



GUIDE TO THE NEW
EALING LOCAL DEVELOPMENT PLAN

MARCH 2021

Ealing Council is in the process of updating its Local Development Plan¹, which, at least in theory, is supposed to provide the planning policies that will shape the borough for the next 20 years². This guide explains the role of the Local Development Plan, the timetable for its updating and implementation and provides access to Council meeting records and the evidence base that will underpin it.

ROLE AND EVOLUTION OF EALING'S LOCAL DEVELOPMENT PLAN

The Local Development Plan sets out the Council's policies for deciding on development proposals in the borough in the context of national and regional planning policy (see the Ealing Matters' guide: [An Introduction to Planning](#)). Local Development Plans are supposed to be reviewed as higher level policies and local circumstances change, and at least every five years.

Ealing's current Local Development Plan dates back to 2012 and is now regularly ignored by developers because it is so out of date. Following the 2018 Council elections, Councillor Peter Mason, took on the Cabinet Member portfolio for Housing, Planning and Transformation and was responsible for the development of Ealing's new Local Development Plan until his resignation in autumn 2020.

LOCAL DEVELOPMENT PLAN ADVISORY COMMITTEE (LDPAC)

Ealing's planning department is responsible for drafting the new Local Development Plan based on an analysis of current data about the borough (known as the evidence base). The main forum for discussion of the evidence base and the evolution of the new Local Development Plan within the Council and the main source of information for residents is the [Local Development Plan Advisory Committee \(LDPAC\)](#), which the Cabinet portfolio holder for Housing, Planning and Transformation, currently Councillor Mik Sabiers, chairs.

The purpose of the LDPAC is to enable councillors from all parties to consider the Local Development Plan at all its stages before it is submitted to the Secretary of State for examination, and the committee is made up of seven councillors reflecting the political makeup of the Council. The membership, with interim changes indicated, is as follows:

Chair: Councillor Mik Sabiers
Councillor Fay Block
Councillor Paul Conlan (from 3 June 2020)
Councillor Deirdre Costigan (from 3 June 2020)
Councillor Steve Donnelly (to 29 January 2019)
Councillor Shital Manro
Councillor Peter Mason (Chair from 19 July 2018 to 28 September 2020)
Councillor Gareth Shaw
Councillor Nigel Sumner
Councillor Lauren Wall (to 29 January 2019)

LDPAC meetings are public (albeit since 3 June 2020 via video conferencing), and members of the public are invited to register to speak at them should they wish to.

[Terms of Reference](#) for the LDPAC, including details of how the public can contribute their views were published following the 19 July 2018 LDPAC meeting.

THE LOCAL DEVELOPMENT PLAN TIMETABLE

There are multiple stages to developing a Local Development Plan, many of them laid down in statute. According to [a revised timetable published in June 2020](#), it was expected to take until April 2022 for Ealing's new Local Development Plan to complete all the stages necessary for its adoption. This has been delayed due to the change of Chair.

Within this timetable, your views about the Local Development Plan and its evolution can be submitted to your ward councillors at any time. However, there are four formal stages of public participation and consultation during the process as follows:

¹ To avoid confusion, this guide uses the same terminology as that used by Ealing Council.

² The information in this guide pre-dates the recently published Government White Paper on planning, which is likely to increase the role Local Plans play as well as their contents and timing, nationally. Ealing's LDPAC work programme has been temporarily interrupted for this reason.

- LDPAC meetings (currently in progress – see below)
- Consultations with residents from each of the ‘towns’ that make up the London Borough of Ealing³ (currently unscheduled)
- Statutory (Reg 18) Initial Proposals Consultation (currently unscheduled (previously 28 October 2020 to 6 January 2021))
- Statutory (Reg 19) Final Proposals Consultation (currently unscheduled (previously 3 September 2021 to 15 October 2021))

The scope for changes to the Plan progressively narrows as each stage of consultation makes way for the next.

THE LDPAC WORK PROGRAMME

LDPAC meetings on the new Local Plan began after the last local elections in May 2018, but [the main programme of work](#) was published at the 3 June meeting last year.

Below is a list of the meetings conducted to date with links to the relevant committee page and minutes.

19 July 2018:	Terms of Reference
29 January 2019:	Housing
3 June 2020⁴:	Recap of work to date and future work programme and timetable
24 June 2020⁴:	Economy
22 July 2020⁴:	Design and conservation
1 October 2020⁴:	Planning White Paper and Infrastructure
2 December 2020⁴:	Infrastructure delivery

Multiple documents were assembled for each of these meetings as part of the evidence base. A list with links to all documents generated to date (apart from the minutes) is contained in the following pages.

³ For the purposes of the Local Plan Ealing Council has divided the borough into seven ‘towns’ (Acton, Ealing (which includes West Ealing), Greenford, Hanwell, Northolt, Perivale and Southall). Each ‘town’ will be the subject of a character study conducted by independent consultants, and according to Councillor Mason at Ealing Matters’ public meeting on the Local Plan, residents will have an opportunity to comment on the character study for their ‘town’. These character studies will be significant in determining the intensity of development in each borough. The timing of these consultations is yet to be confirmed.

⁴ As these meetings were held online, they were recorded. A link to the recording is available on the relevant LDPAC page.

