Consultation Statement (Part A) Regulation 30 (1) (d) Submission Document EAL11a

July 2011
1. **Purpose**

1.1 This statement sets out which bodies and persons were invited to make representations on the preparation of the Development (or Core) Strategy under Regulation 25 of the Town and Country Planning (Local Development) (England) (Amendment) Regulations 2008.

1.2 It is divided into two parts:

- Part A - identifies how bodies and persons were invited to make representations

- Part B - summarises the main issues raised and briefly explains how those main issues will be addressed in the Final Proposals (or Pre-Submission) Development (or Core) Strategy.

2. **Background**

2.1 The council’s proposed submission Core Strategy has been developed over a number of years and has benefited from a number of rounds of public consultation. At the same time, a major effort has gone into producing a wide range of regeneration studies relating to the town centres and key municipal estates that have all fed into local development plan documents and provided a useful evidence base.

2.2 In February to March 2006, the council consulted on “Issues and Options for Spatial Planning”. However, in May 2006, the local elections took place, and these resulted in a new political administration in Ealing Town Hall. Understandably, this led to a review of the previous Council’s approach to its Local Development Framework, and the generation of some new ideas. The key changes were the approval of a new Sustainable Community Strategy in July 2006 (providing a new context for the Local Development Framework) and associated strategies and action plans.

2.3 The council then took the decision to re-consult on issues and options for the Core Strategy options and at the same time decided to include strategic sites in the borough. In September to October 2007, the council consulted on “New Issues and Options for Planning Your Borough; Strategy and Sites”.

2.4 These consultations were undertaken under the “2004 Regulations”. Both these consultation generated considerable comment, and after taking this into account, together with further evidence gathering and changes to national and London Plan policy, the council decided in 2008 to invite the Planning Advisory Service (PAS) to undertake a diagnostic review to help in the preparation of
the LDF and make recommendations with regard to structure, organisation, process and culture as they relate to the LDF function within the authority and its particular context. This review did not examine the soundness of the emerging plan or the evidence base that supports it.

2.5 PAS reported in July 2008 and, in line with their recommendations, the Planning Policy function was reorganised and co-located alongside the regeneration function so as to ensure greater coordination between work around LDF and efforts to promote the regeneration of the borough, for example, in the preparation of master planning exercises for the borough’s town centres, Park Royal and Southall.

2.6 At the same time, the council also engaged consultants (Shared Intelligence) to assist in responding to the PAS challenge, to take a fresh look at the content of the Ealing LDF and to provide assistance in producing an overarching narrative for development, growth and improvement in Ealing and for policies contained within the LDF. They reported in the Spring 20091.

2.7 The council then undertook a further round of public consultation during September-October 2009 including Initial Proposals (or Preferred Options) on the Development (or Core) Strategy in accordance with Regulation 25 of the “2008 Regulations”. At the same time the council also published some Issues and Options on a Development Management policy document. The purpose of the consultation was to provide further opportunity for people to get involved in the LDF process, and in particular to consider the preferred options for the Development (or Core) Strategy which had been developed since 2007.

2.8 Subsequently, the council also benefited from a frontloading visit by the Planning Inspectorate in January 2010 which provided a review of Ealing’s LDF including the assembly of the evidence base and the generation of convincing and appropriate strategies and delivery plans2.

2.9 The council has since undertook a final round of public notification during September-November 2010 including Final (Submission) Proposals for the Development (or Core) Strategy in accordance with Regulation 27 of the “2008 Regulations”. At the same time Initial Proposals (or preferred options) for Development Sites and Management Policies was undertaken. More information is provided in Consultation Statement Regulation 30 (1)(e) and (f) (Submission Documents EAL12a and 12b).

3. Bodies invited to make representations

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2 See the Inspector’s Note available at - http://www2.ealing.gov.uk/services/environment/planning/planning_policy/local_development_framework/evidence_base/general/
3.1 The council specifically consulted with the organisations, bodies and groups identified in Appendix A in order to gather their views on issues and options facing the borough. The consultees included specific consultation bodies and other statutory bodies, local amenity and residents groups, businesses and individual residents. In addition, the council consulted more widely through a variety of consultation techniques (see below).

