maintained and that any development would need to ensure that it does not adversely impact the accessibility of the site for emergency and other hospital related vehicles and patients, given the existing already heavily trafficked adjacent roads

- In contextual considerations, to clarify that any development will need to respect the setting of, and any future use of the listed buildings on the adjoining St Bernard's site
- In contextual considerations, to acknowledge the presence of significant water main apparatus and infrastructure in the vicinity of the site and advise applicants to engage with the relevant water supplier at the earliest opportunity
- To clarify that any new podium car parking will be for the hospital only

04HA:

- To amend Tall Buildings and design principles to reflect that heights are appropriate and not a maximum
- In the design principles, to clarify car parking provision and requirements

05HA:

- To amend the proposed use to include leisure/sport and community uses
- To amend Tall Buildings and design principles to reflect that heights are appropriate and not a maximum

07HA:

- To amend Tall Buildings and design principles to reflect that heights are appropriate and not a maximum

08HA:

- In the design principles to clarify that Tall Building heights are appropriate and not a maximum

Chapter 4 Town Plans: Northolt

In the supporting text, suggestions include:

- To Table N1 to provide updates or corrections to the infrastructure delivery schedule, in particular, under Highways to note that Ealing Council will lead on an investigation as to the reconfiguration of the White Hart Roundabout not TfL

In the Development Sites for Northolt, suggestions include:

01NO:

- To amend Tall Buildings and design principles to reflect that heights are appropriate and not a maximum
- In the design principles, to clarify active travel measures, car parking provision and requirements and include references to active EV charging points and measures to promote active travel
- In contextual considerations, to acknowledge the presence of significant water main apparatus and infrastructure in the vicinity of the site and advise applicants to engage with the relevant water supplier at the earliest opportunity

02NO:

- In contextual considerations, to acknowledge the presence of significant water main apparatus and infrastructure in the vicinity of the site and advise applicants to engage with the relevant water supplier at the earliest opportunity

03NO:

- In the design principles to omit requirement for industrial uses and a masterplan

04NO:

- To amend the red line boundary to exclude land in the ownership of the Canal and River Trust
- To amend the proposed use to include leisure/sport use
- To correct a transcription error in Planning Designations / Site Constraints
- In the contextual considerations, to clarify that any development proposals should consider impacts on the existing canal moorings for residential amenity and protect operations of the boat yard business
- In the design principles, to add the need to improve connections to the active travel network including pedestrian routes to and through the site and connections to green space and explore improved access to the canal including an accessible ramp from Rowdell Road link/Bridport Road

07NO:

- To revise the red line boundary to exclude Green Belt/MOL
- In contextual to considerations, to acknowledge the presence of significant water main apparatus and infrastructure in the vicinity of the site and advise applicants to engage with the relevant water supplier at the earliest opportunity

08NO:

- In contextual to considerations, to acknowledge the presence of significant water main apparatus and infrastructure in the vicinity of the site and advise applicants to engage with the relevant water supplier at the earliest opportunity

08NO:

- To correct the Planning Designation / Site Constraints to amend the reference to the Archaeological Priority Area

10NO:

- To revise the red line boundary to exclude Green Belt/MOL
- In contextual considerations, to acknowledge the presence of significant water main apparatus and infrastructure in the vicinity of the site and advise applicants to engage with the relevant water supplier at the earliest opportunity
- In the design principles to clarify that Tall Building heights are appropriate and not a maximum

Chapter 4 Town Plans: Perivale

The most noteworthy suggestions include minor changes:

- **Policy P5 A (i)** To clarify that the local plan will support and enhance the existing clusters of employment rather than embrace them

In the Development Sites for Perivale, suggestions include:

01PE:

- In the design principles, to clarify car parking provision and requirements and access arrangements to the A40

02PE:

- In the design principles, to clarify car parking provision and requirement and access arrangements to the A40

04PE:

- In the contextual considerations, to clarify that the existing bus depot capacity and access should be retained and improved unless a suitable alternative location found for the bus garage and is agreed with TfL/the operator and is operational before any redevelopment of the site

Chapter 4 Town Plans: Southall

The most noteworthy suggestions include minor changes:

- **Policy S4 (i)** To clarify that the new town centre will complement rather than extend the Southall Major Centre
- **Policy S4 (ii)**:To clarify that improving active travel measures also includes connectivity to Hillingdon

In the supporting text, suggestions include:

- To clarify under Policy S2 that the town centre will be extended into the eastern part of the Green Quarter development which will provide a high-quality retail offer that will complement the existing centre
- To clarify under Policy S4 that a revised outline planning application for The Green Quarter has been considered by Ealing Council's Planning Committee which includes a revised masterplan for the remaining phases of this strategic development site with a significant uplift in housing units and amendments to the other uses that will be provided
- To Table S1 to provide updates or corrections to the infrastructure delivery schedule, in particular, to reference the new road at Healum Avenue
- To cartography in order to provide better clarity and correct any transcription errors

In the Development Sites for Southall, suggestions include:

01SO:

- To amend Tall Buildings and design principles to reflect that heights are appropriate and not a maximum
- In contextual considerations, to acknowledge the presence of significant water main apparatus and infrastructure in the vicinity of the site and advise applicants to engage with the relevant water supplier at the earliest opportunity

- In the design principles, to clarify car parking provision and requirements

02SO:

- To amend Tall Buildings and design principles to reflect that heights are appropriate and not a maximum
- In the design principles, to clarify car parking provision and requirements

03SO:

- To amend Tall Buildings and design principles to reflect that heights are appropriate and not a maximum
- In the design principles, to clarify car parking provision and requirements

04SO:

- To amend the proposed use to include leisure/sport use
- In the design principles, to clarify car parking provision and requirements

05SO:

- In the design principles to clarify that Tall Building heights are appropriate and not a maximum
- In the design principles, to clarify car parking provision and requirements

06SO:

- In the design principles, to clarify car parking provision and requirements

07SO:

- To amend Tall Buildings and design principles to reflect that heights are appropriate and not a maximum
- In the design principles, to add that adequate parking needs to be provided for the effective operation of the health centre

08SO:

- To amend Tall Buildings and design principles to reflect that heights are appropriate and not a maximum
- In contextual considerations, to acknowledge the presence of significant water main apparatus and infrastructure in the vicinity of the site and advise applicants to engage with the relevant water supplier at the earliest opportunity
- In design principles, to clarify active frontages and car parking provision and requirements

09SO:

- To amend key infrastructure requirements to include highway improvements and supporting infrastructure and emphasise the importance of buses in improving permeability
- To amend Tall Buildings and design principles to reflect that heights are appropriate and not a maximum
- In contextual considerations, to acknowledge the presence of significant water main apparatus and infrastructure in the vicinity of the site and advise applicants to engage with the relevant water supplier at the earliest opportunity
- In design principles, add new and existing roads should provide access for buses and supporting bus infrastructure

10SO:

- To amend Tall Buildings and design principles to reflect that heights are appropriate and not a maximum
- In contextual considerations, to acknowledge the presence of significant water main apparatus and infrastructure in the vicinity of the site and advise applicants to engage with the relevant water supplier at the earliest opportunity
- In the design principles, to clarify car parking provision and requirements

11SO:

- To amend the proposed use to take account of a revised masterplan
- To correct a transcription error in Relevant Planning Applications
- To amend Tall Buildings and design principles to reflect that heights are appropriate and not a maximum
- To amend key infrastructure requirements to take account of a revised masterplan
- In contextual considerations, correct the reference to Southall Crossrail Station and refer instead to the Elizabeth Line and take account of a revised masterplan
- In contextual considerations, to acknowledge the presence of significant water main apparatus and infrastructure in the vicinity of the site and advise applicants to engage with the relevant water supplier at the earliest opportunity
- In design principles, to add that the upper building height shall not exceed the maximum Heathrow CAA Limitation and include references to site layout,

active travel, bus infrastructure, canal crossings and pedestrian underpasses as part of any new development proposals

- In the design principles, to clarify car parking provision and requirements

13SO:

- In contextual considerations, to reference that the nearby Adelaide Dock Yard is owned and managed by the Canal & River Trust who must be consulted on any development proposals and that any development proposals must ensure the continued operation of the dock and its many functions
- In design principles, to add that development will need to consider the 24 hour/7 days a week operation of Adelaide Dock and address potential impacts resulting from the dock's operational requirements

14SO:

- In contextual considerations, to reference that the nearby Adelaide Dock Yard is owned and managed by the Canal & River Trust who must be consulted on any development proposals and that any development proposals must ensure the continued operation of the dock and its many functions
- In contextual considerations, to acknowledge the presence of significant water main apparatus and infrastructure in the vicinity of the site and advise applicants to engage with the relevant water supplier at the earliest opportunity
- In design principles, to add that development will need to consider the 24 hour/7 days a week operation of Adelaide Dock and address potential impacts resulting from the dock's operational requirements. It should also consider the potential for incorporating mooring and boating facilities and should achieve a more engaged and active frontage to the canal corridor

15SO:

- To amend key infrastructure requirements to include a pedestrian link and accessible route from Glade Lane to the towpath
- In contextual considerations, to correct that the relevant statutory Grade II listed heritage assets are at Glade Lane not the Hanwell Flight
- In the design principles, to add that any development proposals should consider potential impacts on the canal's infrastructure and heritage and seek to improve the canal towpath

17SO:

- In contextual considerations, to acknowledge the presence of significant water main apparatus and infrastructure in the vicinity of the site and advise applicants to engage with the relevant water supplier at the earliest opportunity

18SO:

- To correct the current use
- In contextual considerations, to acknowledge the presence of significant water main apparatus and infrastructure in the vicinity of the site and advise applicants to engage with the relevant water supplier at the earliest opportunity

19SO:

- In contextual considerations, to add that the Canal & River Trust who must be consulted on any development proposals
- In contextual considerations, to acknowledge the presence of significant water main apparatus and infrastructure in the vicinity of the site and advise applicants to engage with the relevant water supplier at the earliest opportunity
- In design principles, add the need to enhance the waterside environment and biodiversity by demonstrating a high design quality

20SO:

- In the design principles, to clarify car parking provision and requirements

21SO:

- To correct a typographical error in Planning Designations / Site Constraints
- In contextual to considerations, to acknowledge the presence of significant water main apparatus and infrastructure in the vicinity of the site and advise applicants to engage with the relevant water supplier at the earliest opportunity

Chapter 5 – Development Management Policies

The most noteworthy suggestions include minor changes:

Policy DAA: Design and Amenity

- To include references to important local features and make a positive contribution to health and wellbeing
- In supporting text to include references to contaminated land, constraints arising for development adjacent to railways and highways and 20-minute neighbourhoods / active design

Policy D9: Tall Buildings

- In the supporting text, to clarify that the London Plan sets the clear presumption that tall buildings should be confined to specified locations not sites and appropriate not maximum heights
- To update DMP1 to correct transcription errors
- To update Figure DMP1 to clearly distinguish and separate the geography of the OPDC area
- To update Development Sites in the Town Plans to reflect appropriate rather than maximum heights including 01AC, 02AC, 07AC, 08AC, 01EA, 02EA, 03EA, 04EA, 05EA, 06EA, 07EA, 08EA, 09EA, 10EA, 11EA, 12EA, 13EA, 14EA, 15EA, 16EA, 17EA, 18EA, 19EA, 01GR, 02GR, 04GR, 05GR, 01HA, 04HA, 05HA, 07HA, 08HA, 01NO, 10NO, 01SO, 02SO, 03SO, 05SO, 07SO, 08SO, 09SO, 10SO and 11SO
- To add Tall Building area boundaries and thresholds into the revised Interactive Policies Map for ease of use. It also suggested that that LSIS sites are identified as locations potentially suitable for tall buildings

Policy HOU: Affordable Housing

- To amend Policy HOU C to clarify that the new threshold for the fast-track route applies only to that defined in London Plan Policy H5 B 1) which sets only the general threshold, not that required or publicly owned land etc
- In supporting text to clarify that housing needs are set out in the Local Housing Needs Assessment (LHNA)

Policy E3: Affordable Workspace

- In E3 G for amend reference to intended occupants to this type of occupant
- In supporting text, clarify in a new paragraph that contributions will be based upon gross uplift for mixed use properties and net uplift for office and industrial and revise Para 5.28 to provide better clarity

Policy E4: Land for Industry, etc

- To amend Policy E4 H (i) to clarify that there is identified need for industrial uplift, particularly B use classes as well as no capacity for release of industrial space in Ealing over the plan period
- In the supporting text, to clarify that there is a finite supply of industrial land with which to meet increasing industrial need

Policy E6: Locally Significant industrial Site (LSIS)

- To amend Policy E6 D (ii) to clarify that industrial sites meets objectively assessed industrial needs and delivers uplift, as appropriate.
- In the supporting text, to add further detail on the two-stage master planning process that should be followed

Policy G5: Urban Greening

- To amend and confirm that Ealing will apply the Urban Greening Factor as set out in the London Plan (2021) with a target of 0.4 for residential development and 0.3 for commercial development (excluding Class B2 and B8 uses)

Policy G6: Biodiversity and Access to Nature

- To amend reference to a biodiversity net gain of at least 20% or the advised national minimum amount and replace with an alternative that qualifying development proposals are required to be consistent with the biodiversity net gain standard consistent with that prescribed through National Planning Practice Guidance
- To add a new (ii) that biodiversity net gain above the minimum standard will be strongly encouraged and supported

Policy S5: Sports and Recreation

- In the supporting text, to clarify that provision of sports facilities is based on an understanding of need (existing and future) as established within the Sports Facilities Strategy and any future updates

Policy ECP: Embodied Carbon

- In the supporting text, to correct a typographical error in the second part of table DMP4 (in green). The heading should read from not until 2030

Appendices

In the Glossary, the key suggestions include:

- To add Town Centre Uses
- To add Urban Greening
- To amend Archaeological Interest Area to Archaeological Priority Areas
- Correct Grade I / Grade II Listed Building
- Correct Heritage Asset
- Correct Heritage at Risk Register

Ealing Planning Authority Full Consultation Statement 2021-2024

Introduction

Ealing Local Planning Authority has conducted three key phases of community and stakeholder engagement in developing the new Local Plan. The first, an initial options and issues consultation, known as the "Shaping Ealing", ran from November 2021 to May 2022 and focused on gathering community insights and identifying priorities to shape the Plan's direction.

The second phase was the Regulation 18 consultation, designed to seek feedback on the preliminary draft of the Local Plan. This consultation allowed stakeholders to review and respond to initial proposals which helped to shape the next iteration of the plan.

Together, with the regulation 19 consultation, the three consultations reflect the huge effort undertaken by the strategic planning team to engage different stakeholders throughout the local plan making process. Whilst we think our efforts were substantial, we also realise the complexities of engaging in a process such as this. Ealing Local Planning authority understands there is always more than can be done to reach and engage stakeholders to ensure that the plan reflects stakeholder needs and perspectives, especially those that are directly impacted by the changes.

Shaping Ealing

Shaping Ealing was a largescale public engagement exercise to gather residents, businesses, and other stakeholder's views on what they think about the London Borough of Ealing and specifically each of the seven towns. The online survey launched on the 10 of November 2021 and closed on the 9 May 2022, which drew

10,661 responses. The online survey was also complimented by some in person events and workshops.

The survey posed 13 attitudinal statements that respondents could rate, the survey also included open-ended questions to enable respondents to type more detailed opinions. Respondents were from community interest groups, businesses, developers and individuals from Ealing's community. See the full report in **appendix 3**.

Regulation 18

The council carried out the Regulation 18 local plan public statutory consultation between 30 November 2022 and 8 February 2023 on the draft proposals. We received 13,000 responses from over 6,100 people, both statutory and non-statutory consultees and members of the general public.

As part of the 10-week consultation period Ealing Local Planning Authority carried out 48 public meetings and workshops, attracting over 1,000 attendees from across the borough. These activities drew on support and knowledge from across the council and externally to promote the draft new Local Plan. The events were an opportunity to introduce the draft plan to the general public and statutory consultees and to draw on the knowledge of the public to help shape the draft Plan.

The consultation was launched on 30 November 2022 until 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 LPA 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 listening to our local communities.

How did we conduct outreach at regulation 18?

The Regulation 18 Notice was available on the council's website on the New Local Plan page. The Regulation 18 notice, a poster, and a physical copy of the plan were available at all 13 public libraries across the borough. An email was sent to several mailing lists held by the council promoting the launch of the consultation. Posters were displayed in various locations around the borough. Councillors were briefed before the consultation launch and encouraged to engage with their communities.

We allowed for six different ways to send in representations to make it easier for people, these were:

- Sending in an email, where we received 2,220 representations from individuals, organisations, and statutory bodies.
- Completing policy-specific questions embedded in the draft local plan document using a link or a QR code, where received 818 representations.
- Completing the shorter survey (and in nine different languages), where we received 2,519 representations.
- Completing the paper form placed across all 13 libraries in the borough, where we received 5 representations.
- By writing to us, where we received 15 responses.
- Completing an online form on Survey Monkey, where we received 541 responses.

Ealing LPA also carried out a focused regulation 18 consultation on additional site allocations for Gypsy and Traveller pitch provision. The consultation ran from **5 July 2023 to 16 August 2023**. The consultation was seeking views on sites put forward for consideration for providing residential pitches for the Gypsies and Traveller community in Ealing. The sites we consulted on were:

- Downs Barn Farm/West London Shooting Ground (Eastern Section) (Site 5A)
- Northolt Driving Range (Site 11)

Public notices were put up around the two sites and information was placed in the two libraries in Northolt. A dedicated page on our website was created and we asked stakeholders to comment on the proposals by responding via email: Localplan@ealing.gov.uk or by filling out an online survey.

The consultation resulted in around 1,300 representations and 10 of those were from statutory bodies.

A full summary of the regulation 18 consultation process can be seen in **appendix 2**.

Summary of main issues and officer's response at regulation 18

This section provides a brief summary of some of the key issues raised during the regulation 18 public and stakeholder consultation and provides an officer's response

Engagement

Issues

1. Some concerns were raised about the consultation and engagement being Insufficient
2. There should been a physical mail-out of notices and/or documentation about the Local Plan

The Council's Response

1. The statutory period for a Local Plan regulation 18 consultation is six weeks. Ealing Council consulted for 10 weeks, from 30 November 2022 to 8 February 2023. This took account of both the holiday period and the unavoidable

complexity of the plan. Direct mailouts do not in fact offer good response rates and would not have been a cost-effective way to engage with the largest number of interested people

2. The targeted engagement that was adopted has resulted in a significantly increased number of responses relative to previous Local Plan consultations and has particularly resulted in an increase in responses from people who do not usually engage with the process
3. The council organised a series workshops, walking tours, and high street events in each of the seven towns. The consultation was also advertised in *Around Ealing*, which reaches over 150,000 homes across the borough
4. More than 13,000 responses were received which confirms the engagement exercise was highly successful. Any long consultation will inevitably coincide with one or another holiday season and this was clearly not prohibitive given the large number of responses that were received

Climate Action

This section highlights concerns raised about 20 minute neighbourhoods, building performance, and green space protection and urban greening.

20 minute Neighbourhoods and Active Travel

Issues

1. Significant levels of objection to the concept of 20 minute neighbourhoods were raised. It was viewed as a form of social engineering aimed at imprisoning residents in their local neighbourhood, and curtailing freedom. Cited to be a form of climate change lockdown. Attributed to higher global forces intent on introducing totalitarian oppression. Human made climate change is a fallacy.

