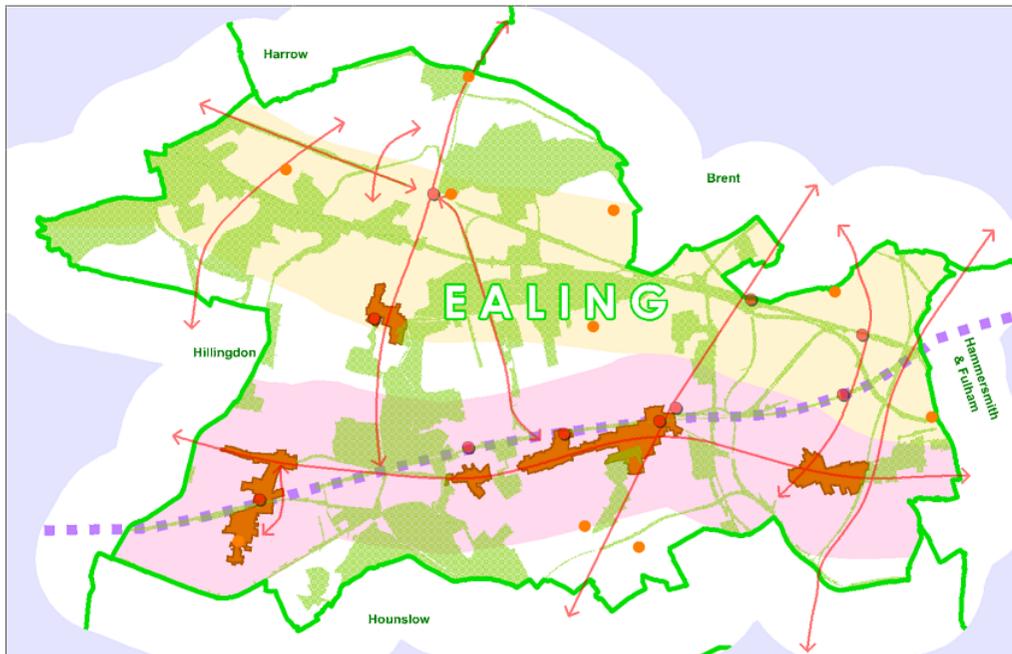


2026

Development Management Initial Proposals

Sustainability Appraisal Incorporating Strategic Environmental Assessment

Executive Summary Report (July 2011)



Introduction

This Report

This document is the Non Technical Executive Summary Version of the Sustainability Appraisal Report (incorporating Strategic Environmental Assessment) of the Initial Proposals draft of the Ealing 2026 Development Management Development Plan Document (or DPD for short). A Non Technical Executive Summary version is produced in line with the requirements of the Strategic Environmental Assessment Directive. This report also serves to aid accessibility to what is a lengthy technical document. Under the Planning and Compulsory Purchase Act 2004, Local Planning Authorities are required to undertake a Sustainability Appraisal (SA) for all Local Development Documents (LDD's).

The Sustainability Appraisal (SA) aims to promote sustainable development through the integration of economic, environmental and social considerations into the preparation of Development Plans Documents (DPD's). A key function of the Sustainability Appraisal is to illustrate the benefits and risks of different policy options, to enable a transparent decision making process.

The Development Management Document

The Development Management Document when completed will guide decisions on planning applications in Ealing. The document will compliment the Development Strategy, which sets out the over arching vision, and the Development Sites Document, which will indicate how specific sites in the Borough should be developed. The Suite of Development Plan Documents will ultimately replace Ealing's Unitary Development Plan. When approved, the Development Management Document will become a statutory Local Development Document forming part of the Local Development Framework for Ealing.

Methodology

The preparation of the Sustainability Appraisal of the Development Management Initial Proposals has involved the following stages:

- The production of a Scoping Report, which sets out the scope of the Sustainability Appraisal for the Local Development Framework
- The production of interim SA reports at each stage in the evolution of the DPD (the previous report was published on the Issues and Options stage)
- The production of this Sustainability Appraisal Report at the Initial Proposals Stage

The first stage of the Sustainability Appraisal involved reviewing relevant plans, programmes and strategies, collecting information to develop an understanding of the social, environmental and economic factors in the Borough and beyond. This framework was developed through the Scoping Report.

