

Ealing 2026 Development Strategy

Ealing's Development Strategy (also known as the Core Strategy Development Plan Document) sets out a vision for the future development of the borough.

It aims to harness opportunities for growth and development and promote improvement in appropriate locations. These locations are primarily along the Uxbridge Road/Crossrail and the A40/Park Royal corridors. It also considers how the borough fits into the 'bigger' London picture as well as what will deliver the borough's vision.

The Development Strategy will affect how, where and when the Council will:

- provide new housing – especially affordable homes for local families;
- sustain and create new 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.

The Development Strategy forms part of Ealing Councils 'Local Development Framework' (LDF) which is a folder of documents to guide planning and development in the borough. It covers a 15 year plan period up to 2026.

The council are now consulting you on a final draft of the plan. This leaflet briefly explains how the plan was prepared, how you can make a response on the draft final plan and how you can get involved.

Consultation 17 September to 1 November 2010

How the plan was prepared?

The Development Strategy has been through a number of stages of consultation. The outcomes of each stage of consultation have informed the next stage in the development of the plan. Previous rounds of consultation included:

- Issues and Options, Feb-Mar 2006
- New Issues and Options, Sept-Oct 2007
- Initial Proposals (or Preferred Options), Sept-Oct 2009

The current stage of consultation offers you a last opportunity to comment on the final draft of the plan before it is submitted to government in January 2011. A Planning Inspector will be then appointed to conduct an independent examination in public in Summer 2011 before the plan is adopted in December 2011.

Development Strategy Timetable

July 2005	Feb-March 2006	Sept-Oct 2007	Sept-Oct 2009	Sept-Oct 2010	January 2011	May-June 2011	December 2011
Start process	Consultation on issues and options	New consultation on issues and options	Consultation on initial proposals	Consultation on final proposals	Submission for examination	Examination	Adoption

How to make a response on the draft final plan?

If you want to change the Development Strategy in any way your comments should state clearly what you want changed, why you want to make the change and provide evidence to support your proposals. Where appropriate, you should provide alternative wording for any changes you wish to make.

The Development Strategy should be consistent with national and regional planning policy. For example:

- If you think this is not the case you should state clearly the reasons why.
- If you believe that a policy or policies should be included in the Development Strategy that goes against national or regional policy in order to meet a clearly identified and justified local need, you should state what the local circumstances are and provide supporting evidence.

If you think another policy should be included please ensure the issues are not already addressed in national or regional policy or another policy in the Development Strategy or another LDF document.

If the issues are not addressed elsewhere, please state why your suggested policy should be included in the Development Strategy and what it should say.

The Development Strategy must meet two key criteria before it can be submitted and adopted. During examination the Planning Inspector will only consider comments that refer to these criteria:

Has the plan met the following legal requirements?

- Does it have regard to national policy?
- Does it conform generally with regional policy as set out in the London Plan?
- Is it in line with the objectives set out in Ealing's Sustainable Community Strategy?
- Has it been prepared in accordance with the Local Development Scheme, which sets out a public project plan for LDF preparation?
- Is it in compliance with the Statement of Community Involvement that sets out how the council will involve the community in the preparation of planning documents and in considering planning applications?
- Has it been subject to a sustainability appraisal to examine the social, economic and environmental impacts of the policies in the plan?

Is the plan sound?

- Is the plan justified?
- Is it based on robust and credible evidence?
- Is it the most appropriate strategy when considered against the alternatives?
- Is the document effective?
- Is it deliverable?
- Is it flexible?
- Will it be able to be monitored?
- Is it consistent with national policy?

Some further guidance can be found in *Planning Policy Statement 12: Local Spatial Planning* that explains what local spatial planning is, and how it benefits communities which is available at: <http://www.communities.gov.uk/publications/planningandbuilding/pps12lsp> and the accompanying *Plan Making Manual* which is available at: <http://www.pas.gov.uk/pas/core/page.do?pagelid=109798>

How you can get involved?

You can download an electronic copy of the plans at: http://www.ealing.gov.uk/services/environment/planning/planning_policy/local_development_framework/consultation/

You can also view a full paper copy at:

Ealing Customer Services, Perceval House, 14/16 Uxbridge Road, Ealing W5 2HL.

Opening hours: **Mon-Fri, 9am-5pm.** Or at your local library.

You can come along to one of the following public meetings:

21 September 2010 – *What will Ealing be like in 2026?*

Liz Cantell Room, Ealing Town Hall, 7pm (with Ealing Civic Society)

29 September 2010 – *What will Greenford, Northolt and Perivale be like in 2026?*

Greenford Hall, Ruislip Road, 7pm

5 October 2010 – *A New Transport Plan for Ealing*

Telfer Room, Ealing Town Hall, 7pm

7 October 2010 – *What will Southall be like in 2026?*

Dominion Centre, The Green, Southall, 7.30pm (with Southall Community Alliance)

13 October 2010 – *A New Infrastructure Delivery Plan for Ealing*

Oaktree Community Centre, Acton, 7pm

21 October 2010 – *What will Acton be like in 2026?*

St Mary's Parish Church, The Mount, Acton, 7pm (with Acton Community Forum)

26 October 2010 – *What will Hanwell be like in 2026?*

St Thomas the Apostle Parish Hall, Boston Road, Hanwell, 7.45pm
(with Hanwell Community Forum)

10 November 2010 – *What will North Acton/Park Royal be like in 2026?*

Inco Europe Ltd – Sports Hall, Bashley Road, 7-9pm (with Acton Alliance)

Or email your comments to: planpol@ealing.gov.uk

Or post them to: **Planning Policy, Regeneration and Property,
Perceval House, 4th Floor SW, 14-16 Uxbridge Road, Ealing W5 2HL**