The concept is Low Traffic Neighbourhoods (LTNs) under another name and or in disguise. Discriminates against less mobile and entrenches disadvantages

2. Similar concerns raised were also raised regarding active travel measures with significant opposition to (perceived) anti-car interventions – LTNs, 20mph speed restrictions, cycle infrastructure, 20 minute neighbourhoods, ULEZ, to name a few. The policies represent a statement of intent only, with the plan lacking any concrete interventions and actions by contrast, there was some support for the 20 minute neighbourhoods' concept, but was more limited in number, and concerns were raised over achievability. The council have merely appropriated a label, to describe the existing situation and or strategy, but proposals are vague representing a statement of ambition only
3. The Local Plan is not clear on how it will be achieved, lacking practical and or tangible interventions, and or demonstrates a poor understanding of the place. Where proposals are stated, these are also considered to be too narrow in focus (active travel routes only). Concern that any decision to cancel LTNs will now hamper future efforts to deliver this and similar initiatives

The Council's Response

1. In responding officers have sought to address the mischaracterisation of the 20 minute neighbourhood approach, clarifying its intent and addressing concerns raised over implementation. Our response advises that the 20 minute neighbourhood model forms an important spatial principle of the Local Plan influencing the direction of future growth and investment
2. It is clarified that the goal is to create places where residents are enabled to fulfil the majority of their daily needs within a 20 minute roundtrip walk from their homes. Central to the approach is the need to secure improvements in accessibility and choice for everyone (and minimise reliance on the car), regardless of an individual's circumstances, budget or physical ability

3. It is advised that the concept is intended to be tailored to respond to the specific needs of each community and town. It is acknowledged that all towns across the borough already enjoy some of these attributes, but there is variation in how they perform, and many centres do not as yet realise their full potential, owing to under-performing neighbourhood and town centres, alongside high levels of severance.
4. Creating 20 minute Neighbourhoods in Ealing means reinforcing the existing network of local high streets and centres across our seven towns. It is about growing a more sustainable place where investment and opportunity is fairly distributed across each of the seven towns, each playing a diverse role in promoting economic growth and social and cultural exchange for the communities they serve
5. This concept of facilitating complete, compact and walkable neighbourhoods is not new to Ealing, with many of the same basic principles already promoted through earlier Local Plan documents. Whilst it is true that these policies seek to incentivise a return to 'local living,' where travel times are shorter and people are less dependent on cars, there is nothing in these policies which seeks to restrict freedom of movement, or confine individuals to certain areas or neighbourhoods. The concept and policies seek to give people more choice around how they access services, rather than removing existing choice and freedoms
6. It is clarified that within each town plan (Chapter 4) a number of interventions are already identified. Further detail is also contained within spatial strategies (including 20 minute neighbourhood frameworks) for each town. To date '20 minute neighbourhood frameworks' have been prepared for Northolt, Acton, Greenford and Perivale. Ealing and Hanwell are also now completed.

These frameworks were community led and prepared in collaboration with their respective local communities. These are non-statutory studies which where relevant form part of the wider evidence base for the new Local Plan.

Building Performance

Issues

1. Broad support for policies seeking to secure zero carbon developments
2. General concern over reliance on offsetting and push for reduced reliance on this going forward
3. Concern that the overall strategy and policies facilitate and or permits building typologies and or forms which are inherently unsustainable, namely tall buildings with high embodied carbon content, undermining the overall ambition
4. Broad support for re-use of buildings in preference to new build
5. Development industry raises reservations around impact of new local policies on viability preferring instead for the council to align with the Government's Future Home Standards

The Council's Response

1. The Local Plan has been revised and re-organised which should assist in better articulating the outcomes and improve the effectiveness of different policy interventions
2. It is noted that a number of additional policies have also been added to Chapter 5 addressing building performance, informed by the latest evidence (see the 'Delivering Net Zero' report). As revised three separate energy policies are proposed, the first encompassing operational energy, the second embodied carbon, and the third covering the whole life cycle approach which brings the

first two together. A fourth related policy is proposed which seeks to embed circular economy principles into the decision-making process

3. The proposed embodied carbon policy introduces embodied carbon limits for different building types. These policies re-define what qualifies as a zero-carbon development in Ealing, through establishing stretching targets for space heating demand, energy usage and embodied carbon, through mandating the use of more accurate metrics, and through prioritising the highest standards of performance on-site rather than deferring that responsibility off-site through offsetting arrangements
4. These policies also extend the requirement to undertake whole life cycle carbon assessments for all major developments. In addition, it is noted that the revised policy now requires applicants to undertake an optioneering exercise as part of the Whole Life Cycle Carbon Assessment which seeks to evaluate in relative terms the carbon emission performance of different development options for an application site to determine the optimum option
5. In practice, the findings of this optioneering exercise would be considered alongside other planning considerations to determine the most appropriate option, including consideration of a retrofit first approach, and different building forms (heights). The 'options' considered would include reuse/refurbishment options, alongside any new build options if pursued
6. In respect of concerns noted by the development industry regarding implications for viability, it has been noted that the evidence base has tested these policies in respect of technical feasibility and viability. The revised policy approach is considered to be justified, effective and consistent with national policy objectives

Green Space Protection and Urban Greening

Issues

1. Strong push to protect the existing network of green space
2. Proposals to release or develop green space considered to be at odds with climate action commitment and or goals
3. Concern that the review of Green Belt and Metropolitan Open Land (MOL) was undertaken to release green open spaces for development
4. The policies represent a statement of intent only, with the plan lacking concrete interventions and actions
5. Notable opposition to loss of allotments and concerns that allotments will be developed
6. Support for setting Urban Greening targets which exceed London Plan interim standards

Response

1. The Local Plan establishes a framework for maintaining, enhancing and expanding the network of green infrastructure in the borough
2. The purpose of the review of the borough's Green Belt and MOL designations was not to promote these sites for development but to ensure they have the appropriate designation and that there is consistency in how these designations are applied • we have decided not to proceed with the original proposals due to objections raised, including by the Mayor of London in his Statement of General Conformity
3. Green Belt and MOL boundary changes are proposed only where a site has been identified for development and allocated in this Local Plan. These are a small number of sites (or parts of sites) that do not contribute towards Green Belt and or MOL objectives, and which could be used to meet identified development needs and thus are identified for change in designation, or where limited releases are considered necessary to enable enhancements to the green network, demonstrating the corresponding exceptional circumstances. In

addition, to ensure defensible boundaries, some boundary corrections have been made which reflect the current reality and use of sites

4. Where changes have been proposed to the designation of Green Belt and MOL, in the vast majority of cases these sites continue to be covered by other appropriate policy designations such as Public Open Space, Community Open Space or Site of Importance for Nature Conservation (SINC), and such policies continue to protect these sites from inappropriate development
5. The new Local Plan does not propose any reduction in the allotment space available in the borough. Allotments are valuable, not just from an environmental perspective, but also in terms of promoting physical and mental health and wellbeing. Allotments have Community Open Space designation which reflects their local importance and safeguards them from inappropriate development. Bixley Fields (Southall) and Northfield (West Ealing) allotments will not be affected by any plans for the regeneration of the wider area
6. Ealing will apply the Urban Greening Factor as set out in the London Plan with a target of 0.4 for residential development and 0.3 for commercial development

Housing Delivery

Issues

1. Concerns over the quantum and tenure of proposed affordable housing provision

Response

2. Ealing is subject to a binding 10 year housing target of 21,570 homes as set out in the London Plan. This is confirmed by the Local Housing Needs Assessment (LHNA), and a full discussion of housing supply is set out in a separate Topic Paper

3. Policy HOU (in Chapter 5) sets out a unit-by-unit delivery against defined needs set out in the LHNA. This includes affordability levels calculated against ward level income data
4. The plan is constrained by the London Plan and national policy relating to viability, but the policy seeks the delivery of the maximum affordable contribution from every housing development, measured by income and against defined local needs

Infrastructure

Issues

1. Requests for more information on Community Infrastructure Levy (CIL) and the Infrastructure Delivery Plan (IDP)
2. Development will put pressure on already stretched local services including local parks

Response

1. Both the CIL Draft Charging Schedule and IDP will be published alongside the Reg 19 draft plan
2. The Local Plan has been informed by the IDP which sets out key infrastructure needs to meet proposed new development in Ealing's seven towns and the borough as a whole. Each proposed site allocation includes a set of design principles and key infrastructure requirements

Tall Buildings

Issues

1. Concerns over restrictions and or permissiveness of tall buildings policy

2. Concerns that increased densification is not supported by supporting infrastructure

Response

1. Tall buildings and intensification will follow a character-led approach based upon the comprehensive Ealing Character Study
2. Detailed guidance on building height is set out in the Tall Buildings Strategy, Policy D9 (Chapter 5) and is reflected in individual site allocations (in Chapter 4)
3. Infrastructure needs will be supported by the Infrastructure Delivery Plan and Schedule and the introduction of a new Community Infrastructure Levy (CIL)
4. Charging Schedule. CIL is a charge that local authorities can set on new development to raise funds to help pay for the infrastructure needed to support new homes and businesses
5. Tall buildings are specifically understood to be an exceptional form of development acceptable only as part of a strategy to optimise growth in the most sustainable areas and subject, as all major development, to whole life carbon assessments

Affordable Workspace

Issues

1. Concerns over the limits, extent and affordability of the policy on affordable workspace

Response

2. The affordable workspace policy (Policy E3 in Chapter 5) has been subject to viability assessment and site-specific viability evidence can also be considered as in any application together with material evidence about onsite provision

Gypsies and Travellers

Issues

1. Why does the council need to provide additional pitches for the GRT community?
2. Concern about the loss of Green Belt and MOL land or impact on archaeological monuments
3. An adverse impact on residential amenity and house prices of neighbouring residential properties
4. An adverse impact on the last working farm in the borough
5. The lack of required local infrastructure and amenities
6. Consultation and engagement were insufficient

Response

1. There is a need to provide additional pitches for the Gypsy and Traveller (G&T) community. A need for six additional G&T pitches has been identified through the West London Alliance Gypsy, Traveller and Travelling Showpeople Accommodation Assessment (2018) and the council has a statutory responsibility to demonstrate how we can meet this need.
2. The Local Plan will not be found to be legally compliant or sound if it does not show how it will meet the need for additional G&T pitches.
3. The council is not proposing to allocate a greenfield site. After careful assessment it has been decided that we proceed with the Kingdom Workshop, Sharvel Lane, next to the Downs Barn Farm, and will accommodate six pitches. The space is on part of the West London Shooting Ground (Site 5a) and equates to 0.48 hectares. It is located on previously developed land. There will be no impact on accessible green and open space or harm to wildlife with the

exception of the neighbouring farmhouse there will no adverse amenity impact on neighbouring residential properties.

4. The allocated site is adjacent to an ancient monument and any future planning application for development on this site will need to consider any impacts. It is quite likely that in the event of any remains of any archaeological interest that these will have been already severely damaged by the existing unauthorised use on the site consisting of a lorry repair yard.
5. The allocated site is already on developed land and therefore there are no plans to either evict the current leaseholder of the farmland or use of any of the pasture lands currently used for the horse livery and cattle farm. It will also have a negligible impact on requirements for local infrastructure or amenities although the allocated site will need to be connected to the utility network.
6. Regards consultation and engagement, site notices were displayed at the relevant sites, hard copies of the relevant reports were displayed in the two libraries in Northolt and printed notices were placed in the local papers and the council's web pages advertising the consultation. The statutory period for the consultation is six weeks and this was followed. All responses received within the consultation period were read and carefully considered before final proposals were developed.

Development Sites

This section deals with general information and then highlights a number of specific Development Sites that are being carried forward to Regulation 19.

General

Issues

1. There were a significant number of representations received on proposed Development Sites for a variety of different reasons

Response

1. The Development Sites (or Site Allocations) that accompany each Town Plan have been subject to a number of significant changes. These changes are based upon public and stakeholder feedback at Regulation 18 together with a further assessment of site suitability and deliverability. Table 1 provides a summary of the changes.
2. The key points to note are: Of the 118 sites consulted upon at Regulation 18, 40 have not been carried through into Regulation 19. These include Acton Central Station (EA33) and Hanwell Children's Centre (HA03), amongst others.
3. Four entirely new sites have been added arising from the 'call for sites' making a revised total of 82 sites.
4. 21 sites have had their red line boundaries amended.
5. Updated proposed uses for the site and an indicative timetable for delivery.
6. Consideration of any relevant contextual circumstances, design principles and key infrastructure requirements to guide any future development proposals where appropriate, specific guidance on the suitability of any tall buildings and parameters on scale, height and massing.

Specific Sites Carried Forward to Regulation 19

Gurnell Leisure Centre (Reg 18: EA28; Reg 19: 19EA)

Issues

1. Concerns about the quantum of development and loss of MOL
2. Desire for the leisure centre to be replaced and for better sports and leisure facilities
3. Concern expressed about the lack of progress in providing a replacement

Response

1. The council has carried out a review of options for the future of Gurnell informed by an extensive listening exercise, including an in-depth survey of local people in June 2022
2. The Reg 19 proposed site allocation Gurnell Leisure Centre sets out the Council's proposals for a leisure-led scheme that will re-provide the pool through some enabling development to help with costs of either refurbishing or replacing the existing facilities
3. Any scheme will be required to incorporate a comprehensive package of open space enhancements, including improvements related to accessibility (including a new pedestrian bridge over the river connecting to Longfield Playing Field), outdoor sporting facilities, landscaping, flood mitigation, wayfinding and biodiversity

Former Barclays Sports Ground (Reg 18: EA31; Reg 19: 21EA)

Issues

1. Concerns about loss of MOL and or building on MOL.
2. Necessity to bring the sports pitches back into use, particularly for the neighbouring Ada Lovelace School.

Response

1. Development of this site will be to secure replacement supporting leisure facilities, principally for outdoor leisure activities that support wider community access and have regard to the Sports Facilities Strategy.
2. The quantum of enabling residential development must be limited to the amount absolutely necessary to financially secure the delivery of the replacement leisure centre and limit the amount of development on open space by focussing it on existing previously developed land (the existing club house and immediate hardstanding).

Old Actonians Sports Ground (Reg 18: EA34; Reg 19: 23EA)

Issues

1. Concerns about the loss of sports fields and facilities and inappropriate development.

Response

1. The council appreciates the value of Old Actonians Sports Ground. Proposals for Old Actonians are to support the overriding objective to enhance the outdoor leisure offer, secure the long-term future of these activities and improve daytime access for local schools.
2. Any proposed residential development will need to be the smallest amount needed to enable the upgrading and delivery of the leisure facilities alongside greening and biodiversity enhancements and improved management of Baron's Pond.

Havelock Estate (Reg 18: SO12; Reg 19: 09SO)

Issues

1. Objections to development on Bixley Field Allotments.

Response

1. The site boundary has now been amended to remove Bixley Field Allotments from the proposed site allocation.

Warren Farm (Reg 18: SO10; Reg 19: 16SO)

Issues

1. Objections to any development on MOL and SINC and damage to wildlife and biodiversity.
2. No need for sports facilities here.

Response

1. The council appreciates and values Warren Farm's nature, biodiversity, and role as an important green space for local people.
2. The council are exploring the best way to preserve the wild character of Warren Farm as a place for local people to enjoy nature, as well as re-provide the community sports facilities that have existed on the site for many years and which will serve the people of Southall, Hanwell and beyond.

Summary of changes to the development sites between regulation 18 and regulation 19

** denotes boundary has been amended

Note:

Numbers / Letters = Regulation 19 classification e.g. 01AC

Letters / Numbers = Regulation 18 classification e.g. AC01

Acton

Development Sites at Regulation 19	Withdrawn Development Sites at Regulation 18
01AC Acton Gateway (Morrisons) (AC01)	The Steyne Estate (AC02)
02AC Acton Gardens (AC04)**	Acton Central Station Yard (AC03)
03AC Ealing Common Depot (AC06)	Acton Town Station Approach (AC05)
04AC Builders Merchants Bollo Bridge Road (AC07)	Haddon Court & Burghley Tower (AC10)
05AC Salisbury Street Car Park & Neville Close (AC08)**	Friary Park (AC11)
06AC Acton Vale Industrial Park & Westgate House (AC09)	Acton Crossrail Station Sidings (AC12)
07AC Dean Court (New)	West Acton Community Centre (AC13)
08AC Oaktree Court (New)	

Ealing

Development Sites at Regulation 19	Withdrawn Development Sites at Regulation 18

01EA Broadway Connection & Arcadia (EA01)**	Ealing Broadway Station (EA04)
02EA Ealing Broadway Shopping Centre & Crystal House (EA02)	Central Chambers (EA05)
03EA Sandringham Mews (EA03)	Haven Green Car Park (EA06)
04EA Eastern Gateway (EA08)**	Carmelita House (EA07)
05EA Perceval House (EA10)	Ealing Studios etc (EA09)
06EA 49 - 69 Uxbridge Road (EA11)	Arden Road Car Park (EA14)
07EA CP House (EA12)	1-19 Broadway etc (EA15)
08EA Craven House (EA13)	130-140 Broadway, W Ealing (EA21)
09EA 66 - 86 Broadway, West Ealing (EA16)	Green Man Lane Estate (EA23)
10EA 59 - 65 Broadway, West Ealing (Lidl) (EA17)	Twyford Abbey (EA30)
11EA Sainsbury's & Library, West Ealing (EA18)	Ealing Riding School (EA33)
12EA Chignell Place, West Ealing (EA19)	University of West London (EA35)

13EA 99 - 113 Broadway, West Ealing (EA20)**	
14EA Western Gateway, 131 - 141 Broadway, West Ealing (EA22)	
15EA Waitrose, West Ealing (EA24)	
16EA West Ealing Station Approach (EA25)	
17EA Castle House (EA26)	
18EA Access House & T Mohan, West Ealing (EA27)	
19EA Gurnell Leisure Centre (EA28)	
20EA Downhurst Residential Care Home (EA29)	
21EA Former Barclays Sports Ground (EA31)	
22EA 96 Queens Drive, Tel Service Centre & 33 Hanger Lane (EA32)**	
23EA Old Actonians Sports Ground (EA34)	
24EA Wickes, South Ealing Road (EA36)	

25EA Travis Perkins, Popes Lane (EA37)	
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Greenford

Development Sites at Regulation 19	Withdrawn Development Sites at Regulation 18
01GR Greenford Hall, Methodist Church, Police Station & Clinic (GR01)**	Stanhope Primary School and Education Centre (GR03)
02GR Greenford Broadway Car Park (GR02)**	Progress House and Garage (GR04)
03GR 370 - 388 Oldfield Lane North (GR07)	Ravenor Park Farm (GR05)
04GR Westway Cross (GR08)	Windmill Nursery Centre (GR06)
05GR Former Greenwich School of Management (GR09)	
06GR Smiths Farm (GR10)	

Hanwell

Development Sites at Regulation 19	Withdrawn Development Sites at Regulation 18
01HA Land to the front of Ealing Hospital (HA01)**	Car Sales, Hanwell Bridge (HA02)

02HA Gray's Garage (HA04)	Hanwell Children's Centre (HA03)
03HA George Street Car Park (HA05)	St Mary's Convent (HA08)
04HA Site of Lidl and discount store (HA06)	Access Storage (HA09)
05HA Marshall Site, Gold's Gym & Garages on Montague Avenue (HA07)	Eversheds Sports Ground (HA11)
06HA Tile Depot & Lambourn Close (HA10)**	
07HA Copley Close Estate (HA12)	
08HA High Lane Housing Estate (HA13)	

Northolt

Development Sites at Regulation 19	Withdrawn Development Sites at Regulation 18
01NO Car Sales Site and Northolt Leisure Centre (NO01)**	Northolt High School (NO03)
02NO Mandeville Parkway (NO02)	Islip Manor Housing Estate (NO04)

03NO Northolt Sorting Office (NO05)	White Hart Roundabout (NO07)
04NO Northolt Driving Range NO06)	Electricity Substation, Ruislip Road (NO10)
05NO Medlar Farm Estate (NO08)	Telephone Exchange (NO11)
06NO Yeading Lane I (NO09)	Community Centre & St Raphael's Primary School (NO14)
07NO Yeading Lane II (NO12)	
08NO Grange Court (NO13)	
09NO Kingdom Workshop, Sharvel Lane (NO15)**	
10NO Airways Estate (New)	

Perivale

Development Sites at Regulation 19	Withdrawn Development Sites at Regulation 18
01PE BP Garage (PE01)	

02PE Land on the South Side of Western Avenue (PE02)	
03PE Alperton Lane North (PE03)	
04PE Alperton Lane South and Metroline Depot (PE04)	

Southall

Development Sites at Regulation 19	Withdrawn Development Sites at Regulation 18
01SO Southall Crossrail Station and Gurdwara (SO01)	Park Avenue (SO02)
02SO Southall Sidings (SO03)	Herbert Road Car Park (SO07)
03SO Former Sorting Office & Kings Hall Methodist Church (SO04)	The Arches Business Centre (SO09)
04SO Southall West London College (SO05)**	Hansen's Timber Yard (SO21)
05SO 31 - 45 South Road & Tel Exchange, Quality Foods & Iceland (SO06)	Car Sales, Queenstyle and MBS (SO22)
06SO Fairlawn Hall and Science of the Soul Centre (SO08)**	Southall TA Barracks (SO25)

07SO The Limes, Maypole Court, Banq. Centre, 13 - 19 The Green (SO10)	
08SO Middlesex Business Centre (SO11)	
09SO Havelock Estate (SO12)**	
10SO The Green (SO13)	
11SO The Green Quarter (Southall Gasworks) (SO14)	
12SO Scotts Road Trading Estate (SO15)**	
13SO Endsleigh Industrial Estate (SO16)**	
14SO Witley Works (SO17)**	
15SO Monorep Site (SO18)	
16SO Warren Farm and Imperial College Land (SO19)**	

17SO Great Western Triangle Centre (SO20)	
18SO Golf Links Estate (SO23)**	
19SO Cranleigh Gardens Industrial Estate & Kingsbridge Crescent (SO24)**	
20SO Hambrough Tavern (SO26)	
21SO Toplocks Estate (New)	

Ealing & Hanwell 20-minute Frameworks

Ealing LPA also consulted on the Ealing and Hanwell 20-minute frameworks during the regulation 18 and 19 consultations. Below is the summary of the engagement efforts and outcomes.

