

A Brief Guide to Ealing's Local Development Framework

The 'Local Development Framework' (LDF) is a folder of documents to guide planning and development in the borough. It covers a 15 year plan period up to 2026 and comprises four key elements:

- **Ealing's Development Strategy DPD** (also known as the Core Strategy Development Plan Document) sets out a vision for the future development of the borough.
- **Ealing's Development Sites DPD** (also known as the Site Specific Allocations Development Plan Document) sets out the planning requirements for those key sites in the borough with significant development potential.
- **Ealing's Development Management DPD** (sometimes known as the Generic Development Control/Management Development Plan Document) seeks to guide decisions on planning applications where no provision has been made elsewhere (e.g. the London Plan) and where, because of the unique characteristics of Ealing, we feel a more distinctive approach needs to be taken.
- **Proposals Map** illustrates all site-specific policies in all LDF documents in map form.

Some other important elements include:

- an official work programme and timetable (called the 'Local Development Scheme');
- how members of the public and interested organisations can be involved in decisions on planning policy & planning applications (called the 'Statement of Community Involvement');
- information on the extent to which planning policies are being successfully achieved, measures performance against the programme set out in the project plan and other relevant matters (called an 'annual monitoring report'); and
- an up to date information base on key aspects of the social, economic and environmental characteristics of the area (called the 'evidence base').

This leaflet briefly explains the council's approach in the draft Final (Submission) Proposals for the **Ealing 2026 Development Strategy**.

Ealing's Development Strategy aims to harness opportunities for growth and development and promote improvement in appropriate locations. It also considers how the borough fits into the 'bigger' London picture, as well as what will deliver the borough's spatial vision. It seeks to answer some key questions:

1. Why do we need new development?

It will address housing needs for local people and take account of demographic changes, create and sustain jobs and ensure the future vitality and viability of our town centres.

2. How much development?

By 2026, the council aims to provide 14,000 additional homes, 94,500 sqm of new office floorspace, decrease our net stock of industrial floorspace by 57,000 sqm (or 14 ha) through managed release and provide up to 150,000 gross sqm of new retail floorspace. More than half the new homes planned either already have planning permission or relate directly to the council's municipal estate regeneration programme.

3. Where will new development be located?

Residential and business development will be primarily concentrated in two development corridors – the Uxbridge Road/Crossrail corridor and the A40/Park Royal corridors – in the following places:

- Town centres within these corridors – in particular those with excellent transport connections and a supply of available development sites including Acton, Ealing, Greenford and Southall town centres;
- Park Royal;
- Other places with good existing, or in the future, good public transport accessibility including the areas around Greenford, North Acton and Acton Mainline stations; and,
- Municipal housing estates with potential for increased density through regeneration including Copley Close, Havelock, Green Man Lane and South Acton estates.

In other words, growth will be restricted to certain parts of the borough. There will be no significant development in areas such as Hanwell, Perivale, Northolt and much of Greenford. Furthermore, development plans will not mean building on green space.

4. What will be the key implications of any new development?

The plan includes a detailed infrastructure delivery schedule. Residential and commercial development are dependent on being able to deliver appropriate infrastructure in the right locations at the right time e.g. schools, health facilities, transport, etc.

The suitability and even viability of development would be compromised if this was not forthcoming e.g. cancellation or postponement of Crossrail. The council will monitor and review this plan on an annual basis to ensure that the levels of growth identified are sustainable over the plan period.

Some other key objectives include:

- promoting business and enterprise by securing the stock of employment land, encouraging regeneration and renewal and being responsive to market demands;
- ensuring the future viability and vitality of the borough's town centres;
- supporting sustainable, safe and convenient transport networks and promoting healthy travel behaviour;
- ensuring excellence in urban design and make Ealing's environment safe, attractive and accessible for all;
- protecting the pattern of green spaces and corridors; and
- improving environmental quality (including air quality and ambient noise levels).

5. How will the spatial vision be delivered?

As well as the infrastructure delivery plan, some key policies include:

- at least 50 per cent of the housing developed in Ealing will be affordable housing;
- locating new office development primarily at Ealing town centre with a secondary focus at Park Royal and some provision in Greenford;
- supporting Crossrail and High Speed 2;
- addressing climate change including policies to ensure future development achieves the highest standard of sustainable design and construction and creating decentralised energy networks;
- supporting higher development densities in areas of good public transport accessibility;
- encouraging appropriate waste management arrangements;
- promoting electric vehicle charging points;
- resisting extraction of land won aggregates;
- reducing flood risk in the borough; and
- protecting the existing gypsies and travellers' site and examining the feasibility of identifying any new site.

Briefly, Ealing's Development Strategy includes:

A short preface – setting out a context for the plan.

Chapter 1: Vision for Ealing 2026 – The spatial vision supports the overarching vision and goals for Ealing as set out in Ealing Council's Sustainable Community Strategy. This seeks to ensure that Ealing maintains its position as a successful borough at the heart of West London. It includes high-level strategic objectives and the key mechanisms that deliver these (outlined in the centre fold).

Chapter 2: Development in the Uxbridge Road/Crossrail Corridor – This describes the key challenges and localities for growth in this corridor.

Chapter 3: Development in the A40 Corridor/Park Royal Corridor – This describes the key challenges and localities for growth in this corridor.

Chapter 4: Enhancing residential hinterlands and north-south links – This describes the key challenges and localities for growth and proposals to link these mainly suburban communities to the development corridors.

Chapter 5: Protecting and enhancing Ealing's green and open spaces – This includes policies on the Green Belt, Metropolitan Open Land, public, private and community open space, Green Corridors, biodiversity and outdoor sports and active recreation. Plans for building much needed housing and other development will not mean building on green space.

Chapter 6: Ensuring Sustainable Delivery – This includes the infrastructure delivery plan, infrastructure delivery schedule and reference to planning obligations and legal agreements.

You can download an electronic copy of the plans at:

http://www.ealing.gov.uk/services/environment/planning/planning_policy/local_development_framework/consultation/