

Local Development Scheme

Northolt

Greenford

Perivale

Park
Royal

Hanwell

Ealing

Acton

Southall

West
Ealing



This document sets out:

- **a brief introduction to the Local Plan,**
- **briefly explains the purpose of the Local Development Scheme and**
- **provides a short profile of each of the Local Development Documents that are being prepared by Ealing Council.**

1. A Brief Introduction to the Local Plan

a) What are “Local Plans”?

1.1 Changes introduced under the Planning and Compulsory Purchase Act 2004 requires the local planning authority to prepare a new **development plan** for the borough. This is called the **Local Plan** (until recently known as the **Local Development Framework** or LDF). On December 10th 2013 the Local Plan finally replaced and superseded all of the saved policies in the Council’s **Unitary Development Plan** (UDP) that was original adopted in October, 2004.

1.2 Local Plans are the plan for the future development of the local area, drawn up by the local planning authority in consultation with the local community. Local Plans are key to delivering sustainable development that reflects the visions and aspirations of local communities. Planning decisions must be taken in accordance with the development plan unless material considerations indicate otherwise. Each local planning authority should produce a Local Plan for its area. This can be reviewed in whole or in part to respond flexibly to changing circumstances.

1.3 The Local Plan can be made up of a number of different **local development documents** which includes any document prepared by a local planning authority individually or in cooperation with one or more other local planning authorities, which contains statements regarding one or more of the following¹:

- The development and use of land which the local planning authorities wish to encourage during any specified period.
- The allocation of sites for a particular type of development or use.
- Any environmental, social, design and economic objectives which are relevant to the attainment of the development and use of land.
- Development management and site allocation policies, which are intended to guide the determination of applications for planning permission.

b) How are Local Plans prepared?

1.4 Local Plans are prepared and adopted in accordance with the Planning and Compulsory Act 2004 and associated local planning regulations. Local plans must be positively prepared, justified, effective and consistent with national policy.²

¹ See: Regulation 5 (a) (i)-(iv) of the Town and Country Planning (Local Planning) (England) Regulations 2012

² See NPPF 2012, Para 182.

1.5 As Ealing is a London borough it continues to work within the context of a regional spatial strategy (the “**London Plan**”) prepared by the Mayor of London. Ealing’s Local Plan must be in “general conformity” with the London Plan which was adopted on July 22nd 2011.

1.6 Revised early minor alterations (REMA) to the London Plan were published by the Mayor of London on October 11th 2013 and some further alterations to the London Plan (FALP) were published in March 2015. Some minor alternations to the London Plan (MALP) relating to revised housing standards and parking standards were consulted upon by the Mayor of London between May and June 2015. An examination in public is anticipated in October 2015 with final publication expected in early 2016, subject to an inspector’s report.

1.7 Further changes to the development plan system have since been introduced through the Localism Act 2011 and, in particular, the publication of the **National Planning Policy Framework** (NPPF) on March 27th 2012, the introduction of a new “duty to cooperate” and creation of a new tier of “neighbourhood development plans”. The NPPF sets out the Government’s planning policies for England and how they should be applied. It must be taken into account in the preparation of the local plan and is a material consideration when making planning decisions. It replaced most of the original 25 national planning policy guidance notes and planning policy statements with a single document (and associated technical guidance).

1.8 The **Duty to Co-operate**³ requires local planning authorities and public bodies or other persons⁴ as prescribed to work together constructively, actively and on an on-going basis on strategic,⁵ cross boundary matters in the preparation of local development documents.

1.9 **Neighbourhood planning** is intended to give communities direct power to develop a shared vision for their neighbourhood and deliver the sustainable development they need⁶. Neighbourhood development plans are community-led plans that set out local priorities for defined areas of the borough that must meet certain “basic conditions” – including conformity with the strategic policies of higher level plans – and must be subject to an independent examination and approved in a local referendum.

1.10 Figure 1 below illustrates the context in which Ealing’s Local Plan is being prepared and all of the different planning policy documents that can be included within it and these are described in more detail.