A range of options for development of sites have been put forward to address the key planning issues facing the Borough over the Plan period. Options have been appraised against each of the Sustainability Objectives. The report also aims to predict and evaluate the effects of the DPD. This is in terms of magnitude, geographical scale, and time period over which they will occur.

Other factors are also taken into account for example whether the effect is temporary or permanent, positive or negative, frequency or secondary effects. Mitigation measures are also proposed to prevent, reduce or offset significant effects or to maximise beneficial impacts.

However, whilst the process scrutinises comprehensively, many issues are largely dependent upon implementation, and upon the policies which emerge from sister DPD's. It must be acknowledged that the SA process is not a wholly encompassing exercise, and that other factors will influence development that may not be within the scope and horizon of this report.

Baseline information and current state of the environment

In the Scoping Report, a Sustainability Appraisal Framework was developed and this framework has been used to appraise the sustainability of the Development Strategy. As part of the framework, nineteen sustainability objectives were identified, covering a range of aspects from environmental, economic and social issues, key to the future of the Borough.

The framework was decided in consultation with key stakeholders as follows. It has also been refined over time to increase the effectiveness and scope of the appraisal process.

Refined Sustainability Appraisal Objectives

Refined SA Objectives		
No.	Objective	Type of Objective
1	Actively support inclusive access to essential health, community and local services	Social
2	Promote community involvement, voluntary and partnership working	Social
3	Preserve and enhance the local historic environment and cultural heritage	Environmental/Social
4	Reduce crime, fear of crime and antisocial behaviour	Social
5	Minimise detrimental noise impacts	Environmental
6	Improve access to well designed, affordable, inclusive and appropriately located housing	Social
7	Reduce health inequalities and promote healthy living	Social
8	Protect and enhance the network of open space	Environmental
9	Protect and enhance the natural environment and biodiversity	Environmental
10	Improve air quality	Environmental
11	Reduce contributions to and vulnerability to climate change	Environmental

12	Improve water quality, conserve water resources, and minimise the impact of flooding	Environmental
13	Enhance existing buildings and facilities, and encourage the reuse / remediation of vacant land and under-utilised buildings	Environmental
14	Reduce waste generation and increase waste recycling	Environmental
15	Reduce vehicular dependency and promote the use of sustainable modes of transport	Environmental
16	Promote local employment opportunities, training and skills attainment	Economic
17	Support sustainable economic growth	Economic
18	Improve opportunities for education and training	Social/Economic
19	Promote cultural and community identity	Social

Alternatives

As part of developing the DPD, a number of possible options for developing policies have been put forward. The Initial Proposals Document has been open to options and alternatives offered by consultees, and the document will continue to evolve before the Final Proposals.

Significant effects on the environment

Strengths

Objective 17 “support sustainable economic growth” is the most widely addressed objective. The Second most widely addressed objective is Objective number 6 “Improve access to well designed affordable inclusive and appropriately located housing” Objective one “ Objective 1: actively support inclusive access to essential health community and local services” is also very well adressed.

Uncertainties

The least well adressed objective is objective 18 “improve opportunities for education and training”. Another objective seldom addressed by the policies assessed is objective 16 “promote local employment opportunities, training and skills attainment”. This is also the case of objective 2 “community involvement voluntary and partnership working”. Due to the fact that policies can only be truly tested through implementation, there will always be an element of uncertainty surrounding how they score around the SA objectives.

Negative effects

No significant negative effects were identified for the Development Management DPD, as the nature of the policies is to manage development in order to produce positive planning outcomes.