Engagement Activities

Phase 1 (Summer/Autumn 2023):

- Participants: Over 1,500 local residents contributed ideas.

Methods:

- Online survey (1,094 responses)
- Digital walkabouts
- Walking workshops
- Business surveys

- Community engagement events (17 events)
- High street pop-up stalls (3 stalls)
- Focus sessions with community groups (3 sessions)
- Printed surveys and leaflets (1,500 flyers distributed)

Promotion: Conducted via social media, posters, and area-wide leaflet drops.

Feedback: Over 8,000 pieces of written feedback were collected.

Phase 2:

- Conducted area-specific community workshops and an online webinar.

Activities:

- Scoring exercises to prioritise themes.
- Geographic mapping of local issues.
- Vision testing and discussion of missing topics.

Findings and Impact

- An Engagement Report was produced, which summarises discussions and outcomes. This report serves as a foundation for regeneration projects across Ealing and Hanwell.
- The report highlights local priorities and community input, directly influencing the 20-Minute Neighbourhood Framework and informing the ongoing development of the Ealing Local Plan.

Key themes identified included:

- Placemaking
- Leisure / Community & Cultural Facilities

- Green Space & Nature
- Local Economy / Town Centre
- Active Travel
- Transport
- Everyday Use / Services
- Environment Maintenance & Safety
- Employment / Education / Skills

Conclusion

This consultation process for Ealing and Hanwell has informed a community-led vision for each town, generating a series of delivery projects aimed at enhancing the local areas. These initiatives are designed to address community priorities and support sustainable development, ensuring that the voices of local residents shape the future of their neighbourhoods.

Appendix 1 Regulation 19 consultation

Emails

Dear Consultee,

Consultation on Ealing's draft new Local Plan (Regulation 19) has now launched.

Ealing Council is consulting on its draft new Local Plan (Regulation 19). The public consultation runs from **28 February 2024** to **10 April 2024**.

We would welcome your comments on:

- [Draft new Local Plan document \(Regulation 19\) | Ealing Council](#)
- [Integrated Impact Assessment Reg 19 | Ealing Council](#)
- [Evidence base | Evidence base | Ealing Council](#)

You can access the full document to download here: [Draft new Local Plan document \(Regulation 19\) | Ealing Council](#)

Please see our [New Local Plan](#) page for further information on how to make a representation. We have our first event coming up on Wednesday 6th from 12-1 focused on Development Management policies, you can sign up here:

<https://events.teams.microsoft.com/event/649b1acb-796f-4c77-a899-77fa9af39da8@013a8c43-8287-4c8b-878b-131e30cdb9f3>

Please do not hesitate to get in touch by emailing localplan@ealing.gov.uk if you have any questions.

Yours faithfully,

Strategic Planning Team
Ealing Council



Dear all,

The draft new Local Plan Regulation 19 Consultation has officially launched and it's the final chance to give us feedback on the plan.

The consultation runs from **28 February until 10 April**. You can find the regulation 19 local plan document and how to have your say here: [New Local Plan | New Local Plan | Ealing Council](#). There are webinars coming up that explore the local plan policies in more detail, do sign up by clicking on the links on the new local plan page if you would like to learn more!

What is a local plan?

Each local planning authority has to prepare a Local Plan for its area.

A Local Plan guides decisions on future development proposals and addresses the needs and opportunities of the area. Topics that Local Plans usually cover include housing, public spaces, employment and shops and they also identify where development should take place and areas where development should be restricted.

The regulation 19 consultation is the final stage at which you will be able to give feedback on the new local plan. It is a key stage in a long path towards a critical set of policies which will provide a framework for shaping development across the 7 towns and the borough over the next 15 years.

Please do circulate this with your neighbours and communities. If you have any questions don't hesitate to reach out!

Best wishes,

Strategic Planning Team
Ealing Council



Public Notice

PUBLIC NOTICE
THE LONDON BOROUGH OF EALING
TOWN AND COUNTRY PLANNING ACT (LOCAL PLANNING) (ENGLAND)
REGULATIONS 2012

Ealing's Local Plan - Regulation 19: Proposed Submission
Proposed Submission Document Availability
Statement of Representations Procedure

The Council of the London Borough of Ealing's Local Plan has reached Proposed Submission stage. Pursuant to Regulation 19 of the Town and Country Planning (Local Planning) (England) Regulations 2012 (as amended), the Local Plan will be published for the statutory period of six weeks during which representations may be submitted to the Council.

The Local Plan will shape and guide future development in the London Borough of Ealing over the next 15 years from 2024 to 2039. The plan includes a strategic vision and spatial strategy, a collection of seven Town Plans which provide place-based strategies and spatial policies along with accompanying Development Sites (or site allocations), as well as the criteria-based development management policies that will help guide future development in the borough.

The Council hereby gives notice that the Local Plan and Proposed Submission Documents are available for inspection at the places and times described below. Any person may make representations on the Local Plan. Representations must be submitted during the following period:

Start Date: 28 February 2024
End Date: 10 April 2024

How to submit representations:

Representations can be made using the following methods:

- **Online form** - available at https://www.ealing.gov.uk/info/201164/local_plan/3125/new_local_plan
- **Email** – you can email your representations to localplan@ealing.gov.uk
- **Post** – you can complete and print the form available at https://www.ealing.gov.uk/info/201164/local_plan/3125/new_local_plan and then post the form to the address given below. If you would like to obtain a paper copy of the form (at no charge) please email localplan@ealing.gov.uk to arrange collection during normal business hours from the address given below.

Representations to be posted should be sent to:
Strategic Planning Team, Perceval House, 14-16 Uxbridge Road, London, W5 2HL

Note: Please submit your representations once only (using only one of the methods listed above) to avoid duplicate representations.

Availability of Local Plan Proposed Submission Documents

The Ealing Local Plan - Regulation 19 and supporting documents submission documents are available to view and download from:

- https://www.ealing.gov.uk/info/201164/local_plan/3125/new_local_plan

Paper copies of these documents may also be viewed on request at the following locations:

- Reception, Perceval House, 14-16 Uxbridge Road, London, W5 2HL

Our libraries across the borough:

- https://www.ealing.gov.uk/info/201241/find_your_library

Poster



List of stakeholders who responded to the regulation 19 consultation

Community Interest Groups

Save Ealing Parks Group	Central Ealing Residents Association
Perivale Community Hive, Perivale Library	Ealing Green and Ealing Town Centre CAAPs
Acton Gardening Association	Central Ealing Neighbourhood Forum
Ealing Hockey Club	Ealing Civic Society
Rothschild Orchard Neighbourhood Forum	Brent River & Canal Society
West Ealing Neighbours	Greenshoots Racecourse Community Group
Central Ealing Residents Association	Brunswick Conservation Area Panel
Campaign for the Protection of Rural England	Ealing Cricket Ground Conservation Area Panel
Ealing Cycling Campaign	Ealing Matters
Five Roads Forum residents group covering Arden, Broughton, Denmark, Hartington and Hastings roads in West Ealing	Stop The Towers
Ealing Fields Residents Association	Planning Reform Action Group
ParkCrest Residents Association	Royal Botanic Gardens Kew
Ealing Front Gardens Project	Old Oak Neighbourhood Forum
Cap The Towers	Gurnell Grove Residents' Association
West Acton Residents Association	The Grove Community

Save Gurnell	Save Ealing Centre
Creffield Area Residents Association	Canal & River Trust
Woodland Trust	Pitshanger Community Association
Friends of Friars Gardens Association	Ealing Friends Of The Earth
Rothschild Orchard Neighbourhood Forum for Tring Avenue and neighbouring roads	London Wildlife Trust
GRASS Residents' Association	Theatres Trust
London Network Church	London Gypsies & Travellers
Drayton Community Association	Swifts Local Network: Swifts & Planning Group
Beechcroft House Management	St Nicholas Church, Perivale
The Park Community Group	<u>Bedford Park Society planning</u>
Birkdale Area Residents Association	Alec Reed Academy
Warwick Road Residents' Association	Theatres Trust
St Mary's Acton	Ealing Wildlife Group

Developers

Stantec obo Acton Gardens LLP	TR Suterwalla & Sons Ltd
House Builders Federation	Watkins Jones

Maven Plan obo Southall Community Centre, Diamond Property London	Tesco Stores Limited
Investra Capital	TT Group
British Land	Spaceworks Properties Ltd
Greystar Europe Holdings	Imperial College London
Metropolitan Police	Interland Group
Aberdeen City Council	Halcyon
Valor Real Estate Partners	Commercial Estates Group Ltd
Southall Investments Ltd	Mount Anvil Limited
Liberty Springdale Ltd	Wickes Building Supplies
Montreaux Developments Limited	AAGL Ventures
Marks & Spencer	Bellaview Properties Limited
Ginni PVT Ltd	Berkeley Homes
Merlin Entertainments Group	Tide Construction Ltd
All Souls College	John Lewis Partnership
London Diocesan Fund	Urbane London
Brydell Partners	Culross Properties Ltd
Christian Vision	Luxgrove Capital Partners
Global Technical Realty	West London Partnership

SEGRO	Places for London
Four Counties Training Ltd	West London Partnership
Leisure & Entertainment Ltd	

Statutory Bodies

Natural England	NHS London HUDU
National Highways	NHS Property Services Ltd
National Gas Transmission	Environment Agency
National Grid Electricity Transmission	Harrow Council
Hounslow Council	NATS
Thames Water	Brent Council
Old Oak and Park Royal Developmet Corporation	Hammersmith & Fulham Council
Ministry of Defence	Sport England
Network Rail	Hillingdon Council
Affinity Water	Greater London Authority
Historic England	Transport for London (TfL)

Individuals

William Mitchell	Silvie Nesbitt
Peter Gallagher	Judy McGlashan
Clara Lowy	Jacqueline Bakhai
Phil Camera	Damaris Wollen
Danielle Howden	Gillian Woolfson
Heather Barker	Nick Richards
William Mitchell	Ruth Pase
Rowan Burton	Tess Hicks
Lisa Mortini	Shirley Shillcock
Yu Xu	Geoffrey Payne
Chris Ledger	Kishore Samtani
Mike Burton	Caroline Atherton
Anna Russo	Sarah Wheale
Michael Murray	Tom Murphy
Stefan Kovacevic	Harjindar Gill
Natalie Ellery	Gill Law
Fartuun Farah/Aziza Mahamud	Amrit Sethi

Ana Rita Gameiro Costa	Andrew Mountford
Huw Atkin-Jones	Andrew Bond
Margaret Burton	Nick Murphy
Frederic Esclassan and Geoffrey Williams	Harding Wyatt
Arash Jafari	Sophie Murphy
Ikram Haji	Tony Colliver
Jennifer Houghton	Sean Francis
Leslie Weedon	Eva Eggar
Amir Ghorghy	Jennie Sykes
Fiona Tam	
Jennifer White	Sharone Marsh
Aleksy Woodhouse	Richard J Ashmore
Jacek Jasek	Samantha Richards
Joanne O'Malley	
Janathan Jeyaratnam	Andrzej Formaniak
Bambi Sidibe-Cisse	Hilary Jayne
Husein Mawani	Kate Mythen
Tom Holloway	Haydn Jones

Ashwini Sinha	David Parry
Dustin Zambon	Emmanuelle Chevreau
Luke Preston	Natasha Serember and Mark Schmid
Manjinder Flora	Charmian Boyd
Sapna Mistry	Susan Jones
Tina Singh	Caroline Jenkins
Solmaz Sabet	Robert Jenkins
Sylwester Michalewicz	Philip Alford
Nemanja Granatir	Graham Wheeler
Melba Navarrete	Jonathan Busby
Samuel Goodenough	Luciana Chamberlain
Marco Roma	Vivien Carter
Amr Badran	Claire Jones
Nen Nanchev	Chris Barrett
Denitsa Yordanova	Hew Stevenson
Saira Malik	Rosemary Wall
Susan New	Selina Smith
Bianca Mawani	Peter Edwards

Mohammed Elkadery	Susan Ryan
Bushra Benserghin	Lynn Kirkwood-Price
Surendra Yeju	Jaya Bhanot
Agata Michalewicz	David Highton
Laila Benserghin	Stephen Shaw
Susan Ilchi	Daniel Hazan
Catherine Mistry	Oscar Sanandres
Raymond Choi	Nina Giani
Manley Charles	John Rovira
Anna Paszek	S Rundle
Angie Castro	Lisa Ayson
Jon Moon	James Ayson Parrish
Ed Parker	Michael Pilkington
Amanda Webb	John Caden
Antony Fry	Gill Rowley
Peter Smith	Mandy Jutsum
Cristina Nossa	Rachel Martineau
Maria Isabel Cunha	Anita & Paul Capon

Jose A. Corbacho	Roland Wallace
Zivio Mascarenhas	Zoe Kavanagh
Maria Kochetkova	Monika Agnew
Lauren Parker	Felicity FitzGerald
Robbie King	David Harvey
Dr Teresa Szyszko and Mr Kevin Walls	Lucy Kerr
Joan Moon	Marion Taylor
Katie Mulholland	Helen Blackholly
Boby Jose and Julie Jacob	Cathy Grant
Jessica Borthwick	Marina Kalkanis
Toby Dalton	Mary Karelia
Caroline Banks	Stephen Yates
Dominic Pullen	Henry Stemplewski
Janine Walsh	Daniel Hanley
Suresh Mistry	Giles & Anushka Carter
Jen Smith	Mark Grafton
John and Grainne Sheffer	Pamela Walker
Dennis O'Farrell	Pamela Hanley

Colin Lomas	Kostas Evangelidis
Tony Palmer	John Cox
Maura Kelly	Nina Padwick
Michael and Lety Tiley	Marion Griffin
Mike Kingsbury	Jolanta Glaser
Elizabeth Howard	J Humphreys
Philip Hellyer	Sue Haddleton
Penny Wark	Margaret Anthony
Jackie Fullbrook	Malcolm and Flora McCorquodale
Helen Smith	Jeannette W Hallam (Miss)
Richard Jones	Caroline Walker
Angie and Mike Harris	Claire Corbett
Laura Boyle	Simon Baker
Julie Middleton	Christopher Keady
Shona Milne	D T Mullin
Phil Rynhart	Joyce Harley
Janet Sacks	Angela Frain Bell
Beryl Pankhurst	Gabriel Kerr

Marcela Davalos Tournaire	David Peter Jerome
Marianne Fry	Claire Aston
Dymphna Kerr	Parneet and Raminder Boparai
Mohammad Alzarrad	Robin Foreman-Quercus
Clive Kendall	Tania Payne
Mazin al Jumaily	Nina Major
David Reay	Jill and Stuart Steele
Noor Ali	Tim Cole
Afia Saeed	Roger and Margaret Evans
K U	Heman Parekh
Westlee Wallace	Rex Baker
Ann Allan	Colin Tipping
Mow Baker	Jayesh Popat
Richard Mutton	Jon Rowe
Tamsin Forbes	Maggie Campbell Pedersen
Jenny Tueten	Christopher Bennett
Charlie Bateson	Andrew Ohl
Lee Horwich	Maddie Ohl

Tiziana Rossetto and Marco Morbidini	Susan Tripp
Nishka Malik	Alexei Bykov
Catherine Hayes	Hema Music
Dr Ayad Abdul-Ahad &	John Kennedy
Dr Rowayda Peters	Karim Lahoud
Hamood Alvi	Paul Dunlay
Ann Whitehead	Sulina Piesse
Simone Mozzone	Paul Sawbridge
Richard Maryniak	Helen & Don Richards
Amina Baker	Nathalie Cantor
Farwa Hasan	Oliver Cantor
Sudhen Bhayani	David Randles
Soheila Hashemi	Loretta Smith
Samir Sumaidaie Mahmood	Elizabeth Pilgrim
Sinan Abdulrhmin	Simon Marshall
Dimitra Manousou	Louise Austin
Sophie Constable	Matthew Rodger
Eric Leach	Emily Driver

Duncan Mackenzie Smith	Jane Nielsen
Oliver James	Pankaj Sheth
Laura Novello	Valerie Benjamin
Theo Hildebrand	Catherine Booth
Simone Milani Foglia	Thomas Begley
Zainab Zarrad	Jo Thompson
Anthony Roden	Claire Moran
Jessica Constable	Michael Keane
Maddy Constable	Rachel Alexander
Baret Magarian	Tim Doran
Ola Forman	Sveva Giachetti
Chanchal Samtani	Eamonn Rabie
Vinay Samtani	Jimmy Walsh
Stephen Lewis	Kim Burton
Amy Clifford	Malvinder Panesar
Liz O'Driscoll	Michael McAleer
M. Drandakis	Steve Bower
Edward Fullbrook	Peter Kilian

Samia Rida	Anne Quish
Stephanie Godfrey	Azhar Sadiq
Thomas Spencer	Zachary Begley
Amir Fallah	Darren Lawrence
Nadeem Sarwar	Sangita Ranchhod
Ellie Lock	Atlyn Forde
Syed Asim Hasan	Pratik Shah
Anthony Rice	D Makkar
John Sturrock	Peter Peploe
Denise Colliver	Natasha Budhwani
Eimty Hoque	David Walton
Louis Sassoon	Yasir Khan
Meroujan Oundjian	Simon Roadnight
Ewen Ketari	Frances Pittock
Giulia Emiliani	Dennis Georgiou
Gillian Ravenhill	Sarah Trueman
Nicholas Rice	Karen Thomas
Sanjiv Manektalla	Tajinder Panesor

Karen Staartjes	E Davies
John Pointing	Saso Trendafilov
Fred Harris	Robert Speirs
Jane Harris	Zarreen Ajmal
Manika Power	Maria Winner
Hannah Jones	Mathusha Sabesh
Simon Vile	Minni Dogra
Joanne Livingstone	

Appendix 2 Regulation 18 Consultation Statement

REGULATION 18 CONSULTATION UPDATE

SHAPING
EALING



Your
Local Plan





Introduction

Ealing Council is drafting a new Local Plan which sets out planning policy across the borough over the next 15 years – from climate and transport to open spaces and homes and many more things. This report is a high-level summary of the Regulation 18 consultation outputs. It sets out what consultation and engagement has been undertaken to date and the key themes from the responses. We will publish a more extensive report with the planning officers' responses to the representations.

The council carried out the Regulation 18 local plan public statutory consultation between 30 November 2022 and 8 February 2023 on the draft proposals. We received 13,000 responses from over 6,100 people, both statutory and non-statutory consultees and members of the general public. We also conducted the informal consultation, Shaping Ealing, which received over 10,661 responses between November 2021 and May 2022. Shaping Ealing informed part of the evidence base for the draft new local plan.