3.2 Set out below is a summary of the consultation methods that were used in accordance with processes set out in the Regulations and in the council’s Statement of Community Involvement (SCI), including:

- publication of the Development (or Core) Strategy Initial Proposals document (and sustainability appraisal) and its availability for inspection at the council’s Customer Services Centre, Perceval House and all of the borough’s twelve libraries (Acton, Ealing Central, Greenford, Hanwell, Jubilee Gardens, Northfields, Northolt, Perivale, Pitshanger, Southall, West Ealing and Wood End) and its distribution to key statutory bodies and other consultees (see Appendix A for list of consultees broken down into various categories);
- announcement of the consultation process and availability of the Development (or Core) Strategy proposals, summary leaflet and additional material on the council’s website;
- a public notice advertising the consultation published in the local “Ealing Gazette” newspaper at the commencement of the consultation period;
- letters (see Appendix B) or emails to a wide selection of amenity and residents groups, businesses and individuals on the council’s LDF consultation mailing list;
- leaflets available at the various information points listed above and distributed with letters (see Appendix C) or various public events;
- an article and associated announcement of the consultation process in Around Ealing (see Appendix D) which is delivered to every address in the borough;
- a briefing note and copies of the leaflets distributed through ward forums;
- four evening public meetings in venues in Acton, Ealing, Greenford and Southall;
- a youth conferences organised in conjunction with the careers and education services hosted by a facilitator in venues in Ealing; and,
- other meetings with specific interest groups.
3.2 The consultation period took place between September 4th and 16th October 2009. Nevertheless, representations were accepted after this date and there were meetings with interest groups held outside of this period. Notes of the public meetings and the youth conference were published on the council’s web site³.

4. Summary of the main issues raised

5.1 The council received representations from 60 individuals, organisations and statutory consultees, including the Government Office for London, Environment Agency, Natural England and English Heritage. 619 individual points and issues or representations were raised in total.

5.2 Part 2 of this Consultation Statement provides summaries of those topics/issues that received comments, lists the people and organisations that commented, summarises the key issues that were raised and provides a summary of the council’s key responses. It also includes details of action arising from the consideration of the representations, but does not include detailed policy or other text wording.

5.3 In some cases the comments were followed up with meetings with consultees to discuss matters further.

5. How representations were taken into account

6.1 The council carefully considered the representations received and took these into account (see Part 2 of this Consultation Statement) together with other information such as updated evidence and the results of the workshops in drafting the proposed Submission Development (or Core) Strategy DPD.

6.2 The council published on the council’s web site a summary report of the representations received together with a full schedule of representations including council officers responses and recommendations.

³ See: http://www2.ealing.gov.uk/services/environment/planning/planning_policy/local_development_framework/consultation/previous_consultations.html
6. Conclusion

6.1 The council considers that it has carried out comprehensive consultation exercises over the past few years that have enabled a variety of consultees to become involved in the preparation of the Development Strategy.

6.2 This consultation, including most recent consultation under Regulation 25, has followed the processes set out in the council’s adopted Statement of Community Involvement and has also been in accordance with the Town and Country Planning (Local Development) (England) Regulations.
Appendix A – Bodies invited to make representations to the Development (or Core Strategy) Options (Regulation 25)

(a) Specific Consultation bodies (including significant other bodies)

Abingdon Energy Limited
Anglian Water
Atlantic Electric and Gas
BBC
British Gas
British Gas Properties
British Wind Energy Association
BT Group plc
Countrywide Farmers Plc
Ealing Primary Care Trust (PCT)
Ecotricity
EDF Energy Networks Ltd
English Heritage
English Nature
Environment Agency
Government Office for London
Good Energy Limited
Greater London Archaeology Advisory Service
Greater London Authority (GLA)
Highways Agency
London Borough of Brent
London Borough of Hammersmith & Fulham
London Borough of Harrow
London Borough of Hillingdon
London Borough of Hounslow
London Development Agency
London Energy Plc
London Waste Regulating Authority
Mayor of London