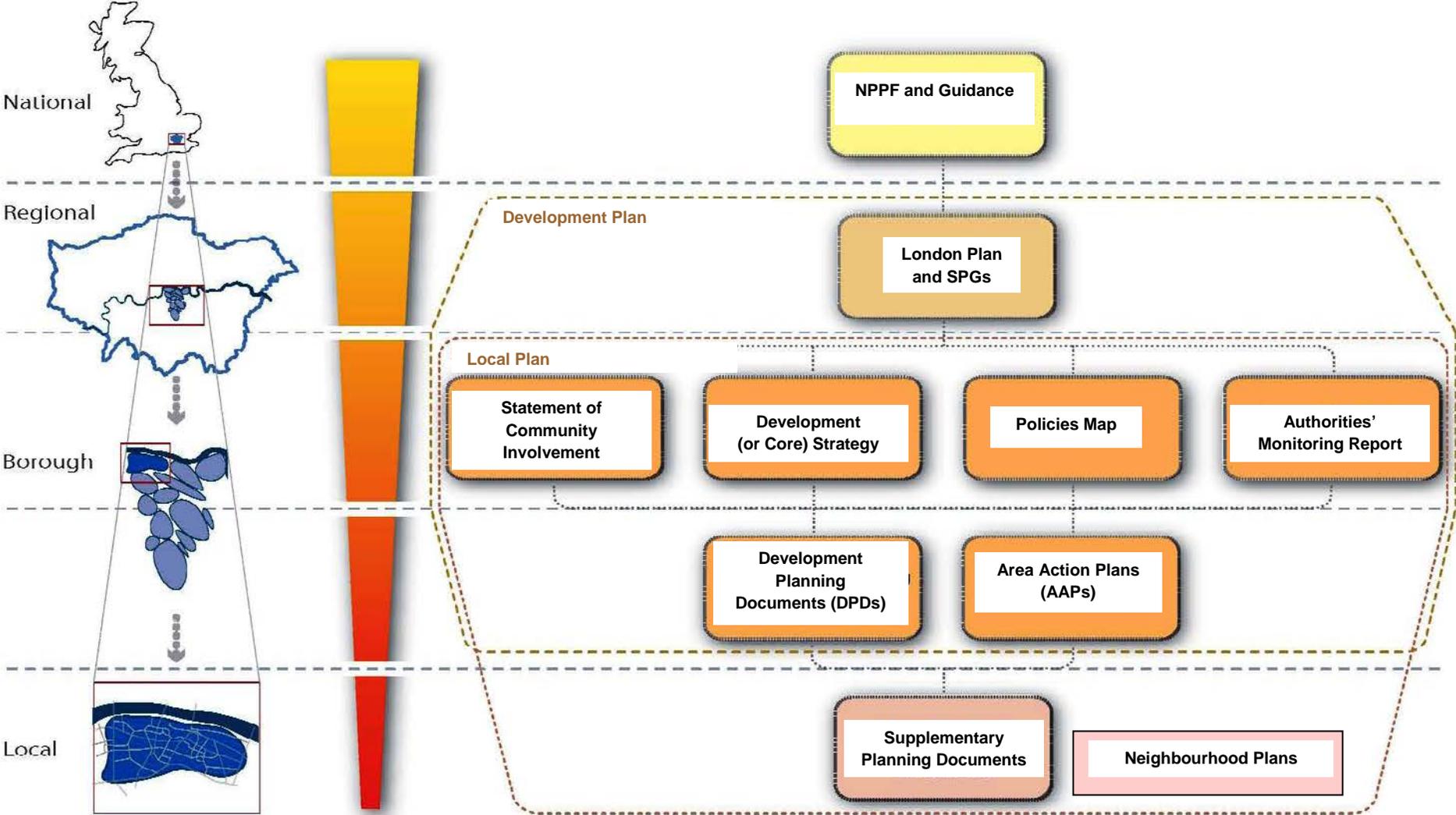
³ See S.33A of the Planning and Compulsory Purchase Act 2004.

⁴ The other persons prescribed are those identified in Regulation 4 (1) of the Town and Country Planning (Local Planning) (England) Regulations 2012.

⁵ A strategic matter is defined as sustainable development or use of land that has or would have a significant impact on at least two planning areas, including the use of land for /in connection with infrastructure that is strategic.

⁶ See NPPF 2012, Paras 183-185.

Figure 1: The Planning Policy Framework in Ealing



c) What is the current Local Plan in Ealing?