Consultation statement

As part of the 10-week consultation period Ealing Council carried out 48 public meetings and workshops, attracting over 1,000 attendees from across the borough. These activities drew on support and knowledge from across the council and externally to promote the draft new Local Plan. The events were an opportunity to introduce the draft plan to the general public and statutory consultees and to draw on the knowledge of the public to help shape the draft Plan.

When did the consultation launch and for how long?

The consultation was launched on 30 November 2022 until 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, LPA Ealing Council 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 listening to our local communities.



Ealing Central Library



Racecourse Estate Northolt

While Ealing is pleased with the number of people that have taken the time to read and respond to the proposals, we recognise the difficulties and time constraints with engaging on the draft new Local Plan.

Which bodies were invited to make representations?

Regulation 18 is a public stakeholder consultation, and it is not restricted to those within the borough but open to any groups and individuals interested in how the borough is developed. Therefore, anyone can send in a representation of the draft proposals.

How did we conduct outreach?

- The Regulation 18 Notice was available on the council's website on the New Local Plan page.
- The Regulation 18 notice, a poster, and a physical copy of the plan were available at all 13 public libraries across the borough.
- An email was sent to several mailing lists held by the council promoting the launch of the consultation.
- Posters were displayed in various locations around the borough.
- Councillors were briefed before the consultation launch and encouraged to engage with their communities.





Databases:

The council keeps a database of community contacts and those who respond to planning policy consultation documents. Any person or organisation can request their details be added to the Local Plan Consultation Database. For instance, the Shaping Ealing consultation resulted in 10,661 (put in the correct figure) comments, and those who took part had the opportunity to be added to the database.

Some of our other outreach methods included:

- The council utilised the Around Ealing publications to circulate information on the consultation. In addition, 138,000 paper copies of the magazine were distributed across the borough, and the magazine’s online edition was promoted on social media and sent to the Around Ealing Extra subscriber email, which goes out to more than 150,000 email addresses.
- We promoted the plan on our housing register page, and around 11,000 people registered.
- We promoted it to the schools across the borough using the Ealing Grid for Learning newsletter, resulting in schools like Dormers Wells contacting us to book a workshop.
- We promoted it to the Resident Associations registered on the council’s database.

- We used the Communication and Engagement Management team to circulate the draft new local plan and consultation events to the communities and representatives they have worked closely with.
- The planning department advertised the plan and consultation to developers and other stakeholders.
- Other departments within the council supported us with outreach by sending emails and posting on their project social media pages and websites, such as the Inwards Investment team, who promoted the local plan to their “Good for ‘Ealing’ contacts via email and social media. The Area Regeneration team announced the consultation to their contacts by email and on their project website “Visions for ‘Northolt’ web page.
- The planning team sent emails to the umbrella organisations such as Southall Community Alliance, ECN, Ealing Matters, Ealing Men Cap, and Southall Faith Forum.

These are just some examples of how we engaged the wider community. However, we are always open to suggestions and feedback from our communities, and if you think there are other ways to reach our communities, please drop us an email with your suggestions!



We held 48 events across the borough:

EVENT NAME	TOWN (S)	LOCATION	ENGAGEMENT / CONSULTATION / OUTREACH
Acton town plan workshop	Acton	Act One Cinema	Consultation / Engagement
Ealing town plan workshop	Ealing	Ealing town hall	Consultation / Engagement
Greenford town plan workshop	Greenford	Greenford town hall	Consultation / Engagement
Hanwell town plan workshop	Hanwell	Hanwell community centre	Consultation / Engagement
Northolt town plan workshop	Northolt	Northolt Library	Consultation / Engagement
Perivale town plan workshop	Perivale	Perivale Library	Consultation / Engagement
Southall town plan workshop	Southall	Southall Manor House	Consultation / Engagement
Acton town plan walking tour	Acton	-	
Acton mainline station – Acton central station	Consultation / Engagement		
Ealing town plan walking tour	Ealing	Ealing Broadway Station – West Ealing station	Consultation / Engagement
Greenford town plan walking tour	Greenford	Greenford Station – Greenford Westway	Consultation / Engagement
Hanwell town plan walking tour	Hanwell	Hanwell Station – Trumpers Way	Consultation / Engagement
Northolt town plan walking tour	Northolt	Northolt station – Northolt White Hart roundabout	Consultation / Engagement
Perivale town plan walking tour	Perivale	Perivale station – Segro Industrial Estate	Consultation / Engagement
Southall town plan walking tour	Southall	Southall station – Merrick Road development	Consultation / Engagement
High Street Engagement	Acton	Acton high street by the mount	Outreach
High Street Engagement	Greenford	Greenford high street	Outreach
High Street Engagement	Ealing	Ealing Broadway	Outreach
Library drop-in session	Ealing	Ealing Central Library	Consultation / Engagement
In-door Engagement	Northolt	Northolt leisure centre	Outreach
All aspects of the local plan Q&A session	All borough	Online	Consultation / Engagement
All policies Q&A session	All borough	Online	Consultation / Engagement
Introduction to the draft new local plan Q&A session	All borough	Online	Consultation / Engagement
Special LDPAC meeting	All borough	Ealing Town Hall	Listening exercise

EVENT NAME	TOWN (S)	LOCATION	ENGAGEMENT / CONSULTATION / OUTREACH
School Engagement	Southall	Dormers Wells	Consultation / Engagement
	Northolt	Northolt High	Consultation / Engagement
	Northolt	Alec Reed	Consultation / Engagement
	Acton	Twyford High School	Consultation / Engagement
	Southall	Featherstone High School	Consultation / Engagement
	Southall	Khalsa Primary School	Consultation / Engagement
	Southall	St 'Mary's Primary School	Consultation / Engagement
	Southall	Wolf Fields Primary School	Consultation / Engagement
Youth Groups	Acton	Bollo Brook (x2)	Outreach / Engagement
	Northolt	Northolt youth group – Northolt Library (x2)	Consultation / Engagement
Faith Forum	Southall	Southall - Ramgarhia Gurdwara	Outreach
Developers online Q&A session	All borough	Online	Consultation / Engagement
Developers drop-in sessions (15-min slots)	All borough	Online	Consultation / Engagement
Southall strategic developers roundtable	Southall	Online	Outreach
Southall Business Forum	Southall	Southall Manor House	Outreach
South Acton community group (x2)	Acton	South Acton community centre	Outreach
Acton Youth Association	Acton	South Acton community centre	Outreach
Northolt resident association	Northolt	Northolt Leisure Centre	Consultation / Engagement
Havelock Estate 'Residents' Association	Southall	CLlr engagement	Engagement
Norwood Green residents	Southall	CLlr engagement	Engagement
Friends of the Earth / MOL	Ealing	Perceval House	Consultation / Engagement
Christmas market	Acton	North Acton station	Outreach
Old Oak & Park Royal Cross-Partner Group	North Acton	Online	Outreach
Southall Community Alliance	Southall	Southall Town Hall	Outreach
Bixley Field Allotment holders	Southall	CLlr engagement	Engagement

Engagement approach

We took several steps to make sure we were engaging far and wide across the borough.

- 1 — We produced a local plan guide that explains what a local plan is, where to find copies of the plan, and how to make representations on the draft local plan policies, and we shared this with several people/organisations to circulate with the broader community including our comms department, councillors, and umbrella organisations.
- 2 — We produced a summary document of the local plan summarising key themes and policies. Then we translated this into nine languages: Arabic, French, Gujarati, Persian, Polish, Punjabi (India), Somali, Tamil, and Urdu. These summary documents were distributed at outreach events, engagement sessions, and to schools.
- 3 — We used a digital platform called Built-ID to conduct a targeted marketing approach across the borough, which generated over 16,193 visits to the survey pages and resulted in over 3000 people sending in representations (below, you will see shorter survey statistics).

- 4 — We allowed for six different ways to send in representations to make it easier for people. These were:
 - Sending in an email! Where we received 2,220 representations from individuals, organisations, and statutory bodies.
 - Completing policy-specific questions embedded in the draft local plan document using a link or a QR code! Where received 818 representations.
 - Completing the shorter survey (and in nine different languages). Where we received 2,519 representations.
 - Completing the paper form placed across all 13 libraries in the borough. Where we received 5 representations.
 - By writing to us. Where we received 15 responses
 - Completing an online form on Survey Monkey. Where we received 541 responses

We will be publishing a more extensive spreadsheet further down the local plan timeline. However, we wanted to list some of the key policy/area concerns that came out of the consultation feedback:

General (information not under a policy)
Acton Town Plan (General)
Ealing Town Plan (General)
D9: Tall Buildings
FLP: Funding
Appendix 3 – Atlas of change
G4: Open Space
SP 2.2 Climate Action
SP.2: Tackling the climate crisis
SP.3: Fighting Inequality
SP.4: Creating good jobs and growth
SP.4: Delivering an inclusive economy

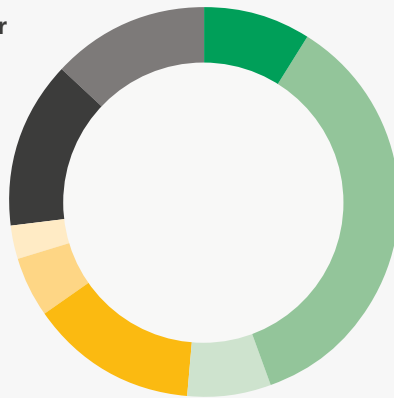
Statistics

Below are the statistics showing responses by town and demographic profile. Please note we could only collate data from the two surveys and the online form. We do not have statistical data from the representations sent by email or handwritten.

Online form statistics

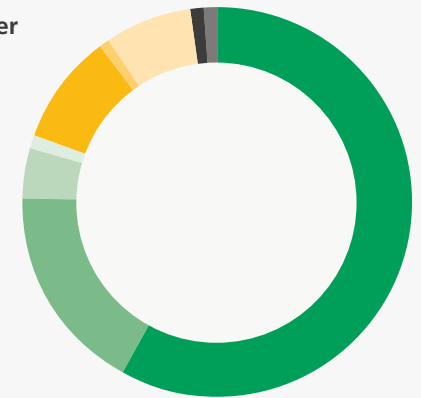
By town

Town	Percentage and number of respondents
Acton	9% (13 people)
Ealing	36% (53 people)
Greenford	7% (11 people)
Hanwell	14% (20 people)
Northolt	5% (7 people)
Perivale	3% (5 people)
Southall	14% (20 people)
Other	13% (19 people)



By demographic race

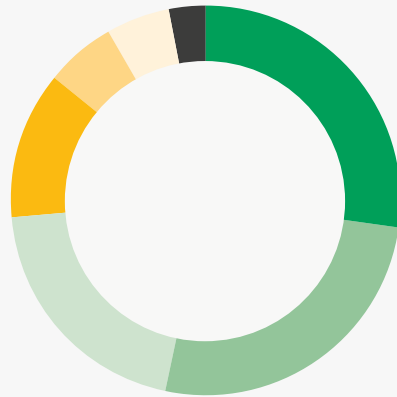
Demographic race	Percentage and number of respondents
White – English, Welsh, Scottish, Northern Irish, British	57% (124 people)
Prefer not to say	17% (38 people)
White – Irish	4% (8 people)
Asian – Indian	1% (2 people)
Mixed White and Asian	9% (20 people)
Arab	1% (3 people)
Black – African	7% (16 people)
Asian – Pakistani	1% (2 people)
Asian – Chinese	1% (4 person)
Mixed White and Balck African	0% (3 people)
White Roma	0% (2 people)
Black – Caribbean	0% (2 people)
Mixed White and Black Caribbean	0% (1 person)
Other	0% 1 people)



Longer survey statistics

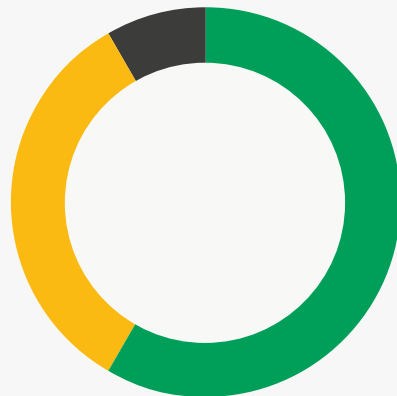
By demographic age

Age	Percentage and number of respondents
35-44	27% (191 people)
45-54	26% (183 people)
55-64	20% (140 people)
65-74	12% (82 people)
25-34	6% (45 people)
Prefer not to say	5% (38 people)
75+	3% (24 people)
18-24	0% (3 people)
Under 18	0% (1 person)



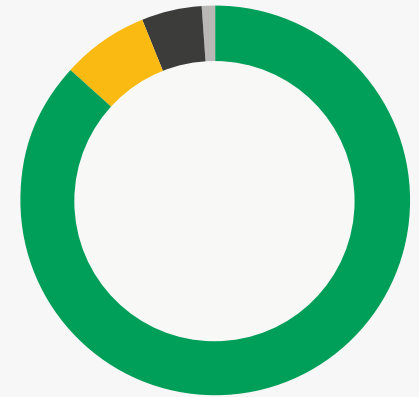
By demographic sex

Age	Percentage and number of respondents
Woman	58% (404 people)
Man	33% (233 people)
Prefer not to say	8% (59 people)
Non-binary	0% (4 people)
Other	0% (1 person)



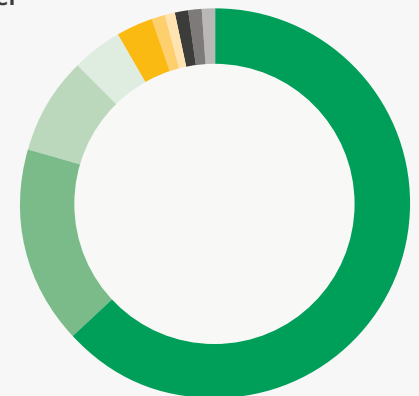
By disability

Disability	Percentage & number of respondents
No	86% (602 people)
Prefer not to say	7% (112 people)
Yes	9% (79 people)
'Don't know / 'can't say	2% (21 people)



How do you describe your ethnicity?

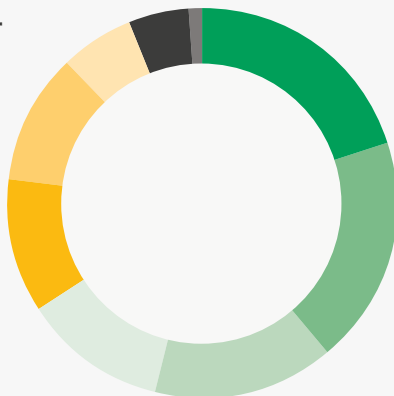
Demographic race	Percentage and number of respondents
White – English, Welsh, Scottish, Northern Irish, British	62% (415 people)
Prefer not to say	16% (109 people)
Other	8% (54 people)
White – Irish	4% (28 people)
Asian – Indian	3% (21 people)
Mixed White and Asian	1% (9 people)
Arab	1% (9 people)
Black – African	1% (5 people)
Asian – Pakistani	1% (4 people)
Asian – Chinese	1% (4 person)
Mixed White and Balck African	0% (3 people)
White Roma	0% (2 people)
Black – Caribbean	0% (2 people)
Mixed White and Black Caribbean	0% (1 person)



Shorter survey statistics

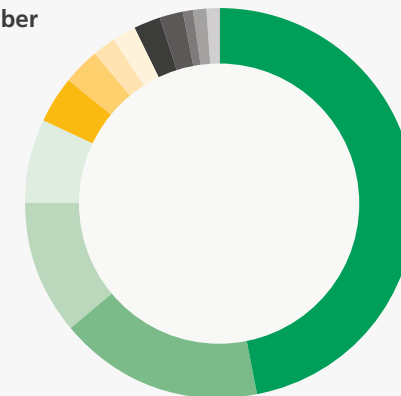
By town

Town	Percentage & number of respondents
Ealing	20% (502 people)
Northolt	19% (489 people)
Southall	15% (384 people)
Greenford	12% (298 people)
Acton	11% (276 people)
Hanwell	11% (276 people)
All parts of Ealing	6% (141 people)
Perivale	5% (137 people)
None of these	1% (26 people)
Park Royal	0% (11 people)



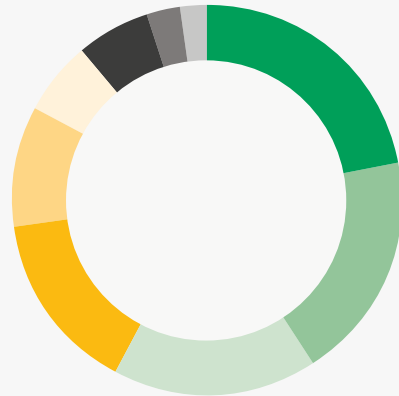
By demographic race

Demographic race	Percentage and number of respondents
White – English/Welsh/Scottish/Northern Irish/British	47% (391 people)
Prefer not to say	17% (138 people)
Asian – Indian	11% (92 people)
Other	7% (60 people)
White – Irish	4% (32 people)
Asian – Pakistani	3% (23 people)
Black – Caribbean	2% (16 people)
Asian – Chinese	2% (15 people)
Mixed – White and Asian	2% (13 people)
Black – African	2% (13 people)
Arab	1% (9 people)
Mixed – White and Black Caribbean	1% (8 people)
Mixed – White and Black African	1% (5 people)
Asian – Bangladeshi	0% (4 people)
White – Roma	0% (3%)
White – Gypsy or Irish Traveller	0% (2 people)



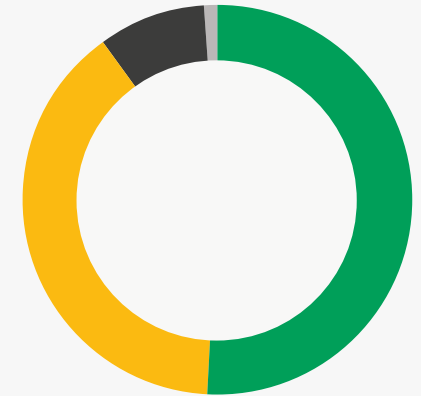
By demographic age

Demographic age	Percentage & number of respondents
45-54	22% (194 people)
55-64	19% (168 people)
35-44	17% (147 people)
25-34	15% (132 people)
65-74	10% (89 people)
Prefer not to say	6% (54 people)
18-24	6% (50 people)
75+	3% (29 people)
Under 18	2% (19 people)



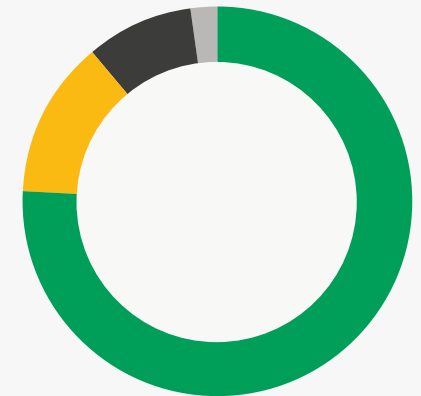
By demographic sex

Demographic sex	Percentage & number of respondents
Woman	51% (440 people)
Man	39% (341 people)
Prefer not to say	9% (74 people)
Non-binary	1% (11 people)
Other	0% (1 person)



By disability

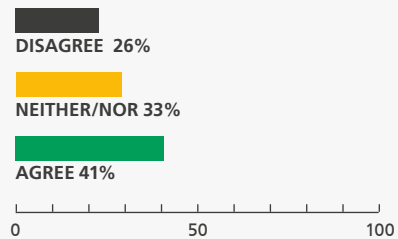
Disability	Percentage & number of respondents
No	76% (660 people)
Yes	13% (112 people)
Prefer not to say	9% (79 people)
'Don't know / 'can't say	2% (21 people)



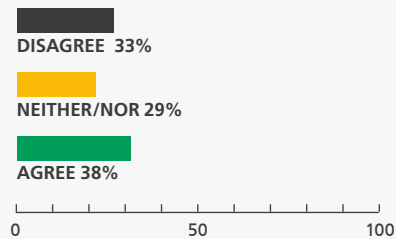
Shorter survey responses (attitudinal statements - slider scale responses):

For each short survey question, we used the give my view “value’ column to help us calculate how many respondents agreed/disagreed with the question themes. For each response, a value is generated that equates to a ‘positive’ ‘positive’ or a ‘negative’ ‘negative’ response, making up the ‘value’ column. A five-point scale between 0-100 was created, where 0-20 equated to “strongly disagree’ up to 80-100, which equated to ‘agree’ and so on. We combined the “strongly disagree’ responses with the ‘disagree’ responses and did the same for the agree scores, and then for more straightforward analysis/ interpretation a total percentage for each has been calculated. Please note that we will create bar charts for the designed report.