Monal Utilities
National Grid
Natural England
North West London Strategic Health Authority
Npower
O2 (cellnet)
Opus Energy Limited
Planning Inspectorate
Powergen
Scottish Gas
Scottish Hydro Electric
ScottishPower
Seeboard Energy Limited
Southern Electric
Strategic Rail Authority
SWALEC
SWEB Energy Limited
Telecom Plus PLC
Thames Water
Thames Water Property Services
The Countryside Agency
Three Valleys Water
T-Mobile (UK) Limited
Total Gas & Power Limited
Transport for London (Tfl)
Utilita Electricity Limited
Utility Link Limited
Virgin HomeEnergy Limited
Mayor of London
b) General Consultees

A & D Homes Ltd
Action Acton
Acton Alliance
Acton Asian Association
Acton Community Forum
Acton Green & Bedford Park Conservation Area Panel
Acton Green Church
Acton Group for Ethiopians in Ealing
Acton History Group
Acton Housing Association
Acton Law Shop
Acton Residents Association
Acton Town Central, Acton Park Conservation Area Panel
Acton Town Residents Association
Advanced Property Management
Afghan Academy
African Caribbean Initiative
African Womens Forum
Age Concern
Alan Camp Architects
Alliance Planning
Alzheimers Concern Ealing
Ancient Monuments Society
Apna Centre-Careways Ltd
Apna Ghar Housing Association Ltd
Armenian Hayashen

Hartswood Property Management Ltd
Havelock Estate Residents Association
Haven Green Conservation Area Panel
Haven Green Court Res Association
Hazardous Installations Directorate, Health and Safety Executive
Health and Safety Executive (HSE)
Help the Aged
Henry Butcher
Hepher Dixon Ltd
Hindu Youth Organisation
Hobbayne Charity
Home Builders Federation
Homesearch Ltd
Horn of Africa Advice Centre
Horne Associates
Housing For Women
Howard Sharp and Partners
Iceniprojects
Indigo Planning
Inquilab Housing Association
Institute of Sikh Studies
Iranian Association
Irish Support & Advice Service
J D Asset Management Plc
Japan Services
Jinah School of Urdu
CONSULTATION STATEMENT REGULATION 30 (1) (d)

Arup Partnership
Arya Samaj London
Ashra-Asian Carers Project
Asian Family Counselling Services
Asian Parents Carers Association
ASRA Housing Association
Avenue Road/Villiers Road Residents Association
Bahai Community of Ealing
Barker Parry
Barton Wilmore Planning
BBC
BE Group
Bedford Park Society
Bellway Homes
Biffa
Biodiversity Strategy Team
Birkbeck Residents Association
Biscoe Craig Hall
Bissco and Stanton Chartered Surveyors
Boston Manor Residents Association
Boyer Planning
Brent Lodge Ranger Team
Brent River and Canal Society
Brentham Garden Conservation Area Panel
Brentham Society
Brett Group
British Geological Survey
British Wind Energy Association
Brixton Plc
Bromyard Residents Association
BTCV
Buckingham Avenue Residents Association
Caldecotte Group
Caraealing

John Dutton & Partners
John Jowitt Associates
Jorich Investments
Kajima Europe Ltd (UK Holdings)
Khudamil Ahmadiyya Association
Kingmead Ltd
Kingsdown Residents Association
King Sturge
Knight frank
Lamborn Close Residents Association
Landmark Developers
LCP Securities
Leith Planning
Leonard Tridgell Associates
Levvel Consulting Ltd
Lewis Trust Group
Linden Homes
Live Dubai Ltd
London Councils
London Planning Practice
London School of Management
London Wildlife Trust
London YMCA
Lyndhurst Avenue Residents Association
Malcolm Judd & Partners
Manor Residents Association
Mason Partners
Metropolis pd
Metropolitan Housing Trust
MHT South Thames
Middlesex Property Management Ltd
Milap Day Centre
MOAT Housing Society
Montague Evans
Caribbean Environment Watch
Catalyst Housing Group
CB Estates
Ceba Properties Ltd
Central & Cecil Housing Care & Support
Central Ealing Residents Association
Centre for Ecology and Hydrology
Chapman Taylor
Childrens & Residential Homes
Choicehome Property Management
Chris Thomas Ltd
Church Commissioners
Churchfield Community Association
Churchfields Residents Association
Citrus Group
City & Provincial Properties Plc
Cluttons LLP
Colin Bibra & Co
Collin Buchanan and Partners
Commission for Architecture and the Built Environment (CABE)
CB Richard Ellis
Costains Construction Ltd
Cgms
Cranmer District Res. Association
Crest Nicholson
Crystalstream
Crown Estate Office
Cuckoo Estate Residents Association
Cuckoo Estate Residents Association
Cumberland Park Residents Association
Cushman & Wakefield
Denton Wilde Sapte
D H A Planning