1.11 In addition to the London Plan, the new “Local Plan” currently comprises 3 separate adopted development plan documents (together with an associated Policies Map that illustrates all site-specific policies in the Local Plan in map form):

- **Development (or Core) Strategy DPD** - This DPD sets out a vision for the future development in the borough and was adopted on April 3rd 2012.
- **Development Sites DPD** – This DPD sets out planning requirements for those key sites with significant development potential in the borough and was adopted on December 10th 2013.
- **Development Management DPD** – This DPD guides decisions on planning applications and was adopted on December 10th 2013.
- **Joint West London Waste Plan DPD** – This DPD aims to identify possible sites for managing the area's waste and is being produced in cooperation with five neighbouring boroughs. The Council plan formally adopted on June 9th 2015. All of the participating authorities must adopt the plan and this shall be done by July 28th 2015.

1.12 In addition to the DPDs mentioned above, the new Local Plan will eventually include the following additional DPD:

- **Planning for Schools DPD** – This DPD aims to identify possible sites for new schools in the borough. The Council plan to formally adopt it by December 2015.

1.13 There are presently no plans to produce any **Area Action Plans** (AAPs) which are DPDs that set out a comprehensive strategy for co-ordinated development and design that reflects local aspirations for the future of a specific area.

1.14 Further information regarding the scope of these DPDs and the timetable for their preparation is provided at Section 3 below.

d) When was the old UDP replaced by the Local Plan?

1.15 On December 10th 2013 the Local Plan finally replaced and superseded all of the saved policies in the Council’s Unitary Development Plan (UDP) that was original adopted on October 12th 2004.

e) Are there any plans to produce any supplementary planning documents?

1.16 Yes, the local planning authority will also produce further guidance in the form of “**supplementary planning documents**” (SPDs). SPDs replace Supplementary Planning Guidance (SPGs) in the new planning system introduced under the Planning and Compulsory Purchase Act, 2004 and perform the same function. SPGs/SPDs do not introduce new policies or requirements but rather assist in the interpretation and application of existing policies and proposals and should help applicants make successful planning applications. Whilst they do not have the same status as Development Plan Documents (or DPDs), SPGs/SPDs are a **material consideration** in the determination of planning applications.

1.17 During Summer/Autumn 2013, the Council undertook a thorough **review of existing planning guidance**. Much of this guidance has or will be superseded by either policies in the London Plan or Ealing’s own emerging Local Plan. Furthermore, in the light of the scope and range of supplementary guidance produced by the Mayor of London, other than site/area specific guidance, the need for more thematic guidance was significantly reduced.

1.18 When the Council adopted the Development Sites and Development Management DPDs (together with an associated Policies Map) on December 10th 2013 it meant that any remaining saved policies in the pre-existing development plan for the borough – the Unitary Development Plan (UDP) or The Plan for the Environment – that was originally adopted on October 12th 2004 have been superseded and the plan has been withdrawn. In the absence of a parent policy hook a number of SPGs/SPDs were also withdrawn at the same time.

1.19 However, the Council agreed to carry forward some of these SPGs/SPDs in some other form and they have been **re-published as informal guidance in the interim pending the preparation of a replacement SPD**. They include:

- SPG 3 - Air Quality
- SPG 4 - Refuse and recycling facilities
- SPG 9 - Trees and development guidelines
- SPG 10 - Noise and vibration
- SPG 15 - Residential care homes
- SPG 16 - Hostels
- SPD 4 - Residential extensions
- SPD 6 - Twyford Avenue Community Open Space
- SPD 9 - Legal Agreements, Planning Obligations and Planning Gain
- Accessible Ealing (draft consulted upon in October 2012)

1.20 Any reference to SPGs/SPDs in these documents should be ignored. In due course the Council will update the covers of these documents and provide some supporting commentary outlining the Council's intentions regarding how the material in these documents will be taken forward. In particular, officers were awaiting the publication of revised National Planning Policy Guidance by government which was finally issued

1.21 The following new SPDs were all adopted by the Council on December 10th 2013 having already been consulted upon:

- **Ealing Cinema SPD** - It primarily aims to establish some clear design objectives for one of the key redevelopment opportunities within Ealing Town Centre. Stakeholders and the public were consulted on the plan for a 6 week period which closed on November 30th 2012.
- **Acton Town Hall and Surroundings SPD** – It primarily guides future development proposals through an agreed vision and development objectives (which relate to design, transport, and environmental matters). Stakeholders and the public were consulted on the plan for a 6 week period which closed on March 25th 2011.
- **Sustainable Transport for New Development SPD** - It primarily aims to set out the transport assessment and travel plan requirements for new developments in the borough, and to provide guidance on the preparation and content of these documents. Stakeholders and the public were consulted on the plan for a 6 week period which closed on November 30th 2012.