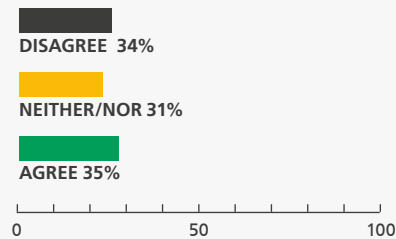
How do you feel about the proposals for creating jobs and growth?



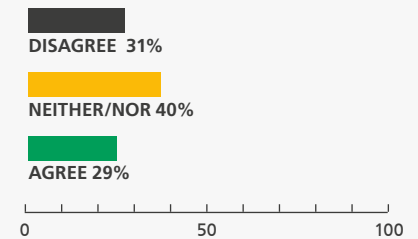
How do you feel about the proposals for tackling the climate crisis?



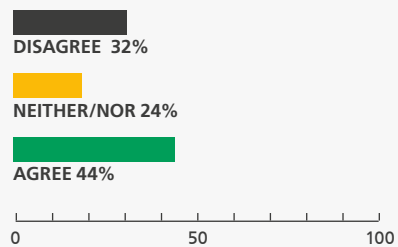
How do you feel about the proposals for fighting inequality?



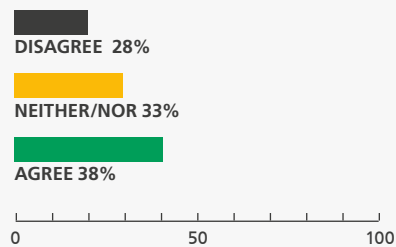
How well do you think the new Local Plan supports the creation of new jobs?



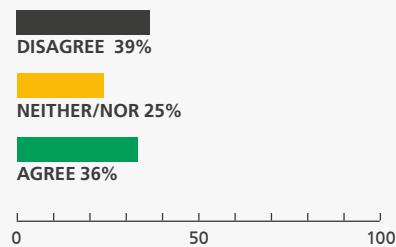
How do you feel about the proposal to introduce 20-minute neighbourhoods?



How do you feel about the introduction of a local Community Infrastructure Levy?



How well do you feel the new Local Plan proposals will facilitate active travel?

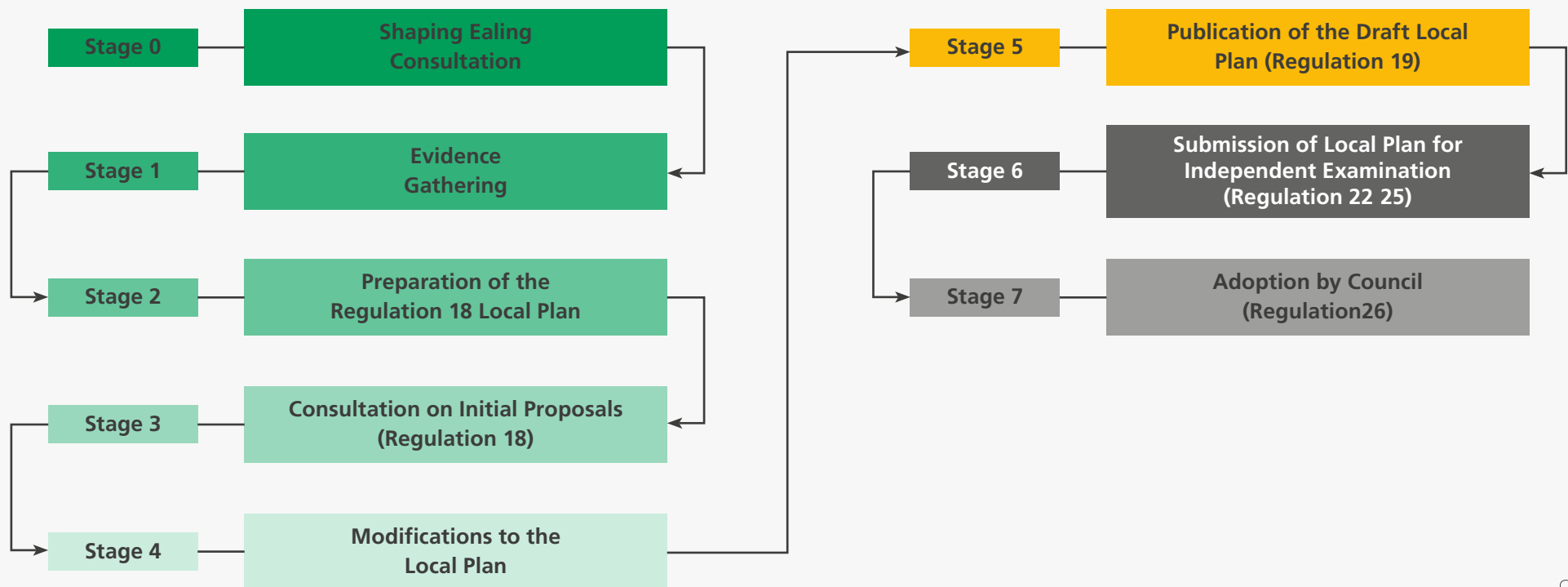


What is next:

We are using your feedback to write the next iteration of the local plan, also known as Regulation 19 (stage 5 below). We will then go out to consult again before making final edits to the plan and submit the plan for independent examination.

The below diagram outlines the different stages of the local plan. We are currently at stage 4, making modifications to the Local Plan.

If you wish to be added to the Local Plan database, please email localplan@ealing.gov.uk



Appendix 3 Shaping Ealing (Issues and Options)



SHAPING
EALING

Your
Local Plan

ENGAGEMENT RESPONSE SUMMARY



Over the next few months there will be more opportunities to get involved in Shaping Ealing and our New Local Plan. To receive updates just register on our website www.Ealing.gov.uk

For more information on Shaping Ealing visit www.ealing.gov.uk/shapingealing

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Executive summary

Firstly, a huge thank you to all those who took part in the Shaping Ealing survey. More than 10,600 residents, businesses and others who visit our borough took part in one of the biggest engagements we have carried out. We are delighted that so many of you took the opportunity to share what you think about our borough, about the seven different towns and the facilities and communities in each of these areas.

We are committed to engaging with local communities through open, transparent and inclusive dialogue and the Shaping Ealing Survey tells us much about what you like and what could be made better.

Here we share a summary of the findings of the survey so that you can see whether your views are shared by others across the borough and in your individual town. The summary findings are also complimented by social and economic profile of each town and an explanation of how your feedback is being used to inform Ealing's New Local Plan. We also take the opportunity to highlight how the new Council Plan is starting to address some of the issues

you have raised. You can also view an alternative, shorter summary of the findings [here](#).

Having this feedback is important to us to better understand how people think and feel about our borough and the seven towns. In particular, this engagement exercise will help inform the contents of our New Local Plan.

Finally, the feedback you have given is already being used to help shape important decisions around priorities, policies and investment throughout the borough. We think that you, our residents, businesses and all of our communities, understand best what changes are required in your local neighbourhood and we will continue to engage with you on these key issues.

Thank you again to all those who took part and shared your views.

Councillor Peter Mason, Leader of Ealing Council

Councillor Shital Manro, Cabinet Member for Good Growth

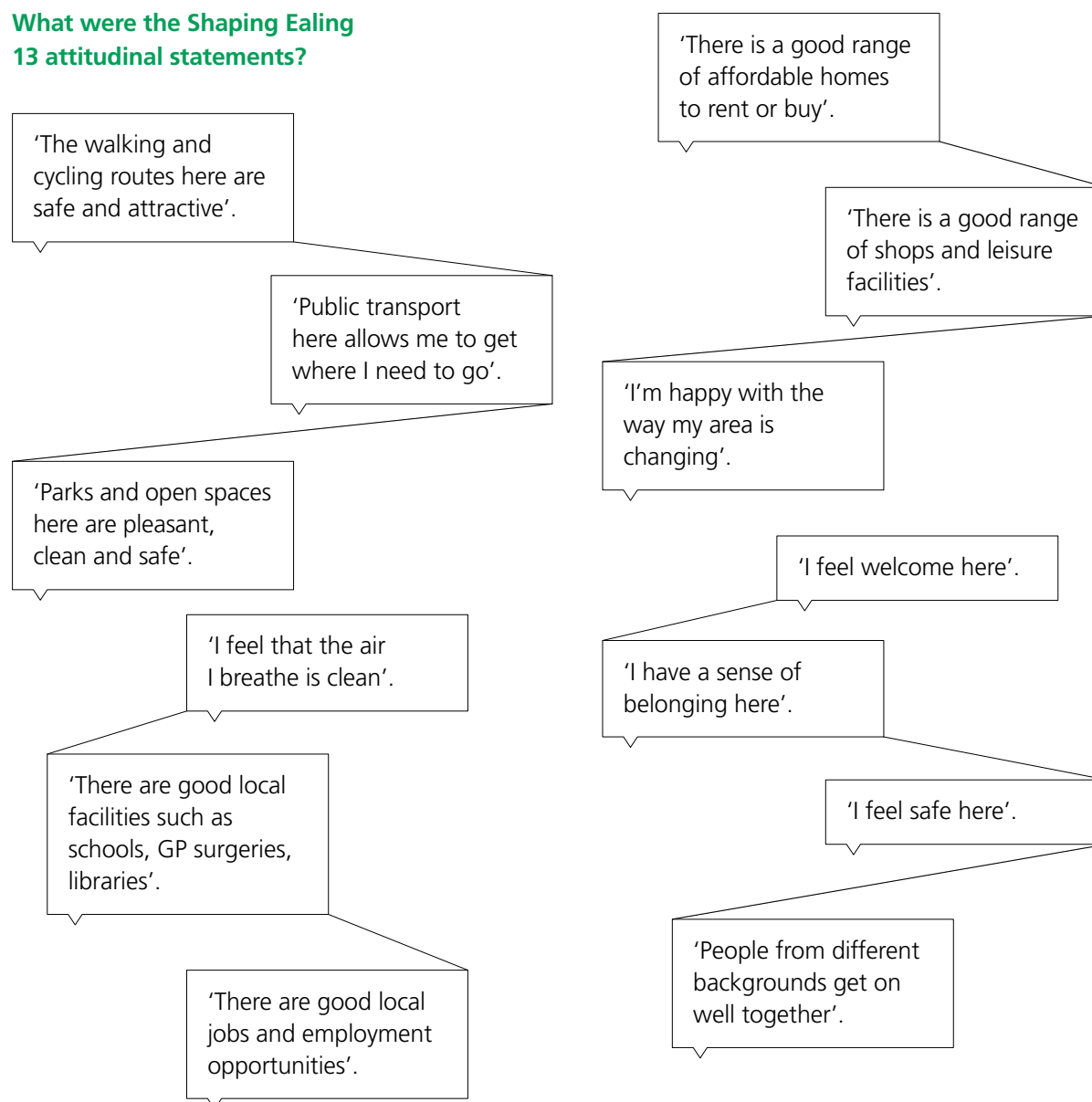
What is Shaping Ealing?

Shaping Ealing was a largescale public engagement exercise to gather residents, businesses, and other stakeholder's views on what they think about our borough and the seven towns. The online survey launched on the 10 of November 2021 and closed on the 9 May 2022, which drew 10,661 responses. The online survey was also complimented by some in person events.

The survey posed 13 attitudinal statements and using a slider scale respondents could rate their feelings – negative to positive. Some open-ended questions were also included to enable respondents to type more detailed opinions. Respondents were also invited to share their relationship with the borough whether they live, work, study, or visit. A set of demographic questions were also asked for people's age, gender, disability, and ethnicity.

The Shaping Ealing engagement exercise was a non-statutory process; however, the feedback will help inform future statutory consultation exercises, including that on the draft version of the New Local Plan.

What were the Shaping Ealing 13 attitudinal statements?



A photograph of a man with a beard, wearing a black long-sleeved shirt and a yellow apron, working at a food stall. He is looking towards the right. In the background, there are other people, including a woman in a white scarf and a man in a dark jacket. A sign above the stall reads "The Frenchie". The stall has various food items, including what looks like bread and a large metal bowl. The overall atmosphere is that of a busy outdoor market.

CHAPTER 1 WHO TOOK PART IN SHAPING EALING?

Who took part in Shaping Ealing?

We received 10,661 responses from many different stakeholders. That includes our residential communities, businesses, institutions, and councillors. The map below shows the response split across our seven towns.

**10,661
PEOPLE
TOOK
PART.**

Chart 1
Where people live or spend their time

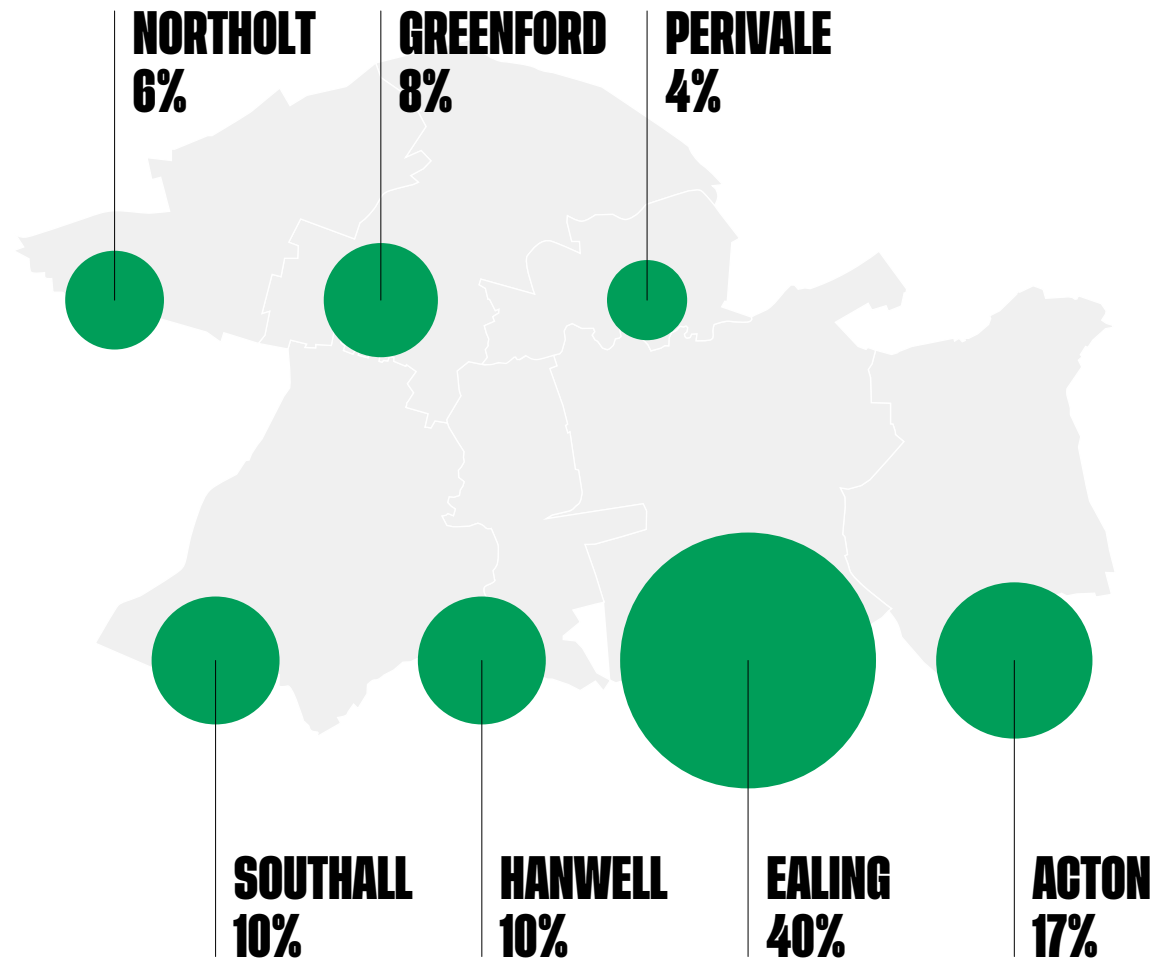


Chart 2
Ethnicity of respondents

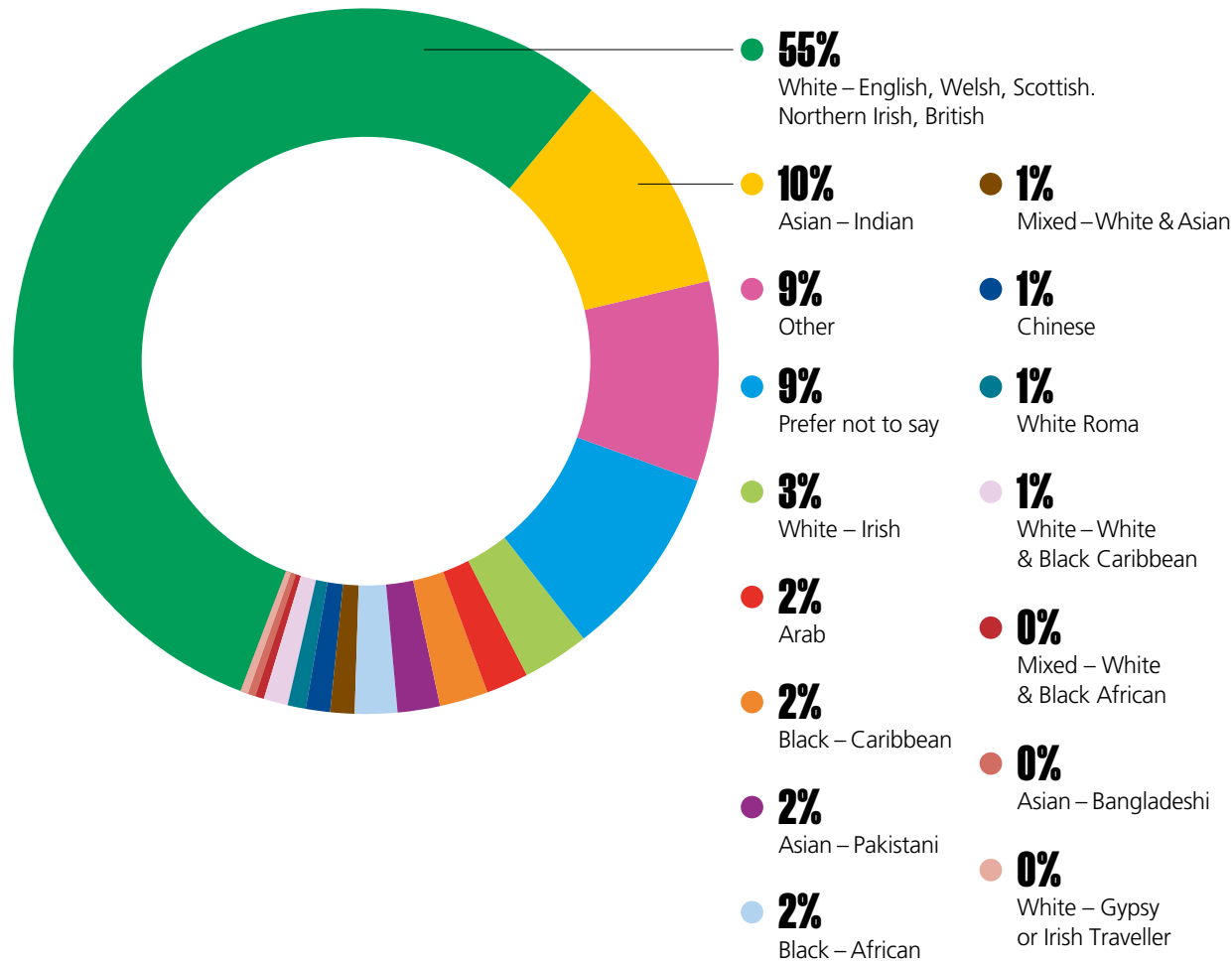
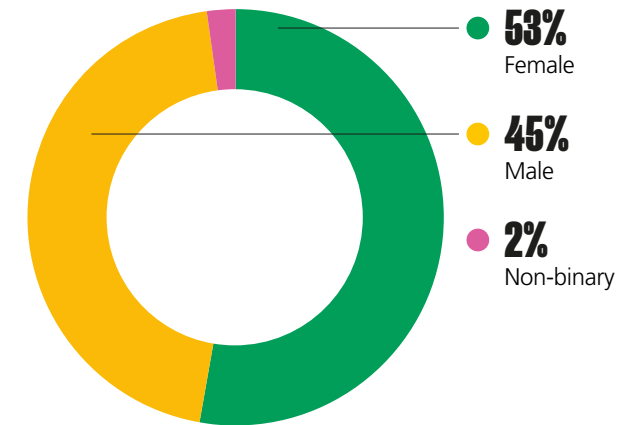


Chart 3
Gender of respondents

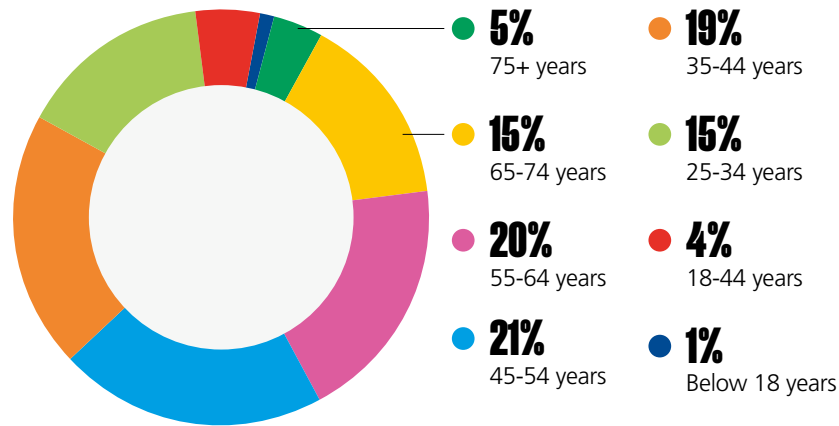
Overall females had a slightly higher response rate than men, and non-binary responses were considerably lower.