Muslim College
NLP Planning
North & South Residents Association
North Greenford Residents Association
North West London Strategic Health Authority
Northfields Independent
Northolt Memorial Hall Trust
Northolt Village Community Centre
Northolt Village Conservation Area Panel
Northolt Village Forum
Notting Hill Housing Trust
Old Oak Common Conservation Area Panel
Olde Hanwell Residents Association
Oldfields Circus Traders
OMID Housing Association
Overdale Neighbourhood Watch
Park View Residents Association
Parkridge Holdings
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Peacock & Smith
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Appendix B: Regulation 25 Consultation Letters and Public Notice
Dear Sir/Madam,

Public Consultation on the Local Development Framework (LDF)

Ealing Council is continuing to make good progress in preparing a new 'Local Development Framework' (LDF) for the borough. The LDF portfolio will be a major determining factor in the borough's future development and will eventually replace the existing Unitary Development Plan (that was adopted in 2004) by 2013. I am writing to invite you to participate in helping to create this new planning framework for Ealing and participate in a council organised a six-week public consultation that will start on 4th September and end on 16th October 2009. We have prepared two key documents:

Firstly, the 2026 Initial Proposals for the Development Strategy (the “core strategy”). This Development Strategy 2026 sets out Ealing Council’s vision and proposals for the future development of the borough. These proposals set out how, where and when the council, working with statutory bodies, the private sector and voluntary sector, will provide new housing for the Borough’s growing population; sustain and create jobs; protect and enhance green and open space and the borough’s heritage; and, ensure that community facilities, services and transport infrastructure are provided where and when needed. In addition, to support the Development Strategy, there are also a number of background papers that provide further information on population and household projections, Ealing’s economy, housing, infrastructure planning and delivery and the community consultations and evidence base audit trail.

Secondly, Issues & Options for Development Management Policies that will eventually be used to guide decisions on planning applications.

I have enclosed a copy of the public notice (see over the page) giving details of the arrangements for the public consultation period together with a leaflet providing more information on the local development framework and some events we have organised. If you would like translated material or interpretation in other community languages, or formats to suit people with disabilities, please let me know. Further information is also available on the Ealing Council web-site including electronic copies of all the documents referred to above (www.ealing.gov.uk/planpol). I therefore invite you to take this opportunity to have your say on these draft LDF documents and will look forward to hearing from you.

Yours faithfully,

Steve Barton
Interim Head of Planning Policy
The Local Development Framework is a portfolio of local development documents and, together with the London Plan, is part of a two-tiered planning system that determines how the planning system will shape and manage future development in Ealing. It will eventually replace the council’s Unitary Development Plans (UDP) which was adopted in 2004. The timetable for preparing and publishing development plan documents is set out in the Local Development Scheme (adopted in March 2009).

Ealing Council is now consulting on two key documents. Firstly, the 2026 Initial Proposals for the Development Strategy (the “core strategy”). This Development Strategy 2026 sets out Ealing Council’s vision and proposals for the future development of the borough. There are also a number of background papers that provide further information. Secondly, Issues & Options for Development Management Policies that will eventually be used to guide decisions on planning applications.

Individuals and organisations in the community are now invited to participate in a public consultation and the council have organised a number of public meetings to this effect. The documents together with other relevant supporting information, details of the public meetings and comment forms can be viewed on Ealing Council’s website, www.ealing.gov.uk/planpol Comments can also be emailed to: planpol@ealing.gov.uk.

Paper copies can be inspected at the council offices at Perceval House, 14-16 Uxbridge Road, Ealing W5 from 4th September 2009 until 16th October 2009, between the hours of 8.30am and 5.00pm, Monday to Friday.