1.22 The following new SPDs were all adopted by the Council on July 15th 2014 having already been consulted upon:

- **Southall Opportunity Area Planning Framework/SPD** – It sets out how new development, accelerated by Crossrail, can be managed to maximise the potential of the area for the benefit of existing and new residents and businesses. The plan has been jointly prepared by Ealing Council and the Mayor of London. It is both an SPD to Ealing's Local Plan and an SPG to the London Plan. Stakeholders and the public were consulted on the plan for a 8 week period which closed on February 5th 2014.

1.23 The following new SPDs were all adopted by the Council on June 9th 2015 having already been consulted upon:

- **Planning New Garden Provision SPD** - This SPD mainly serves to amplify the provisions relating to garden development that are set out in Ealing's Local Plan, which seeks to secure sufficient and quality provision of garden space in a variety of forms including balconies, roof gardens and terraces in new development and sets the parameters for appropriate development on existing garden space. Stakeholders and the public were consulted on the plan for a 6 week period which closed on April 11th 2014.
- **Southall Gateway SPD** – It forms an update to the adopted Southall OAPF specifically to chapter 4.2 'Southall Gateway'. Stakeholders and the public were consulted on the plan for a 6 week period which closed on April 24th 2015.

1.24 The following SPDs have been consulted upon already and the Council plans to adopt them in late 2015 subject to any further alterations made in response to any representations that were received:

- **Arcadia, (Ealing Metropolitan Town Centre), Ealing SPD** - It primarily aims to establish some clear design objectives for one of the key redevelopment opportunities within Ealing Town Centre. Stakeholders and the public were consulted on the plan for an 8 week period which closed on August 24th 2012.

f) Are there any plans to produce a Community Infrastructure Levy (CIL)?

1.25 Yes, this will take the form of a **CIL, Planning Obligations and Legal Agreements SPD**. This will primarily sets out how Ealing will use its ability to secure planning obligations to promote sustainable development and provides a charging schedule for new infrastructure that will arise from any new development in the borough. It will also cover the use by the Council of other powers to secure legal agreements related to development proposals as, for example, its powers as the local highway authority, and the role of the Greater London Authority. Stakeholders and the public will be consulted on the CIL preliminary draft charging schedule, for a 6 week period during January-February 2014. A draft CIL charging schedule was published for consultation in March-April 2015. Subject to any representations received, it will be submitted for examination by Autumn 2015. Subject to the Inspector's report it will be ready for adoption by the end of the year.

g) Are there any other complementary documents that are relevant?

1.26 Yes, the local planning authority will also prepare the following important related documents which exist alongside the Local Plan:

- **Local Development Scheme (LDS)** – sets out details of what local development documents will be produced and the timetable and arrangements for their production.
- **Statement of Community Involvement (SCI)** – explains how the local planning authority intends to involve communities and stakeholders in the process of preparing local development documents. This was last revised and updated in July 2015 and it is the Council's intention to keep it under regular review.
- **Authorities' Monitoring Report (AMR)** – formerly known as the Annual Monitoring Report, this sets out progress in terms of the implementation of planning policies and progress towards the implementation of the Local Plan. In the past this has been published on an annual basis every December. Following a review and, to coincide with the monitoring period that follows the adoption of the Development Strategy, this document was revamped during 2013 and instead of publishing one report, information will be produced in a series of 3-4 separate monitors.

1.27 In addition, the local planning authority is required to undertake a **sustainability appraisal** for all development plan documents. This is a tool for appraising policies to ensure they reflect sustainable development objectives (i.e. social, environmental, and economic factors).

1.28 The local planning authority must also ensure that the Local Plan is based on adequate, up-to-date and relevant evidence about the economic, social and environmental characteristics and prospects of the area⁷. In particular, local planning authorities should ensure that their assessment of and strategies for housing, employment and other uses are integrated and that they take full account of relevant market and economic signals. This **evidence base** helps enable the preparation of sound and robust plans and shows how the council have come to our conclusions in emerging local development documents.

h) Are there any plans to produce any Neighbourhood Development Plans?