Summary: Females and non-binary genders scored much lower in feelings of safety than men.

Those identifying as non-binary also expressed dissatisfaction with local facilities such as schools, GPs and libraries, lack of affordable homes, and the way the area is changing.

Chart 4
Age groups



Summary: Overall those aged 45-54 had the highest responses to the survey. The younger age group, 18-24, (247 responses) had a more positive score for three of the measures that were otherwise an overall negative for the borough average. These are safe walking and cycling routes, air quality and happy with the area is changing.

On the other hand, this age group has highest dissatisfaction with the availability of employment opportunities as well as affordable homes.

Whilst the older age groups were more dissatisfied with the way their area is changing.

Chart 5
Survey response

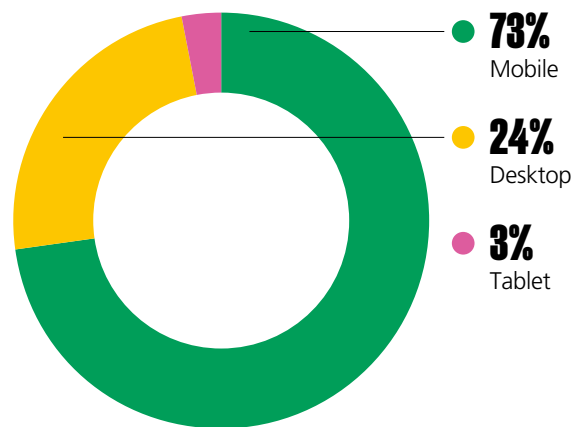
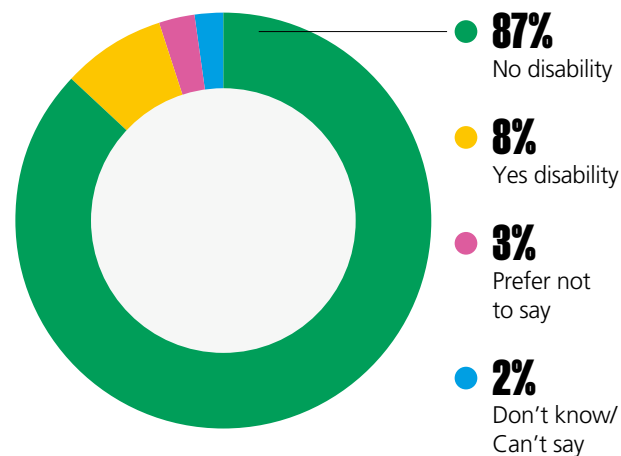


Chart 6
People with disabilities



Summary: In terms of the remaining demographic variable of disability, people who mentioned they have a disability feel much more negatively about the surveyed measures, in particular feelings of safety and local facilities including shops and leisure.



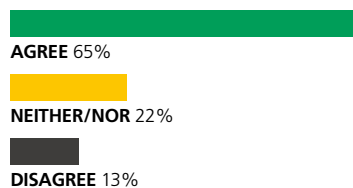
CHAPTER 2 BOROUGH RESULTS



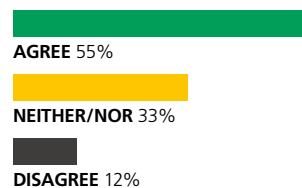
Borough results

The statements that gained a more positive response:

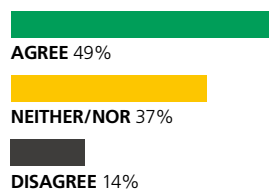
Public transport here allows me to get where I need to go



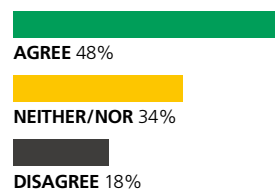
People from different backgrounds get on well together



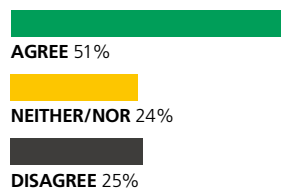
I feel welcome here



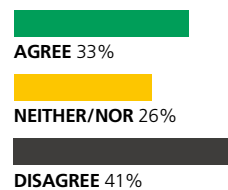
I have a sense of belonging here



Parks and open spaces here are pleasant, clean and safe



Walking and cycling routes are safe and attractive





This tells us...

Other than public transport, the statements getting a higher positive score are all related to the feelings of community cohesion as some people agree that different backgrounds get on well together in their area, feel welcome, and feel they have a sense of belonging in the borough. It is welcomed that there is an overall positive feeling towards community cohesion and travel, however we also understand we must do more to improve and celebrate our boroughs diversity and culture and reduce inequality. Also, we understand that connectivity within the borough needs improving, so Ealing's neighbourhoods and town centres can be better connected to one another with active travel options to be increased.

For the open-ended question, we asked 'What is the one thing you like most about your area?' Here are some examples of what you told us:

'Transport links are very good and will get even better when the Elizabeth Line finally opens.'

'Transport links. Sense of community in my road, where I have lived for over 30 years.'

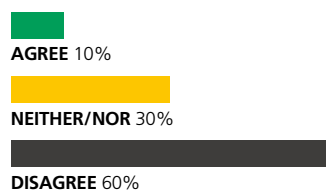
'Transportation, only takes half an hour to central London.'

'We have lived in Ealing now for over 40 years. We have seen a lot of changes, the transport system has improved, which makes life a lot easier.'

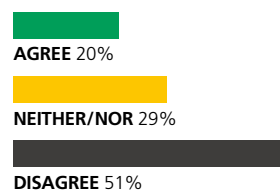
Borough results

The statements that gained a more negative response:

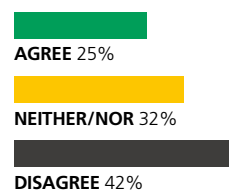
There is a good range of affordable homes to rent or buy



I'm happy with the way my area is changing

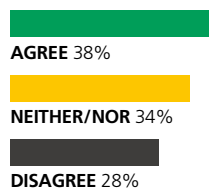


I feel that the air I breathe is clean

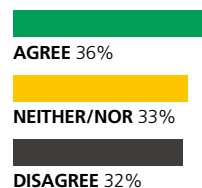


Neither/nor:

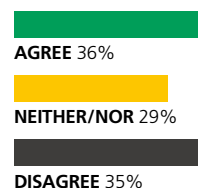
Good local facilities – schools, GP surgeries, libraries



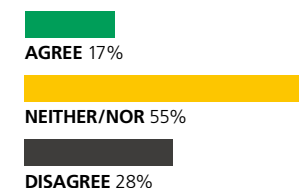
I feel safe here



Good local shops and leisure facilities



There are good local jobs and employment opportunities





This tells us...

The biggest dissatisfaction is with the availability of affordable homes, the way the area is changing, air quality and employment opportunities. We understand that affordability of homes and employment opportunities are a major concern across the borough, especially for our young population. In response, the Council Plan is setting out an ambitious approach, including the delivery of 4,000 genuinely affordable homes and 10,000 new jobs for Ealing residents. Air quality improvement is being addressed within our climate and ecological emergency strategy (CEES) programme and active travel initiatives that are underway and planned. We are also working on further engagement to understand why some of our respondents are not happy with the way the area is changing.

For the open-ended question, we asked 'What is it that you don't like and should be improved?' Here are some examples of what you told us:

'Affordable housing that is affordable, less properties/new builds [are] destined for renters. Build for the community rather than people from far away. Intelligent long-term planning instead of short term-high gain projects. Long term planning will bring much more than any short-term high gain project!'

'Needs cleaner streets, safer parks...'

'The volume of traffic on the main roads, the resulting noise pollution and poor air quality. Drug dealing and petty crime. Litter and fly tipping.'

Your main challenges are affordable homes, job opportunities, health & safety and how the borough is changing. This feedback is helpfully informing the content of the New Local Plan. It is also important to note that our Council Plan is already starting to address some of these challenges now, as summarised under its three strategic objectives.



WE HAVE LIVED IN EALING NOW FOR OVER 40 YEARS. WE HAVE SEEN A LOT OF CHANGES, THE TRANSPORT SYSTEM HAS IMPROVED, WHICH MAKES LIFE A LOT EASIER.

What you told us

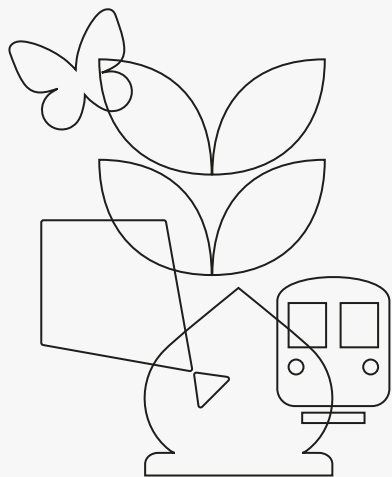
You have told us that the main challenges for you are affordable homes, job opportunities, health & safety and how the borough is changing. These challenges are reflected in the research we have undertaken, and we are already working hard on shaping and developing strategies driven by our Council Plan. The next page summarises only a fraction of the work already underway.



Tackling the climate crisis

Some of the things we are already committed to doing:

- Launch our Active Travel Charter
- Create 10 new parks and open spaces
- Rapidly expand our popular Schools Streets programme to 50 of our schools
- Plant another 50,000 trees



Creating good jobs

Some of the things we are already committed to doing:

- 4,000 genuinely affordable new homes across the borough
- Secure 10,000 new jobs in the borough
- Invest £509 million in the council's housing
- A new community-led regeneration charter
- New community hubs in each of our seven towns
- Put good design and heritage at the heart of how we enhance our borough
- A new state of the art youth centre in Southall
- All children to be able to access good, sustainable schools in their local community

Fighting inequality

Some of the things we are already committed to doing:

- Launch a new community charter – your rights and what you can expect from us
- New Town Forums with more power to set local spending priorities for communities
- Tackle race inequality and launch a new Citizen's Tribunal
- Invest £13 million in fighting anti-social behaviour and crime
- Continue to take action to prevent violence against women and girls

FURTHER REFERENCE

You can read more about our commitments in the council plan 2022-2026

[Council plan](#) | [Council plan](#) | [Ealing Council](#)



1/ Hanwell



6/ Southall



4/ Perivale



3/ North Acton



7/ Northolt



2/ Greenford



5/ Ealing

We decided to carry out further engagement sessions in four of our towns where we received a lower response rate, in relation to town population, to the survey. Those towns are Acton, Greenford, Northolt, and Southall. These towns will have a further 'other reflections' section in appendix 2.

CHAPTER 3: RESULTS FOR EALING'S SEVEN TOWNS

Acton

Acton is home to 66,600 people, that's 17% of the borough's population. Acton is diverse, in 2011, 38% of Acton's population was non-white and 14% were Asian/Asian British. 4.7% of Acton's population are in bad or very bad health, this tells us that Acton fares well on the health indicator. The town's median age is 36 and there is a 6-year difference in life expectancy for males and females. Males have a life expectancy of 79 years and females 85 years; this is one of the highest life expectancies in the borough.

As of 2020/2021 there were 169 relatively low-income households in Acton. 40% of Acton's jobs are classified as low pay work and only 20% of Acton's jobs are

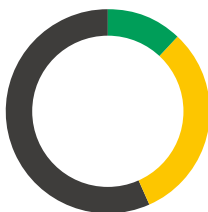
'knowledge intensive'. This is because business growth in Acton, over the past 5 years, has been one of the lowest out of Ealing's seven towns and has been driven by job losses in ICT, Media and Creative & Business support sectors. Acton's median house price was £555,000 in 2018 and the median earning in the town was £39,600 that same year. This tells us Acton's affordability is 14.4 times the average income and this makes it the least affordable out of Ealing's seven towns.


**WELL CONNECTED TUBE,
 BUS - PUBLIC TRANSPORT.**

The statements that gained a more negative response:

There is a good range of affordable homes to rent/buy

- AGREE 12%
- NEITHER/NOR 31%
- DISAGREE 57%



I'm happy with the way my area is changing

- AGREE 23%
- NEITHER/NOR 27%
- DISAGREE 50%



I feel that the air I breathe is clean

- AGREE 21%
- NEITHER/NOR 31%
- DISAGREE 48%



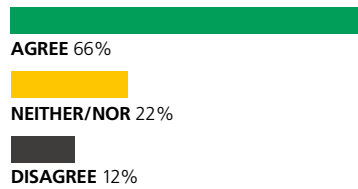
The walking and cycling routes here are safe and attractive

- AGREE 25%
- NEITHER/NOR 26%
- DISAGREE 49%

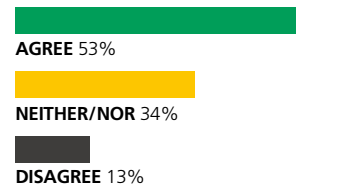


The statements that gained a more positive response:

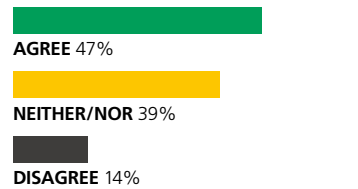
Public transport here allows me to get where I need to go



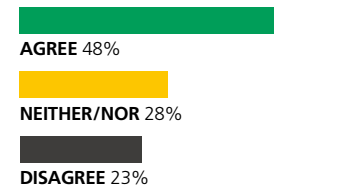
People from different backgrounds get on well together



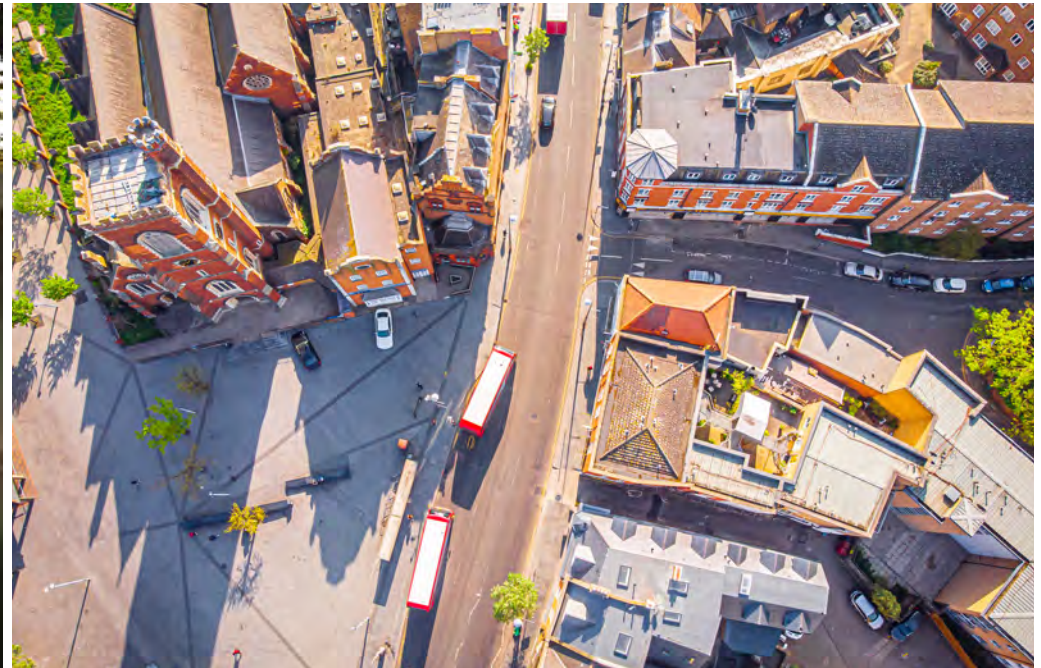
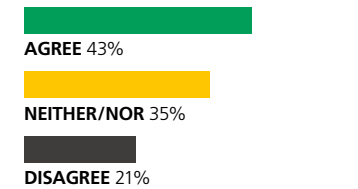
I feel welcome here



Parks and open spaces here are pleasant, clean & safe

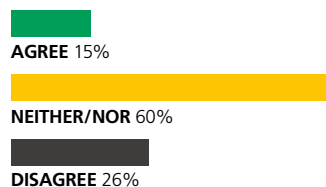


I have a sense of belonging here

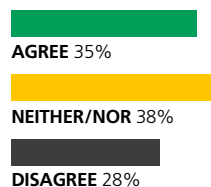


Neither/nor:

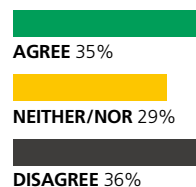
Good local jobs and employment opportunities



Good local facilities – schools, GP surgeries, libraries



Good local shops and leisure facilities

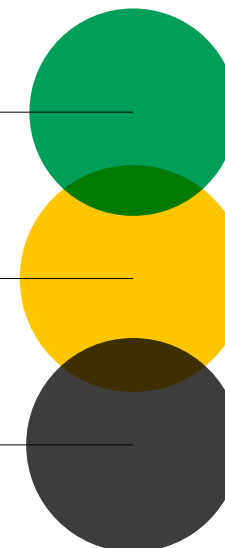


I FEEL SAFE HERE

32% AGREE 😊

35% NEITHER/NOR 😐

33% DISAGREE ☹️



This tells us...

Acton respondents scored four themes very negatively and on average they all had similar scores, these are; affordable homes, happy with the way the area is changing, air quality, and safe and attractive walking and cycling routes. This is also reflected in the open-ended questions. When asked 'What is it that you don't like and should be improved?' some responded with:

'Can't afford to buy a house or flat here so will eventually have to leave.'

'Cars, pollution, and dirty streets.'

'Cleanliness of the streets and green areas.'

However, some respondents scored positively for public transport, community cohesion, and clean, safe parks and open spaces. Again, these scores were on average similar. When asked 'what is the one thing you like about this area?' some responded with:

'Well connected tube, bus – public transport.'

'The parks and the people.'

'The green spaces, Churchfield road and the public transport.'