Specific Recommendations

The appraisal process has produced a number of specific recommendations to be taken forward:

Policy	Suggested change
Ealing Policy 4A Employment uses Local Policy.	A more detailed definition of ‘reasonableness’ may be required in order to ensure that unsustainable uses are not permitted
Ealing Local Variation to RLP Policy 4.8 Supporting a successful and diverse retail sector	Explore the option for identifying whether the proposed shop will be for convenience or comparison goods as part of the planning application so as to encourage comparison or convenience shopping in accordance to the town centre hierarchy. The A1-A5 classification does not clearly reflect this distinction. A1 units in particular which are key in town centres can sell convenience or comparison goods. This could make the policy perform even better against Objective 17 “Support sustainable economic growth”.
Ealing Policy 4B ‘A’ use classes Local Policy	It could be noted that ‘signage and shopfronts could be designed to enhance or positively reflect local character’.
Ealing Local Variation to RLP Policy 5.2 Minimizing carbon dioxide emissions	Where the text refers to “new development”, it is not clear whether this applies to all development or only to major developments. The London Plan policy is about Major Development, so this should be clarified in the text.

<p>Ealing Policy 5A Building Efficiency and Renewable Energy Local Policy</p>	<p>When referring to new development at the outset, clarify whether it is all new development or new major development, especially as the distinction between “new development” and “residential development which falls outside of the category of major development” is drawn later on in the text. For section A suggest ‘All new development’. Cross reference policy 5.6 Decentralized energy in development proposals because points A and B could also be variations on this policy.</p>
<p>Ealing Local Variation to RLP Policy 5.11 Green roofs and development site environs</p>	<p>It could be noted that green roofs should be considered for all smaller schemes including conversions.</p>
<p>Ealing Local Variation to RLP Policy 7.7 Location and design of tall and large buildings</p>	<p>The opportunity for mixed-use development in tall and large buildings could be noted in this policy. There is a particular opportunity for co location of residential / businesses with schools or other public services, with the former providing rent to the latter.</p>

Mitigation measures

The SEA Directive requires information to be provided on '*the measures envisaged to prevent, reduce and as fully as possible offset any significant adverse effects on the environment of implementing the plan or programme*'. Mitigation measures also include proactive avoidance of adverse effects and measures to enhance positive effects.

Mitigation measures can take a wide range of forms:

- Changes to options, including bringing forward new options
- Adding or deleting options
- Refining options in order to improve the likelihood of beneficial effects and to minimise adverse impacts
- Technical measures to be applied during the implementation stage

Mitigation measures referred to at previous stages have been taken into account, as far as possible in preparing this report.

Monitoring

The SEA directive requires that the Environmental Report (in this case the SA report) include details of the proposed monitoring process. It is essential that the performance of the DPD is regularly monitored to ensure that it is meeting its objectives and that any negative impacts are minimised/eliminated. This monitoring will also be key to ensuring that the DPD remains current and relevant. Revisions to the DPD may also be necessary in light of changes in legislation. In terms of the monitoring itself, many of the indicators identified for the baseline data will be particularly useful. These indicators will allow us to check if the SA predictions of sustainability effects outlined in this report were accurate, and to see if the DPD is contributing to the achievement of the SA objectives. This monitoring exercise will also allow us to identify if the recommended mitigation / enhancement measures are having the correct effect. In order for this to be possible however it will be dependent on ensuring that the baseline data is up to date and regularly reviewed.

Where unforeseen adverse effects are identified as part of this monitoring process, consideration will be given to the need to review the DPD to mitigate against these concerns. It is envisaged that this SA monitoring will form part of the overall annual LDF monitoring exercise. The Annual Monitoring Report (AMR) is scheduled to be published in December of each year. It should be noted that some of the baseline data collected for the SA appraisals had previously been collected for the AMR.

As part of the AMR process it would be useful to develop sustainability performance indicators or sustainability best value indicators. Monitoring will also consider the cumulative/synergistic effects of the DPD in light of other LDF documents. Further details on the monitoring process will be outlined in subsequent publications.

Future Work / Next Steps

The next stage in the SA process will be task B3, Part 3, to undertake an Appraisal of the Final Proposals.

For further copies of this document or any of Ealing's local development framework documents, please contact:

Planning Policy
Ealing Council
Perceval House
14/16 Uxbridge Road
London W5 2HL

Tel: 020 8825 5882
Email: Planpol@ealing.gov.uk

Visit: www.ealinginlondon.com