1.29 Yes, the Council is also currently assisting in the preparation of two Neighbourhood Development Plans (NDPs) for Central and West Ealing and expects that further plans are likely to be proposed for Hanwell/Boston Manor and for Acton in due course.

⁷ See NPPF 2012, Paras 158-177.

2. Introduction to the Local Development Scheme

a) What is the Local Development Scheme?

2.1 Local development schemes are public 'project plans' which identify which local development documents will be produced, in what order and when.

2.2 It indicates the work that is being done to produce the necessary documents and shows the timescales for preparation of these documents, the way in which the work will be done and the resources needed to do it. It effectively establishes the Council's priorities for forward planning, and includes consideration of further reviews of the documents once they have been prepared and adopted. The framework has and will continue to evolve.

b) Does this scheme supersede earlier versions?

2.3 Yes, this is the seventh published version of the LDS. It updates the edition last published in December 2013 which superseded earlier editions that were published in 2005, 2007, 2009, 2010 and February 2013. Since December 2013 the Council has formally adopted a Joint West London Waste Plan (July 2015), published for stakeholder and public consultation on Final Proposals Planning for Schools DPD and adopted a number of new supplementary planning documents (SPDs).

2.4 In reviewing the document it was decided that the published scheme that was prepared prior to 2013 was far too unwieldy to be updated on a regular basis and that given there was no longer a requirement for it to be submitted to the Secretary of State for Communities and Local Government and/or the Mayor of London that this provided an opportunity to review its structure and content. Furthermore, there is no longer a requirement that SPDs have to be identified in the scheme although the CIL SPD has been included because of its significance and the likely interest that it will generate and a general update on other SPGs/SPDs has also been included.

2.5 For the scheme to be useful it needs to be regularly updated and to directly inform the project management and delivery of local development documents and it is therefore envisaged that in future it should be reviewed and updated regularly, as appropriate. Section 3 of this report provides a short profile of each of the key local development documents that are being prepared by the local planning authority.

3. Local Development Document Profiles

3.1 Development (or Core) Strategy DPD

Title	Development (or Core) Strategy DPD	
Role and Context	The Strategy sets out the Council's vision and strategic objectives for the Borough for the fifteen years from 2011 to 2026. It contains the spatial strategy and core policies. Broad locations are shown on a key diagram and a monitoring and implementation framework is included.	
Status	Development Plan Document	
Chain of Conformity	The Development Strategy DPD is consistent with national policy and in general conformity with the Mayor's 'London Plan'. The other Development Plan Documents conform to the Development Strategy.	
Geographical Coverage	Borough wide, but also area based.	
Key Milestones	Issues and Options: Initial Proposals (Preferred Options): Publication (Final Proposals): Submission: Pre-Examination Meeting: Examination: Receipt of Inspector's Report: Adoption:	February 2006 and September 2007 September 2009 September 2010 July 2011 September 2011 November 2011 February 2012 April 3rd 2012 by Full Council
Arrangements for Production	Led by Planning Policy Team with technical, legal and administrative support from other teams as necessary. Use of consultants, where appropriate, to gather evidence base information. Outsource hard copy printing.	
Monitoring and Review	AMR with formal review if monitoring report indicates this is necessary.	
Notes	A review of the plan was conducted post publication of the NPPF and the LPA is satisfied that the plan is in full conformity with the NPPF and that no further changes are deemed necessary. This is because during the production of the plan and its examination anticipated changes in NPPF were incorporated to ensure full legal compliance.	

3.2 Development Sites DPD

Title	Development Sites DPD	
Role and Context	This document supports the delivery of the Development Strategy DPD through allocating land for a particular use or type of development. Site allocations seek to deliver specific objectives within the Development Strategy and support/promote proposals for the use of land.	
Status	Development Plan Document	
Chain of Conformity	The Development Sites DPD is consistent with national policy and in general conformity with the Mayor's 'London Plan'. It conforms to and supports the delivery of the Development Strategy DPD. Only those sites considered central to delivering the policies and objectives of the Development Strategy DPD and likely to come forward during the lifetime of the Local Plan are included. Sites are illustrated on the Policies Map. It builds on the non-statutory master planning studies undertaken on behalf of the Council's Economic Regeneration and Housing Directorate services, in the context of the borough Development Strategy.	
Geographical Coverage	Borough wide, but also area based.	
Key Milestones	Issues and Options: Initial Proposals (Preferred Options): Publication (Final Proposals): Submission: Examination: Receipt of Inspector's Report: Adoption:	September 2007 September 2010 June 2012 February 2013 June 2013 October 2013 December 10 th 2013 by Full Council
Arrangements for Production	Led by Planning Policy Team with technical, legal and administrative support from other teams as necessary. Use of consultants, where appropriate, to gather evidence base information. Outsource hard copy printing.	
Monitoring and Review	AMR with formal review if monitoring report indicates this is necessary.	
Notes	Issues and Options report was a joint report with the Development Strategy called "New Issues and Options for Planning Your Borough: Strategy and Sites".	