Ealing

Ealing is home to around 83,600 people which is 23% of the overall borough population. In 2011, 33% of Ealing’s population was non-white, and 16% Asian/Asian British.

3.7% of Ealing’s population are in bad or very bad health. Ealing has the largest proportion of residents in good health and has one of the lowest proportions of extremely deprived neighbourhoods in the borough. Ealing’s median age is 38, and there is a 6-year age difference between males and females. Males have a life expectancy of 78 years and females 84 years; one of the highest life expectancies in the borough.

As of 2020/2021 there were 183 relatively low-income households in Ealing. 37% of Ealing’s jobs are classified as low pay work and 24% of Ealing’s jobs are ‘knowledge intensive’. This is because business growth in Ealing, since 2015, has only grown by 2% making Ealing one of the worst performing towns in the borough.

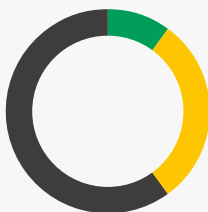
Ealing’s median house price was £622,000 in 2018 and the median earning in the town was £44,500 that same year. This tells us Ealing’s affordability is 13.8 times the average income and this makes it the 3rd least affordable out of Ealing’s seven towns.



The statements that gained a more negative response:

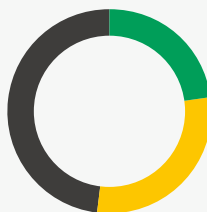
There is a good range of affordable homes to rent/buy

- AGREE 10%
- NEITHER/NOR 31%
- DISAGREE 60%



I’m happy with the way my area is changing

- AGREE 22%
- NEITHER/NOR 30%
- DISAGREE 48%



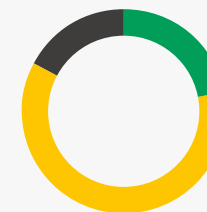
I feel that the air I breathe is clean

- AGREE 31%
- NEITHER/NOR 34%
- DISAGREE 35%



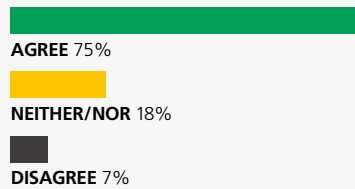
There are good local jobs and employment opportunities

- AGREE 21%
- NEITHER/NOR 61%
- DISAGREE 18%

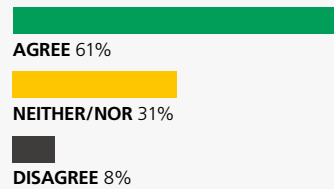


The statements that gained a more positive response:

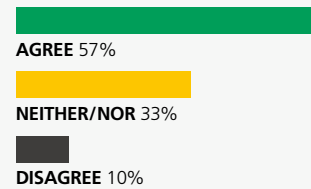
Public transport here allows me to get where I need to go



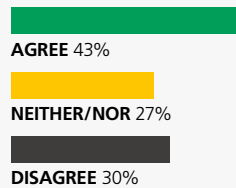
People from different backgrounds get on well together



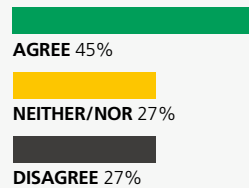
I feel welcome here



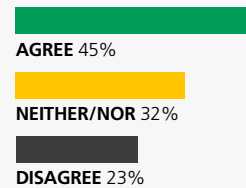
Walking and cycling routes are safe and attractive



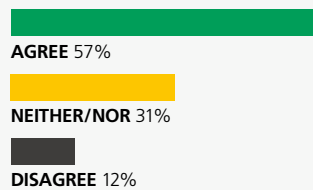
Good local shops and leisure facilities



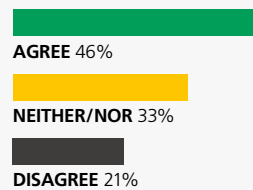
Good local facilities – schools, surgeries, libraries



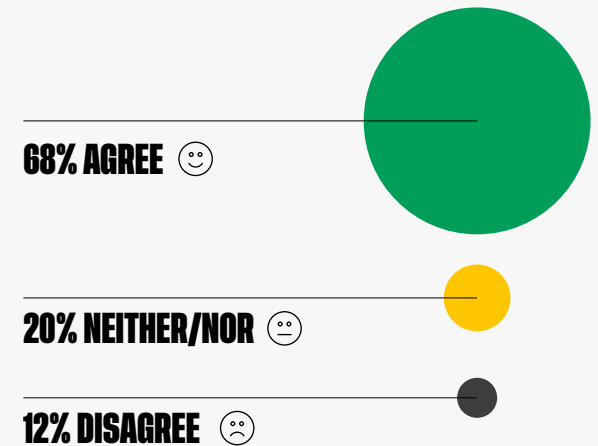
I have a sense of belonging here



I feel safe here



PARKS AND OPEN SPACES HERE ARE PLEASANT, CLEAN & SAFE





This tells us...

There are two themes that scored very negatively for Ealing, these are affordable homes and happy with the way the area is changing. Respondents are also dissatisfied with the quality of air and job opportunities in their town. The open-ended questions reflected these results, we asked 'What is it that you don't like and should be improved?' some responded with:

'Council's obsession with very high rise flats of which too many are too expensive for the local people on medium income and also are spoiling the landscape of Ealing.'

'Stop those which are yet to be built and replace them with low rise...'

'Air quality, compromised by traffic.'

'Air quality, too many high rises being built.'

However, some respondents scored positively for public transport, community cohesion, and clean, safe parks and open spaces. When we asked 'What is the one thing you like most about this area?' some responded with:

'The green Ealing is a great place to raise a family.'

'The green open spaces and that there's so many to choose from!'

'The general atmosphere: it's a very nice area to walk around, while being a diverse community and having great transport links as well as nice parks, shops and other facilities within easy walking distance.'



THE GREEN EALING IS A GREAT PLACE TO RAISE A FAMILY.

Greenford

Greenford is home to 45,800 people, that's 13% of the borough's population. Greenford is very diverse, in 2011, 55% of Greenford's population was non-white, and 32% Asian/Asian British.

5.1% of Greenford's population are in bad or very bad health, this is above the borough average. The town's median age is 37 and there is a 5-year difference in life expectancy for males and females. Males have a life expectancy of 78 years and females 83 years.

As of 2020/2021 there were 453 relatively low-income households in Greenford. 32% of Greenford's jobs are classified as low pay work and only 9% of Greenford's jobs are 'knowledge intensive'. Greenford's economy has grown faster than the borough average in the last 5 years.

Greenford's median house price was £427,500 in 2018 and the median earning in the town was £35,500 that same year. This tells us Greenford's affordability is 12 times the average income and this makes it the most affordable out of Ealing's seven towns.



The statements that gained a more negative response:

There is a good range of affordable homes to rent/buy

- AGREE 11%
- NEITHER/NOR 31%
- DISAGREE 58%



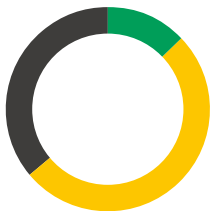
I feel that the air I breathe is clean & There is a good range of shops & leisure facilities

- AGREE 27%
- NEITHER/NOR 31%
- DISAGREE 42%



There are good local jobs and employment opportunities

- AGREE 14%
- NEITHER/NOR 49%
- DISAGREE 37%



Walking and cycling routes are safe and attractive

- AGREE 26%
- NEITHER/NOR 31%
- DISAGREE 43%



Parks and open spaces are pleasant clean and safe

- AGREE 32%
- NEITHER/NOR 28%
- DISAGREE 40%



I feel safe here

- AGREE 26%
- NEITHER/NOR 31%
- DISAGREE 42%

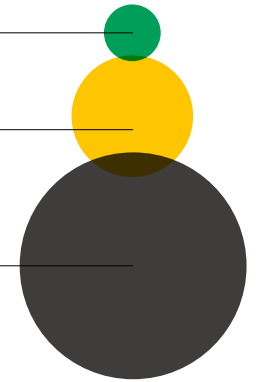


I'M HAPPY WITH THE WAY MY AREA IS CHANGING

14% AGREE 😊

30% NEITHER/NOR 😐

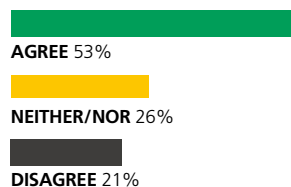
56% DISAGREE ☹️



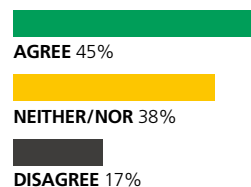
**THE MIXTURE OF CULTURES
MAKES IT VERY GOOD.**

The statements that gained a more positive response:

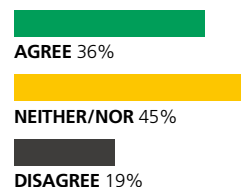
Public transport here allows me to get where I need to go



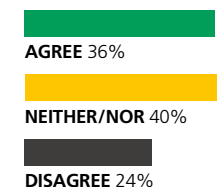
People from different backgrounds get on well together



I feel welcome here

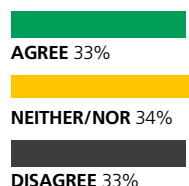


I have a sense of belonging here



Neither/nor:

Good local facilities – schools, GP surgeries, libraries



This tells us...

There are five themes that scored very negatively for Greenford, these are affordable homes, happy with the way the area is changing, good range of shops & leisure facilities, quality of air and job opportunities in Greenford. Quality of air and a good range of shops & leisure facilities scored the same. The open-ended questions reflected these results, we asked 'What is it that you don't like and should be improved?' some responded with:

'Air quality! Too much traffic.'

'That Gurnell leisure centre has closed and we don't know when it will be refurbished and re-opened.'

'Home prices, no affordable homes for families.'

However, some respondents scored positively for public transport and community cohesion. When we asked 'What is the one thing you like most about this area?' some responded with:

'The mixture of cultures makes it very good.'

'The diversity of residents and variety of local shops.'

'The open spaces and community spirit.'



Hanwell

Hanwell is home to 27,700 people, that's 8% of the borough's population. In 2011, 34% of Hanwell's population was non-white, and 15% Asian/Asian British.

4.0% of Hanwell's population are in bad or very bad health, this is below the borough average. The town's median age is 39 and there is an 8-year difference in life expectancy for males and females. Males have a life expectancy of 77 years and females 85 years.

As of 2020/2021 there were 221 relatively low-income households in Hanwell. 30% of Hanwell's jobs are classified as low pay work and only 16% of Hanwell's jobs are 'knowledge intensive.' Hanwell has one of the lowest proportions of jobs in low-paying sectors.

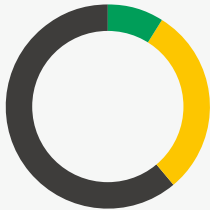
Hanwell's median house price was £556,500 in 2018 and the median earning in the town was £39,550 that same year. This tells us Hanwell's affordability is 14 times the average income and this makes it the second least affordable town out of Ealing's seven towns.



The statements that gained a more negative response:

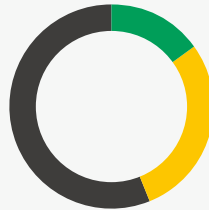
There is a good range of affordable homes to rent/buy

- AGREE 8%
- NEITHER/NOR 30%
- DISAGREE 62%



I'm happy with the way my area is changing

- AGREE 15%
- NEITHER/NOR 30%
- DISAGREE 55%



I feel that the air I breathe is clean

- AGREE 28%
- NEITHER/NOR 33%
- DISAGREE 40%



There is a good range of shops and leisure facilities

- AGREE 23%
- NEITHER/NOR 28%
- DISAGREE 49%



Walking and cycling routes are safe and attractive

- AGREE 35%
- NEITHER/NOR 26%
- DISAGREE 39%

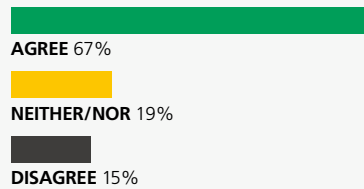


BEAUTIFUL PARKS, GOOD VARIETY OF FOOD PLACES, AND THE DIVERSITY.

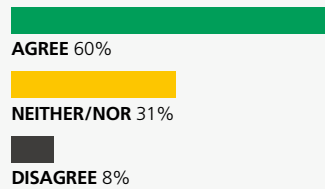


The statements that gained a more positive response:

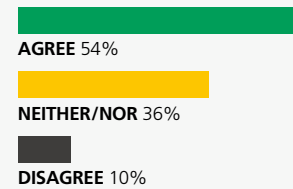
Public transport here allows me to get where I need to go



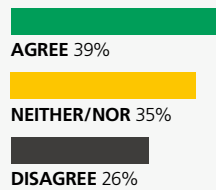
People from different backgrounds get on well together



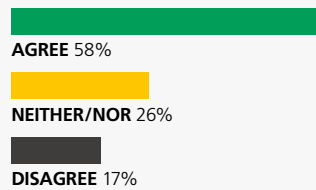
I feel welcome here



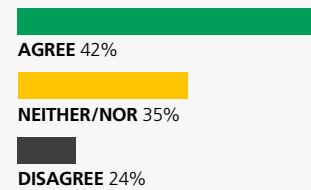
I feel safe here



Parks and open spaces are pleasant clean and safe

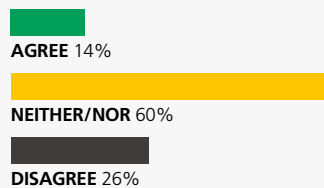


Good local facilities – schools, surgeries, libraries



Neither/nor:

Good local jobs and employment opportunities

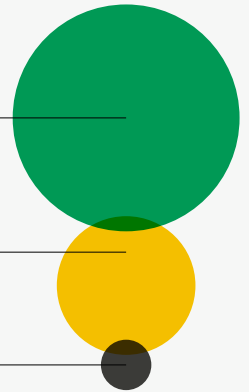


I HAVE A SENSE OF BELONGING HERE

54% AGREE 😊

33% NEITHER/NOR 😐

12% DISAGREE ☹️



This tells us...

There are four themes that scored very negatively for Hanwell, these are affordable homes, happy with the way the area is changing, good range of shops & leisure facilities and quality of air. The open-ended questions reflected these results, we asked, 'What is it that you don't like and should be improved?' some responded with:

'A lot of local shops such as green grocers, bakeries, butchers have closed. Are business rates too high?'

'Affordable housing for young people, council tax is far too expensive. Roads require repairs. Lots of rodents/vermin. Too few jobs. Overcrowding. Theft. Homelessness. Anti-social behaviour/Crime...'

'All these massive blocks of flats in Hanwell that are out of character, too dense and unaffordable.'

However, some respondents scored positively for public transport and community cohesion. When we asked 'What is the one thing you like most about this area?' some responded with:

'Accessible green spaces.'

'Beautiful parks, good variety of food places, and the diversity.'

'Diversity, transport links.'



Northolt

Northolt is home to 30,200 people, that's 10% of the borough's population. In 2011, 53% of Northolt's population was non-white, and 63% Asian/Asian British, making it one of the most diverse towns in the borough. 5.4% of Northolt's population are in bad or very bad health, this is above the borough average. The towns median age is 35 and there is a 6-year difference in life expectancy for males and females. Males have a life expectancy of 78 years and females 84 years.

As of 2020/2021 there were 720 relatively low-income households in Northolt. 50% of Northolt's jobs are classified as low pay work and only 6% of the jobs are 'knowledge intensive'. Northolt has one of the highest proportion of jobs in low-paying sectors.

Northolt's median house price was £413,000 in 2018 and the median earning in the town was £31,750 that same year. This tells us Northolt's affordability is 12 times the average income and this makes it one of the most affordable towns in Ealing.



The statements that gained a more negative response:

I'm happy with the way my area is changing

- AGREE 14%
- NEITHER/NOR 35%
- DISAGREE 51%



I feel that the air I breathe is clean

- AGREE 20%
- NEITHER/NOR 36%
- DISAGREE 44%



There is a good range of affordable homes to rent/buy

- AGREE 12%
- NEITHER/NOR 33%
- DISAGREE 55%



Parks and open spaces are pleasant clean and safe

- AGREE 32%
- NEITHER/NOR 27%
- DISAGREE 40%



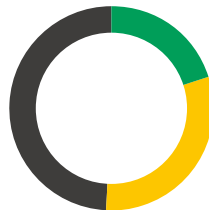
Walking and cycling routes are safe and attractive

- AGREE 28%
- NEITHER/NOR 24%
- DISAGREE 48%



I feel safe here

- AGREE 20%
- NEITHER/NOR 31%
- DISAGREE 49%

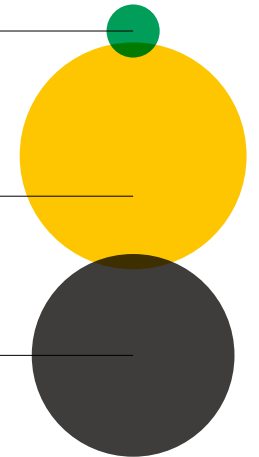


THERE ARE GOOD LOCAL JOBS AND EMPLOYMENT OPPORTUNITIES

11% AGREE 😊

47% NEITHER/NOR 😐

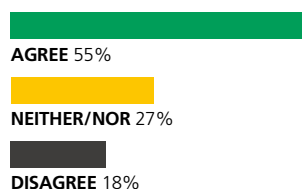
42% DISAGREE 😞



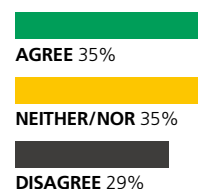
DON'T FEEL SAFER AFTER DARK, TOO MANY TRAFFIC JAMS FROM THE TARGET ROUNDABOUT. THE SHOPS ARE AWFUL... THE AREA IS RUNDOWN AND DIRTY.

The statements that gained a more positive response:

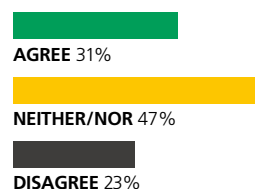
Good public transport



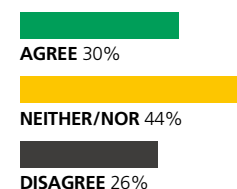
There are good local facilities such as schools, GP, surgeries, libraries



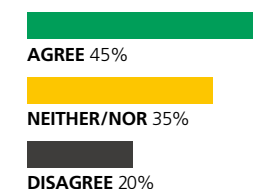
I feel welcome here



I have a sense of belonging

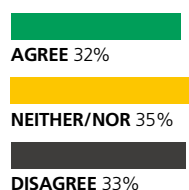


People from different backgrounds get on well together



Neither/nor:

Good local shops and leisure facilities



This tells us...

There are four themes that scored very negatively for Northolt, these are affordable homes, happy with the way the area is changing, good range of shops & leisure facilities and feelings of safety. The open-ended questions reflected these results, we asked, 'What is it that you don't like and should be improved?' some responded with:

'Affordable housing to rent or buy.'

'Don't feel safer after dark, too many traffic jams from the target roundabout. The shops are awful... the area is rundown and dirty.'

'Ealing really needs to improve the traffic situation and pollution we cannot continue to live like this the situation is urgent. We also need access to spaces and community centres, we have none!'

However, some respondents scored positively for public transport and community cohesion. When we asked 'What is the one thing you like most about this area?' some responded with:

'Easy transport links.'

'Ethnic mix of population, close to A40 and Heathrow Airport, M25.'

'Friendly neighbours.'



Perivale

Perivale is home to 15,700 people, that's 4% of the borough's population, one of the lowest in the borough. In 2011, 55% of Perivale's population was non-white, 33% are Asian/Asian British.

4.2% of Perivale's population are in bad or very bad health this is below the borough average. The town's median age is 38 and there is a 4-year difference in life expectancy for males and females. Males have a life expectancy of 81 years and females 85 years.

As of 2020/2021 there were 371 relatively low-income households in Perivale. 25% of Perivale's jobs are classified as low pay work, 21% of the jobs are 'knowledge intensive'. The town has one of the lowest proportions of low-wage jobs in the borough.

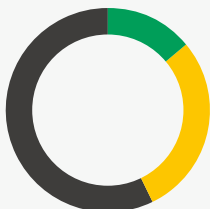
Perivale's median house price was £406,000 in 2018 and the median earning in the town was £36,500 that same year. This tells us Perivale's affordability is 12.7 times the average income and this makes it the 4th most affordable town in Ealing.