Copies are also available for inspection at local libraries as follows:
- **ACTON** Mon, Fri, Sat 9am-5pm; Tue, Wed, Thur 9am-7.45pm; Sun closed
- **EALING CENTRAL** Mon, Fri, Sat 9am-5pm; Tue, Wed, Thur 9am-7.45; Sun 1pm-4pm
- **GREENFORD** Tue, Wed, Thur 9am-7:45pm; Fri, Sat 9am-5pm; Sun, Mon closed
- **HANWELL** Tue, Thur 9am-1pm, 2pm-7.45pm; Fri, Sat 9am-1pm, 2pm-5pm; Sun, Mon Wed closed
- **JUBILEE GARDENS** Tue, Thur 9am-1pm, 2pm-7:45pm; Fri, Sat 9:30am-1pm, 2pm-5pm; Sun, Mon and Wed closed
- **NORTHFIELDS** Tue, Thur 9am-7:45pm; Fri, Sat 9am-5pm; Sun, Mon, Wed closed
- **NORTHOLT** is currently closed for refurbishment. The nearest libraries are at Wood End and Greenford.
- **PERIVALE** Tue, Thur 9am-7:45pm; Fri, Sat 9am-5pm; Sun, Mon, Wed closed
- **PITSHANGER** Tue, Thur 9am-7:45pm; Fri, Sat 9am-5pm; Sun, Mon, Wed closed
- **SOUTHALL** Mon, Fri, Sat 9am-5pm; Tue, Wed, Thur 9am-7.45; Sun 1pm-4pm
- **ST. BERNARDS HOSPITAL** Mon, Thur 9.30am-12.30pm trolley rounds in the afternoon to wards. Tues, Fri 9.30am-12.30pm and 1.30pm-4.30pm, Wed 9.30am-12.30pm, 1.30-5.00pm
- **WEST EALING** is currently closed for refurbishment and due to open in late September
- **WOOD END** Tue, Thur 9am-1pm, 2pm-7:45pm; Fri, Sat 9am-1pm, 2pm-5pm; Sun, Mon, Wed closed

Copies can be obtained from the Council’s reception area or from the Planning Policy Team (see contact details below). There is a charge for some documents.
To everyone on the Planning Policy Team Mailing List

Comments on the Development Strategy and Development Management Policy documents, and on any aspect of the preparations for Ealing's LDF, should specify the subject or document page number to which they relate, and the reasons for the comment. **The Council may not be able to take comments into account if they are received later than 16th October 2009.** If you want to be notified about further stages in the LDF adoption process, and about other aspects of LDF preparation, please specify your contact details.

To contact the Economic Regeneration & Planning Policy Team, email planpol@ealing.gov.uk, telephone 020 8825 5845 or write to the Economic Regeneration & Planning Policy Team, Ealing Council, Perceval House, 4th Floor, 14-16 Uxbridge Road, London W5 2HL.
Appendix C: Consultation Leaflet
The council has been working on a blueprint for the future of the area, called the Local Development Framework. It looks at how planning will be managed for a range of subjects that affect our everyday lives.

Initial proposals are set out in a document called the Development Strategy 2026 (a 15-year plan which we aim to start using from 2011). The strategy will guide the management of all developments in the borough. It will affect how, where and when the council will allow new housing, create new jobs, protect green spaces and our heritage, provide community facilities and ensure transport services are as they should be.

We have been working closely with experts from other organisations but, most importantly, we want our community to be at the centre of our decisions.

Consultation meetings start September. Come along and find out more details about the plans and have your say. See overleaf for dates and locations.

HELP SHAPE THE FUTURE OF EALING

If you live or work in the borough, we want you to have your say and help shape how the borough should develop over the next 15 years.
CONSULTATION MEETINGS

EALING AREA MEETING
Wednesday 9 September • 7 – 9pm
Liz Cantell Room, Ealing Town Hall

GREENFORD AREA MEETING
Wednesday 16 September • 7 – 9pm
Greenford Hall, Ruislip Road

SOUTHALL AREA MEETING
Thursday 24 September • 7 – 9pm
Dominion Centre, The Green

ACTON AREA MEETING
Thursday 1 October • 7 – 9pm
St Mary’s Parish Church, The Mount

If you would like to receive more information on these and other events, call Narendra Gohil on 020 8825 5882 or email gohiln@ealing.gov.uk

www.ealing.gov.uk
Appendix D: Around Ealing Publicity Articles
Have your say on borough’s 15-year plan

We want you to have your say and help us to map out how the borough should develop over the next 15 years. The council has been working on a blueprint for the future of the area, called the Local Development Framework, that looks at a multitude of subjects that affect our everyday lives – ranging from transport to leisure facilities, and from housing to jobs.