3.3 Development Management DPD

Title	Development Management DPD	
Role and Context	This document comprises criteria to complement the policies of the London Plan, and to deliver the borough's Development Strategy. The format and structure is the same as the London Plan with some variations of policies according to local circumstances and the introduction of some new policies to further the vision set out in the Development Strategy DPD.	
Status	Development Plan Document	
Chain of Conformity	The Development Management DPD is consistent with national policy and in general conformity with the Mayor's 'London Plan'. The Development Management DPD conforms to and supports the delivery of the Development Strategy DPD. Sites are illustrated on the Policies Map.	
Geographical Coverage	Borough wide, but also area based.	
Key Milestones	Issues and Options: Initial Proposals (Preferred Options): Publication (Final Proposals): Submission: Examination: Receipt of Inspector's Report: Adoption:	September 2009 September 2010 June 2012 and October 2012 February 2013 June 2013 October 2013 December 10 th 2013 by Full Council
Arrangements for Production	Led by Planning Policy Team with technical, legal and administrative support from other teams as necessary. Use of consultants, where appropriate, to gather evidence base information. Outsource hard copy printing.	
Monitoring and Review	AMR with formal review if monitoring report indicates this is necessary.	
Notes	Implicit in the approach taken in the Development Management DPD will be the need for the Council to ensure that it is constantly reviewing the DPD to ensure that any future alterations or changes in the London Plan are anticipated and reviewed to ensure that any policy variations or new policies remain relevant and appropriate.	

3.4 Planning for Waste

Title	Joint West London Waste Plan DPD	
Role and Context	This document supports the delivery of the Development Strategy and satisfies the requirements of the London Plan. Prepared jointly with neighbouring West London boroughs, this DPD will identify and safeguard sufficient sites to accommodate waste management facilities in this sub-region, and set policies to guide the determination of such applications.	
Status	Development Plan Document	
Chain of Conformity	The Joint West London Waste Plan DPD is consistent with national policy and in general conformity with the Mayor's 'London Plan'. The Joint West London Waste Plan DPD conforms to and supports the delivery of the Development Strategy DPD. On adoption sites will be illustrated on the Policies Map.	
Geographical Coverage	Borough wide and including the 5 neighbouring boroughs of Brent, Harrow, Hillingdon, Hounslow, and Richmond upon Thames and since April 1 st 2015, the new Old Oak and Park Royal Development Corporation..	
Key Milestones	Issues and Options: Initial Proposals (Preferred Options): Publication (Final Proposals): Submission: Examination: Receipt of Inspector's Report: Adoption:	February 2009 February 2011 February 2014 July 2014 October 2014 March 2015 July 2015 by Full Council and the other LPAs
Arrangements for Production	Jointly produced by all six boroughs with project management provided by the Planning Policy Team in LB Hillingdon. Technical, legal and administrative support provided by other teams as necessary. Use of consultants, where appropriate, to gather evidence base information and to facilitate public engagement. Outsource hard copy printing.	
Monitoring and Review	AMR with formal review if monitoring report indicates this is necessary.	
Notes	Publication of final proposals was originally scheduled for February 2012 but was delayed to deal with matters arising from an independent Inspector's finding regarding legal compliance for the North London Waste Plan relating to the interpretation and implications of the new duty to cooperate. This has necessitated additional work to ensure the plan is likely to be found legally compliant and sound.	