The statements that gained a more negative response:

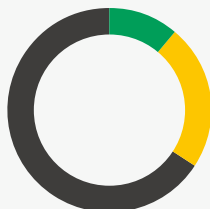
There is a good range of affordable homes to rent/buy

- AGREE 14%
- NEITHER/NOR 29%
- DISAGREE 57%



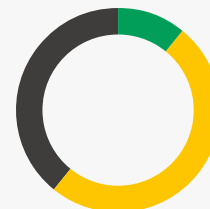
I'm happy with the way my area is changing

- AGREE 11%
- NEITHER/NOR 24%
- DISAGREE 65%



There are good local jobs and employment opportunities

- AGREE 11%
- NEITHER/NOR 50%
- DISAGREE 39%



The walking and cycling routes here are safe and attractive

- AGREE 28%
- NEITHER/NOR 24%
- DISAGREE 48%



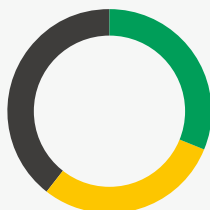
The air I breathe is clean

- AGREE 25%
- NEITHER/NOR 31%
- DISAGREE 44%



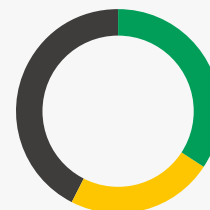
I feel safe here

- AGREE 31%
- NEITHER/NOR 29%
- DISAGREE 39%



Parks and open spaces are pleasant clean and safe

- AGREE 34%
- NEITHER/NOR 23%
- DISAGREE 42%



Good local shops and leisure facilities

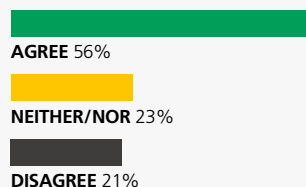
- AGREE 30%
- NEITHER/NOR 29%
- DISAGREE 40%



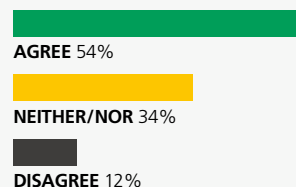
**GOOD CONNECTIONS FOR CENTRAL.
MULTICULTURAL AND GOOD FACILITIES.**

The statements that gained a more positive response:

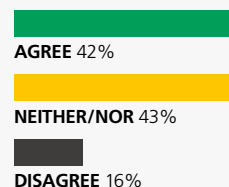
Public transport here allows me to get where I need to go



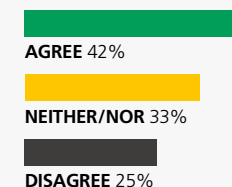
People from different backgrounds get on well together



I feel welcome here



I have a sense of belonging



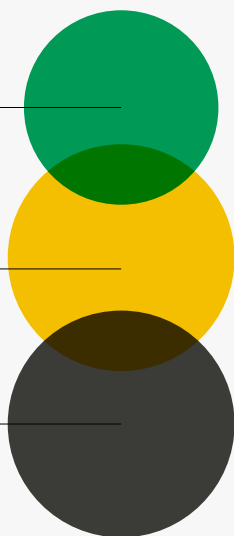
Neither/nor:

GOOD LOCAL FACILITIES - SCHOOLS, SURGERIES, LIBRARIES

30% AGREE 😊

35% NEITHER/NOR 😐

35% DISAGREE ☹️



This tells us...

There are four themes that scored very negatively for Perivale, these are affordable homes, happy with the way the area is changing, safe, clean walking and cycling routes and job opportunities. The open-ended questions reflected these results, we asked, 'What is it that you don't like and should be improved?' some responded with:

'I don't always feel safe in the area. I am not happy with the condition of many of the footpaths as I like to walk alot...'

'Lack of affordable housing options e.g., Union Square (due 2022) is the first affordable housing development. Too much traffic at peak times for such a small town and road maintenance needs to be prioritised.'

'Leisure facilities, job availability.'

However, some respondents scored positively for public transport and community cohesion. When we asked 'What is the one thing you like most about this area?' some responded with:

'Good connections for Central. Multicultural and good facilities e.g. Tesco.'

'Easy access to public transport.'

'I like the strong sense of community. There are a great many local groups from the Perivale Festival Committee to the Friends of Horsenden Hill, to the Selbourne Trust and the recent local library group, all working towards making the local area better...'



Southall

Southall is home to 70,600 people, that's 21% of the borough's population. In 2011, 86% of Southall's population was non-white, 66% are Asian/Asian British, making it the most diverse town in the borough. 6.7% of Southall's population are in bad or very bad health, this is above the borough average, this makes Southall amongst the most deprived town in the borough. The town's median age is 38 and there is a 4-year difference in life expectancy for males and females. Males have a life expectancy of 78 years and females 82 years.

As of 2020/2021 there were 605 relatively low-income households in Southall. 52% of Southall's jobs are classified as low pay work, and only 7% of the jobs are 'knowledge intensive'. The town has the highest proportion of low-wage jobs in the borough and the lowest proportion of high value, knowledge intensive jobs.

Southall's median house price was £427,500 in 2018 and the median earning in the town was £31,200 that same year. This tells us Southall's affordability is 12.5 times the average income and this makes it the third most affordable town in Ealing.



The statements that gained a more negative response:

There is a good range of affordable homes to rent/buy

- AGREE 9%
- NEITHER/NOR 23%
- DISAGREE 69%



I feel that the air I breathe is clean

- AGREE 12%
- NEITHER/NOR 26%
- DISAGREE 62%



There are good local jobs and employment opportunities

- AGREE 12%
- NEITHER/NOR 35%
- DISAGREE 53%



The walking and cycling routes here are safe and attractive

- AGREE 14%
- NEITHER/NOR 21%
- DISAGREE 66%



I feel safe here

- AGREE 17%
- NEITHER/NOR 24%
- DISAGREE 59%



Parks and open spaces here are pleasant, clean and safe

- AGREE 18%
- NEITHER/NOR 22%
- DISAGREE 60%



I'm happy with the way my area is changing

- AGREE 19%
- NEITHER/NOR 27%
- DISAGREE 54%



Good local shops and leisure facilities

- AGREE 27%
- NEITHER/NOR 27%
- DISAGREE 46%



Good local facilities – schools, surgeries, libraries

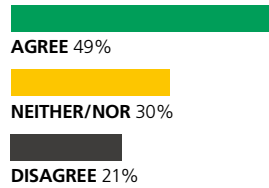
- AGREE 26%
- NEITHER/NOR 32%
- DISAGREE 42%



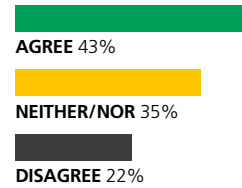
SUMMARY
 SOUTHALL HAD MORE NEGATIVE SCORES THAN OTHER TOWNS IN EALING. THERE WERE SOME RESULTS THAT WERE SLIGHTLY MORE POSITIVE BUT WE UNDERSTAND THAT OVERALL SOUTHALL RESPONDENTS WANT CHANGE AND IMPROVEMENTS TO THEIR TOWN.

The statements that gained a more positive response:

Public transport here allows me to get where I need to go



People from different backgrounds get on well together

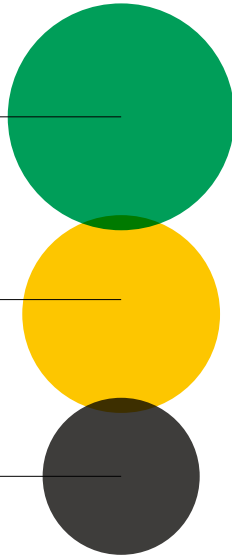


I HAVE A SENSE OF BELONGING HERE

39% AGREE 😊

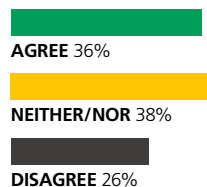
34% NEITHER/NOR 😐

27% DISAGREE ☹️



Neither/nor:

I feel welcome here



This tells us...

There are six themes that scored very negatively for Southall, these are affordable homes, quality of air, job opportunities, safe and attractive walking and cycling routes, feelings of safety, and clean, safe parks and open spaces. The open-ended questions reflected these results, we asked, 'What is it that you don't like and should be improved?' some responded with:

'Lack of parking, road traffic, pavements very bad and dirty and cannot walk their bad roads.'

'Littering, not safe for women to walk alone at night, not a lot of leisure facilities such as cinemas or chain restaurants available for young people to meet in.'

'More job opportunities for over 25s, graduates, people who are not on benefits but need to find work, affordable homes to buy, tube station in Southall. There needs to be a children centre in Southall. Cleaner streets...'

Respondents from Southall scored slightly more positive for the statements; public transport and people from different backgrounds get on well together. When we asked, 'What is the one thing you like most about this area?' some responded with:

'How the community is made up of different backgrounds and how well they integrate together.'

'I grew up in the area, the distinct South Asian influence feels warm and welcoming.'

'I like it's unique identity.'

'I like the heritage and culture of Southall. It is an area of London that is resolute in its traditions, and I love that. I like the area as it is good for transport links, and I have always had no issues living here.'

 **GOOD CONNECTIONS FOR CENTRAL. MULTICULTURAL AND GOOD FACILITIES.**

Shaping Ealing and the New Local Plan

The findings from the Shaping Ealing Survey will be used alongside a wide range of other inputs and further ongoing engagement with residents, businesses and other stakeholders to inform the development of the Council's New Local Plan.

What goes into making/shaping a Local Plan?

- 1 — Ongoing collection of topic based technical and expert evidence.
- 2 — Feedback from Statutory Consultees, Stakeholders and the Public (including Shaping Ealing feedback).
- 3 — The London Plan.
- 4 — The National Planning Policy Framework (NPPF).





CHAPTER 4 NEXT STEPS



We are using your feedback to:

- 1 Help inform the content of our New Local Plan including its core themes, strategic objectives, and planning policies.
- 2 Inform a consultation and engagement strategy for our New Local Plan (known as Regulation 18 consultation, due to launch in the Autumn).
- 3 Inspire different methods of consultation and engagement so they can be more inclusive, accessible, and better representative of the borough's diverse communities and unique towns

As well as informing our New Local Plan, your feedback is also shared across council departments so they can act and deal with certain issues that you have raised.

The next phase of Shaping Ealing will be the statutory consultation and engagement on the draft version of our New Local Plan.

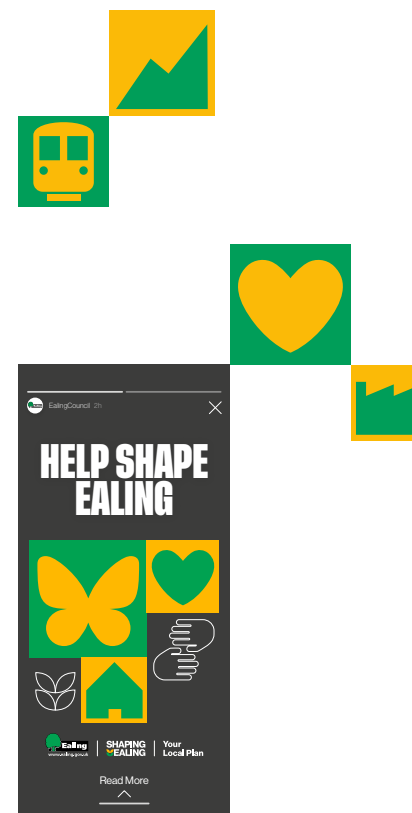
Watch this space:

You will be able to find all information on our New Local Plan on our Shaping Ealing web page. You can also sign up to our bi-weekly newsletter here:

[Local plan | Ealing Council](#)

Or contact the planning team for further details via:
Localplan@ealing.gov.uk

Follow us on all social media platforms and watch out for announcements by email and our website.





APPENDICES SUPPORTING INFORMATION



Appendix 1: North Acton and Park Royal survey results

Parts of the borough fall within the local planning authority area of the Old Oak and Park Royal Development Corporation (OPDC). The OPDC area is divided into three sub areas that partly fall within the Ealing borough boundary: Old Oak, Park Royal and

North Acton. In addition to seven towns, it is useful to separate the survey results for the North Acton and Park Royal part of the borough, in which the OPDC acts as the Local Planning Authority.

The statements that gained a more negative response:

I feel that the air I breathe is clean

- AGREE 22%
- NEITHER/NOR 22%
- DISAGREE 56%



There is a good range of affordable homes to rent/buy

- AGREE 14%
- NEITHER/NOR 38%
- DISAGREE 49%



There are good local facilities such as schools, GP surgeries, libraries

- AGREE 16%
- NEITHER/NOR 30%
- DISAGREE 55%



The walking and cycling routes here are safe and attractive

- AGREE 26%
- NEITHER/NOR 22%
- DISAGREE 52%



Parks and open spaces here are pleasant, clean and safe

- AGREE 28%
- NEITHER/NOR 29%
- DISAGREE 43%



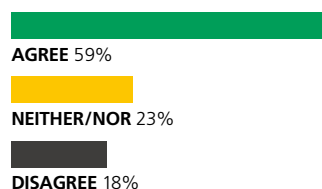
Good local shops and leisure facilities

- AGREE 27%
- NEITHER/NOR 25%
- DISAGREE 48%

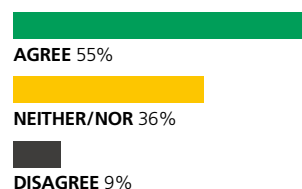


The statements that gained a more positive response:

Public transport here allows me to get where I need to go

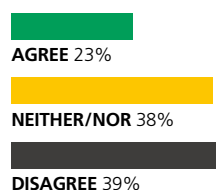


People from different backgrounds get on well together

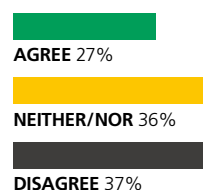


Neither/nor:

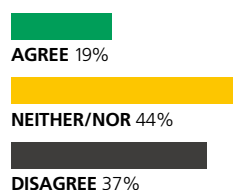
I'm happy with the way my area is changing



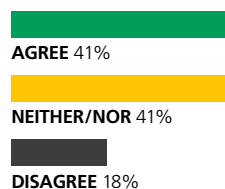
I feel safe here



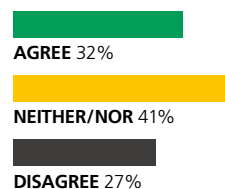
Good local jobs and employment opportunities



I feel welcome here



I have a sense of belonging here



This tells us...

There are four themes that scored very negatively for OPDC, those being affordable homes, air quality, local facilities such as schools, GP surgeries, libraries, and safe and attractive walking and cycling routes. The open-ended questions reflected these results, we asked, 'What is it that you don't like and should be improved?' some responded with:

'Not enough local shops and cafés, schools and nurseries.'

'Polluted, loads of fly tipping and traffic.'

'Air pollution affordable housing.'

However, the overall positive responses were for community cohesion and public transport, this is the same across several of our other towns. When we asked 'What is the one thing you like most about this area?' some responded with:

'It's Green spaces & transport links.'

'Multi-cultural community.'

'Neighbours try to stick together help and protect each other.'

Appendix 2: Reflections from the open-ended questions

We decided to carry out further engagement sessions in four of our towns where we received a lower response rate, in relation to town population, to the survey. Those towns are Acton, Greenford, Northolt, and Southall. These towns will have a further 'other reflections' section in appendix 2.



Acton

- All engagement conversations in Acton refer to the lack of greenery and green spaces to visit in the area which seems to be a major disappointment to the residents.
- There are requests to revive The Mount and North Acton square and make them more attractive and usable as they are the closest type of public space to a town square.
- Many respondents in Acton say they need to travel further away to access retail and shopping facilities as local options are very limited. This is consistent with the views across Southall, Northolt and Greenford, where most people have to shop online and find the local amenities as being deficient.
- Residents want to have an opportunity to be aware of events in advance and have an early engagement contribution to any changes. It is felt when contributions are made, they are not taken into account.
- The conversation on regeneration of the Old Oak and Park Royal areas of North Acton similarly pointed to the lack of updates and communication about what is going on. It was

further reported that previous regeneration schemes in Acton had priced out young people from purchasing a home in the town but having more knowledge and information of different affordable housing schemes could help with their housing struggle. Involving young people in long-term work on regeneration that can be displacing and personally affect residents should become a learning point for planners so negative aspects are not repeated.

Northolt & Greenford

- Most of young students have concerns over safety in local parks and open spaces, with crime and safety issues being major factors preventing young people from making use of outdoor facilities.
- The youth have expressed that they would make better use of green spaces if there were more attractive amenities that would encourage them to use the parks.
- Public transport is also associated with high crime levels, are overcrowded, unreliable and difficult to use, and respondents refer to the quality of transport as 'inadequate' and 'requiring improvement'.

- The general condition of roads and pavements are not walking and cycle friendly, therefore many rely on cars.
 - Majority of young people would like to have a part-time job, only if they were able to access local employment which they could walk/cycle to.
 - Female students report that poorly lit roads, parks and alleyways preclude them from going out, and greater emphasis should be placed on making both walking and cycling safer.
 - The absence of poor local and leisure facilities was also cited, with young people willing to see more cinemas, shops and useable work and study spaces in the area.
- particularly the older social housing that looks run down and unsafe.
 - Young people expressed a desire to work and live in the borough after finishing education but cited lack of suitable employment or apprenticeship opportunities as well as the inability to use public and active transport to travel both locally and out of borough.
 - Respondents would like to see improvements in parks and green spaces, as well as additional indoor and outdoor leisure facilities in the area.
 - There is dissatisfaction with how residents are not either consulted properly or listened to by the council when new plans or policies are brought about.
- particularly the older social housing that looks run down and unsafe.
 - Young people expressed a desire to work and live in the borough after finishing education but cited lack of suitable employment or apprenticeship opportunities as well as the inability to use public and active transport to travel both locally and out of borough.
 - Respondents would like to see improvements in parks and green spaces, as well as additional indoor and outdoor leisure facilities in the area.
 - There is dissatisfaction with how residents are not either consulted properly or listened to by the council when new plans or policies are brought about.

Southall

- Lack of facilities for walking and cycling as well as infrequent/inadequate public transport, and concerns about safety especially in public spaces such as parks.
 - Respondents strongly raised poor levels of cleanliness and hygiene in the area and issues of littering, fly tipping, waste and pollution.
 - Respondents find house prices unaffordable. There is consensus that the local area does not always offer the best quality of housing,
- Lack of facilities for walking and cycling as well as infrequent/inadequate public transport, and concerns about safety especially in public spaces such as parks.
 - Respondents strongly raised poor levels of cleanliness and hygiene in the area and issues of littering, fly tipping, waste and pollution.
 - Respondents find house prices unaffordable. There is consensus that the local area does not always offer the best quality of housing,

Appendix 3: User journey

Screen 1



n.b. user scrolls to see all the above options

Screen 2



n.b. user scrolls to see all the above options

Screen 3



Screen 4



Screen 5



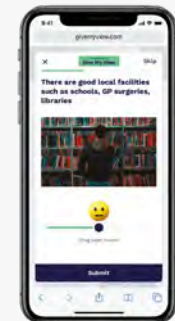
Screen 6



Screen 7



Screen 8



Appendix 3: User journey

Screen 9



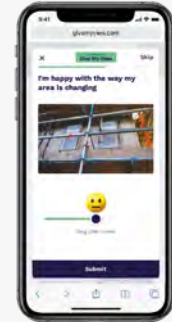
Screen 10



Screen 11



Screen 12



Screen 13



Screen 14



Screen 15



Screen 16



Appendix 3: User journey

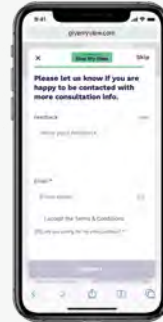
Screen 17



Screen 18



Screen 19



Screen 20



For more information

View a more extended summary of the Shaping Ealing findings [here](#).

Find out more about the council's New Local Plan [here](#).

Read more about the council's priorities and commitments in the four-year Council Plan [here](#).