Now, we are asking for your help. We have put together our initial proposals in a document called Development Strategy 2026. It is called that because it will be a 15-year plan and we hope to start using it in two years’ time, from 2011.

Consultation meetings and events are planned between 4 September and 16 October 2009 to give you the chance to hear about, and have your say on, the plans.

Councillor David Millican, Cabinet Member for Regeneration and Transport, said: “We want to give everybody who lives and works in the borough an opportunity to participate in shaping these plans for the future of Ealing.

“The strategy will guide the management of all developments in the borough for 15 years and will play a huge part in how our area evolves.

“We have been working closely with experts from other organisations but, most importantly, we want our community to be integral to everything we decide.

“The strategy will affect how, where and when the council will: Allow new housing, create new jobs; protect green spaces and our heritage; provide community facilities; and ensure transport services are as they should be. So I urge everyone to get involved.”

If you would like to receive more information on these and other events you can add your name to Ealing Council’s 2026 consultation database. Call Narendra Gohil on 020 8825 5882 or email him at gohln@ealing.gov.uk

Help point the way forward

“We have been working closely with experts from other organisations but, most importantly, we want our community to be integral to everything we decide.”
Youth volunteers finished a colourful revamp of their school playground in time for the start of the new school year.

The 13 BerryCede Primary pupils, aged 10 and 11, put in flowerbeds, murals and mosaics during almost seven months of work.

It was done as part of the Big Lottery-funded Community Space Challenge, a national initiative to help young people transform public spaces, gain skills and build pride in their community.

This is the second such project carried out in Acton, after the Youth Inclusion and Support Panel, led by Ealing Council, secured a five-year £58,000 grant.

In August’s Around Ealing, Leader of the Council Jason Stacey announced a £50 ‘cash back’ scheme to help the borough’s residents during the economic crisis. Well, plans for how it will work are now being finalised and full details will be revealed in November’s edition of this magazine.

In short, all eligible households in the borough will receive a £50 premium from the council by 1 December, in time to spend it in the build-up to Christmas.

Payments will be made to everyone who is eligible, so there is no need to contact the council. However, payment is easier and quicker for those who pay their council tax by monthly direct debit. If you do not pay by direct debit, but would like to start doing so, contact 08459 400810 (local rate, 24 hours) or log on to www.ealing.gov.uk/counciltax.

We are still asking for your views on how the borough should develop over the next 15 years. Consultation meetings and events have been running since the start of September as the council has sought views on its blueprint for the future, called the Local Development Framework. However, you can still make your views known online until 16 October, at www.ealing.gov.uk/consultations, or you can find out more details about the Local Development Framework and the meetings by visiting www.ealing.gov.uk/ldf.

Councillor David Millican, Cabinet Member for Regeneration and Transport, said: “The strategy will guide the management of all developments in the borough for 15 years and will play a huge part in how our area evolves.”

Contact Narendra Gohil on 020 8825 5882 for further information.

Two benefits cheats have been hauled to court after Ealing Council investigations revealed they had conned their way to thousands of pounds.

Keriya Mahmud, 28, of Goldsmiths Close, Acton, failed to mention she was receiving a student loan and fraudulently obtained £8,400 over 18 months. She pleaded guilty to dishonesty and was given a 12-month community order, 120 hours’ unpaid work and ordered to pay £750 court costs at Ealing Magistrates’ Court.

Suvaken Rex, 39, of Carlyle Avenue, Southall, swindled £6,200 in benefits for failing to declare he was sub-letting the property. He pleaded guilty at Ealing Magistrates’ Court and was given a 12-month community order, 150 hours’ unpaid work and ordered to pay costs of £422.85.

The council is recovering the money fraudulently obtained by Mahmud and Rex by deductions from their benefits.

To report benefit fraud, call The National Benefit Fraud Hotline confidentially on 0800 328 6453.