3.5 Planning for Schools DPD

Title	Planning for Schools DPD	
Role and Context	This document comprises criteria to complement the policies of the London Plan, and to deliver the borough's Development Strategy. This DPD primarily aims to identify possible sites for new primary and secondary schools in the borough.	
Status	Development Plan Document	
Chain of Conformity	The Planning for Schools DPD is consistent with national policy and in general conformity with the Mayor's 'London Plan'. The Schools DPD conforms to and supports the delivery of the Development Strategy DPD. On adoption sites will be illustrated on the Policies Map.	
Geographical Coverage	Borough wide	
Key Milestones	Issues and Options: Publication (Final Proposals): Submission: Examination: Receipt of Inspector's Report: Adoption:	Oct-Dec 2013 Sept-Oct 2014 July 2015 Autumn 2015 Late 2015 December 2015 by Full Council
Arrangements for Production	Led by Planning Policy Team with input from the Schools Planning Team and technical, legal and administrative support from other teams as necessary. Use of consultants, where appropriate, to gather evidence base information. Outsource hard copy printing.	
Monitoring and Review	AMR with formal review if monitoring report indicates this is necessary.	
Notes	None.	

3.6 Community Infrastructure Levy/S.106 SPD

Title	Community Infrastructure Levy/S.106 SPD	
Role and Context	This planning guidance sets out how Ealing will use its ability to secure planning obligations to promote sustainable development. It also covers the use by the Council of other powers to secure legal agreements related to development proposals as, for example, its powers as the local highway authority, and the role of the Greater London Authority. This document revises and updates work started to supplement UDP policy and has already been subject to some community involvement.	
Status	Supplementary Planning Document	
Chain of Conformity	The CIL/S.106 SPD conforms to and supports the delivery of the Development Strategy DPD.	
Geographical Coverage	Borough wide	
Key Milestones	Preliminary Draft Charging Schedule: Draft Charging Schedule/SPD: Submission: Examination: Receipt of Inspector's Report: Adoption:	Jan-Feb 2014 Feb 2015 Autumn 2015 Autumn 2015 Winter 2015 Winter 2015 by Full Council
Arrangements for Production	Led by Planning Policy Team with technical, finance, legal and administrative support from other teams as necessary. Use of consultants, where appropriate, to gather evidence base information. Outsource hard copy printing.	
Monitoring and Review	AMR with formal review if monitoring report indicates this is necessary.	
Notes	None.	

Appendix 1: Glossary of Terms

Term	Definition
Adoption	The stage at which the local planning authority can adopt, by resolution of the Council, the Local Development Document as Council policy.
Authorities' Monitoring Report	Formerly known as the Annual Monitoring report. The Annual Monitoring Report will assess the implementation of the Local Development Scheme and the extent to which policies in Local Development Documents are being successfully implemented.
Area Action Plan (AAP)	A Local Development Document (which is also a Development Plan Document) which sets out a strategy for the future planning of areas with a concentration of proposals for change, conservation, or where land uses and activities are particularly complex.
Development Plan	As set out in Section 38(6) of the Planning and Compulsory Purchase Act 2004, the Development Plan consists of (for Ealing) the Spatial Development Strategy for London (the ' London Plan ') and the Development Plan Documents contained within its Local Development Framework .
Development Plan Document (DPD)	A Local Development Document which must be subjected by the local planning authority to a statutory adoption process before it can be formally adopted by the authority. The stages which make up this process consist of consultation, submission of the document to the Secretary of State, Independent Examination , receipt of Inspector's Report , and formal adoption.
Development (or Core) Strategy	A Development Plan Document which sets out the long term spatial vision for the Borough, the spatial objectives and strategic policies to deliver that vision.
Duty to Cooperate	A requirement that the local planning authority and public bodies or other persons as prescribed will work together constructively, actively and on an on-going basis on strategic, cross boundary matters in the preparation of local development documents .
Examination	A term used in the preparation of a Development Plan Document which involves the examination into the soundness of the plan and receipt of the Inspector's binding report (see also Independent Examination).
Independent Examination	A formal hearing, presided over by an Inspector appointed by the Secretary of State, to consider the policies and proposals of the local planning authority's Development Plan Document . Persons who have made a response to submission documents have a right, if they so wish, to present their case at an Independent Examination.
Inspector's Report	A report issued by the Inspector who conducted the Independent Examination , setting out their conclusions on the matters raised at the Examination and detailing the amendments which they require the local planning authority to make to the submitted document. The report is effectively binding.

Term	Definition
Local Development Document (LDD)	<p>A document prepared by a local planning authority individually or in cooperation with one or more other local planning authorities, which contains statements regarding one or more of the following:</p> <ul style="list-style-type: none"> (i) the development and use of land which the local planning authority wish to encourage during any specified period; (ii) the allocation of sites for a particular type of development or use; (iii) any environmental, social, design and economic objectives which are relevant to the attainment of the development and use of land mentioned in paragraph (i); and (iv) development management and site allocation policies, which are intended to guide the determination of applications for planning permission. <p>Where such a document contains policies applying to sites or areas by reference to an Ordnance Survey map, any map which accompanies that document and which shows how the adopted Policies Map would be amended by the document, if it were adopted.</p>
Local Development Framework (LDF)	<p>This is the old terms for a Local Plan and consisted of a “folder” of consisting of Local Development Documents, the Local Development Scheme, and Annual Monitoring Reports, drawn up by the local planning authority, which together provide the framework for delivering the spatial planning strategy for the area. It has now been superseded.</p>
Local Development Scheme (LDS)	<p>A document setting out the local planning authority’s programme for its Local Plan; in particular, the Local Development Documents it intends to produce and the timetable for their production and review. It may be revised as necessary.</p>
Local Plan	<p>Any Local Development Document is a local plan. For the purposes of Section 17 (7)(a) of the Planning and Compulsory Purchase Act these documents are prescribed as Development Plan Documents.</p>
London Plan	<p>Also known as the Spatial Development Strategy, this document was produced by the Mayor of London to provide a strategic framework for the boroughs’ Unitary Development Plans. It will now perform this function in respect of the Local Plan. It was first published in February 2004, and following review a Consolidated London Plan was published in May 2008 and then replaced in July 2011. It has the status of a development plan under the Planning and Compulsory Purchase Act.</p>
National Planning Policy Framework (NPPF)	<p>The NPPF sets out the Government’s planning policies for England and how they should be applied. It must be taken into account in the preparation of the local plan and is a material consideration when making planning decisions. It replaced most of the original 25 national planning policy guidance notes and planning policy statements with a single document (and associated technical guidance).</p>
Neighbourhood Planning	<p>Neighbourhood planning is intended to give communities direct power to develop a shared vision for their neighbourhood and deliver the sustainable development they need. Neighbourhood development plans are</p>

Term	Definition
	community-led plans that set out local priorities for defined areas of the borough that must meet certain “basic conditions” – including conformity with the strategic policies of higher level plans – and must be subject to an independent examination and approved in a local referendum.
Pre-Production	A term used in the preparation of a Local Development Document which involves survey and evidence gathering and scoping for sustainability appraisal.
Production	A term used in the preparation of a Local Development Document which involves the preparation of issues & options with community involvement, formal participation stages, and preparation of the document for publication/submission/adoption in light of representations, sustainability appraisal and other evidence.
Policies Map	A map of the local planning authority’s area that illustrates geographically the application of the policies in an adopted development plan (See Regulation 9). The Policies map should be revised as each Development Plan Document is adopted.
Statement of Community Involvement (SCI)	A document that consists of: <ul style="list-style-type: none"> - arrangements for involving the community in the review of all parts of the Local Plan and in development control/management decisions; - standards for good practice in engaging those with an interest in development; - guidelines on how the community will be consulted over planning applications; - a benchmark for applicants for planning permission about what is expected of them.
Strategic Environmental Assessment (SEA)	A tool for integrating environmental considerations into decision-making by ensuring that any significant environmental effects of the decision are taken into account. The Strategic Environmental Assessment must form an integral part of the adoption process for Local Development Documents and must be taken into account right from the initial stages of plan preparation.
Supplementary Planning Document	A Local Development Document which provides supplementary information in respect of policies in Development Plan Documents . Supplementary Planning Documents do not form part of the Development Plan and are not subject to Independent Examination . Instead the authority can approve an SPD by formal resolution of the Council, but it must be subjected to full public consultation if it is to be accorded appropriate weight in decisions on development proposals.
Sustainability Appraisal (SA)	Tool for appraising policies to ensure they reflect sustainable development objectives (i.e. social, environmental, and economic factors) and required in the Planning and Compulsory Purchase Act to be undertaken for all Local Development Documents .
Unitary Development Plan (UDP)	A type of development plan introduced in 1986. It is due to be replaced by a Local Plan (previously known as the Local Development Framework). Ealing’s Unitary Development Plan was adopted in October 2004.