APPENDIX A: EALING NEW LOCAL DEVELOPMENT PLAN: KEY LDPAC DOCUMENTS

LDPAC meeting date	Topic	Title	Author	Title/organisation	Date	Notes
19-Jul-18	Local Development Plan process (report)	<u>Terms of Reference and Work Programme for the Local Development Plan Advisory Committee</u>	Keith Fraser	Head of Democratic Services	19-Jul-18	LDPAC had not met for two and a half years and needed to agree how the committee would operate
	Terms of reference	<u>Local Development Plan Advisory Committee 2018/19: Terms of Reference</u>	–	Ealing Council	–	Includes: Appendix 1: Protocol for Public Contributions to the LDPAC Appendix 2: Format for Recording the Proceedings of the LDPAC
	Local Development Plan process (presentation)	<u>A Guide to Local Plan Making</u>	Steve Barton	Strategic Planning Manager	19-Jul-18	
	Local Development Plan process (report)	<u>Local Development Scheme</u>	Steve Barton	Strategic Planning Manager	19-Jul-18	<u>Includes Appendix 1: Local Development Scheme (Draft V.4.0)</u> The timetable is out of date.
29-Jan-19	Housing (report)	<u>Ealing Council's Local Development Plan: Update</u>	Steve Barton	Strategic Planning Manager	29-Jan-19	
	Housing (presentation)	<u>Planning by Numbers?</u>	Steve Barton	Strategic Planning Manager	29-Jan-19	
	Housing (presentation)	<u>London Strategic Housing Land Availability (SHLAA) 2017, Large Sites</u>	Steve Barton	Strategic Planning Manager	29-Jan-19	
	Housing (presentation)	<u>LB Ealing Development Plan Advisory Committee, Small Sites SHLAA</u>	Jon Goodall	Troy Planning + Design	29-Jan-19	
	Housing (report)	<u>Strategic Housing Land Availability Assessment (SHLAA) 2017</u>	–	Mayor of London	Nov-17	
	Housing (report)	<u>West London Small Sites (SHLAA) Non-Technical Summary</u>	Jon Herbert	Troy Planning + Design	Nov-18	
	Housing (report)	<u>West London Small Sites (SHLAA) Part A Report: Critique</u>	Jon Herbert	Troy Planning + Design	Nov-18	

LDPAC meeting date	Topic	Title	Author	Title/organisation	Date	Notes
	Housing (report)	<u>West London Small Sites (SHLAA) Part A Report: Appendix</u>	Jon Herbert	Troy Planning + Design	Nov-18	
	Housing (report)	<u>West London Small Sites (SHLAA) Part B Report: Delivery and Development Trends</u>	Jon Herbert	Troy Planning + Design	Nov-18	
	Housing (report)	<u>West London Small Sites (SHLAA) Part B Annex</u>	Jon Herbert	Troy Planning + Design	Nov-18	
	Housing (report)	<u>West London Strategic Housing Market Assessment (SHMA): Report of Findings</u>	Jonathan Lee, Nigel Moore, Trevor Baker and Scott Lawrence	Opinion Research Services	Oct-18	
	Housing (report)	<u>West London Strategic Housing Market Assessment (SHMA): Addendum Report</u>	Jonathan Lee, Nigel Moore, Trevor Baker and Scott Lawrence	Opinion Research Services	Nov-18	
	Housing (report)	<u>London Borough of Ealing Strategic Housing Market Assessment (SHMA) Update : Report of Findings</u>	Jonathan Lee, Nigel Moore, Trevor Baker and Scott Lawrence	Opinion Research Services	Oct-18	
	Housing (report)	<u>West London Alliance Gypsy, Traveller and Travelling Showpeople Accommodation Assessment (GTAA): Final Report</u>	Steve Jarman, Claire Thomas and Ciara Small	Opinion Research Services	Oct-18	

LDPAC meeting date	Topic	Title	Author	Title/organisation	Date	Notes
03-Jun-20	Local Plan process (report)	<u>Ealing Council's Local Development Plan: Update</u>	Steve Barton	Strategic Planning Manager	03-Jun-20	Includes a keynote presentation by Professor Tony Travers, Director of LSE London, a research centre at The London School of Economics and Political Science. He is also a Visiting Professor in LSE's Department of Government. The presentation includes a discussion of the implications for spatial planning in a post-Covid-19 world.
24-Jun-20	Economy (report)	<u>Ealing Council's Local Development Plan: Update</u>	Sam Cuthbert	Principal Strategic Planner	24-Jun-20	An update on the Economy strand of the Local Plan including employment and retail.
	Economy (report)	<u>West London Employment Land Evidence</u>	David Leyden	GL Hearn	May-19	Appendix A of the 24 June 2020 Local Development Plan update
	Economy (report)	<u>Ealing LPPG – Industrial and Employment Uses</u>	Sam Cuthbert	Principal Strategic Planner	05-Jun-20	Appendix B of the 24 June 2020 Local Development Plan update
	Economy (report)	<u>Ealing Town Centre Retail & Leisure Study</u>	Caroline Marginson	GVA Grimley Ltd	Apr-17	Appendix C of the 24 June 2020 Local Development Plan update
	Economy (report)	<u>Retail and Town Centres Study: Stage 2 Report</u>	Caroline Marginson and Adam Bunn	Urban Shape Planning Consultants	Mar-18	Appendix D of the 24 June 2020 Local Development Plan update
	Economy (presentation)	<u>Ealing Town Centre</u>	Will French	Save Ealing's Centre	Jun-20	

LDPAC meeting date	Topic	Title	Author	Title/organisation	Date	Notes
22-Jul-20	Design and conservation (report)	<u>Ealing Council's Local Development Plan Update – Design Strand including the review of Conservation Areas</u>	Renato Messere	Principal Planning Consultant	22-Jul-20	An update on the Design strand of the Local Plan including the review of conservation areas. Includes a presentation by Harbinder Singh Birdi, Partner and Head of Infrastructure and Transport, Hawkins Brown with a perspective on good design practice and Design Review Panels based on personal experience and a presentation by Peter Murray, Curator-in-Chief, New London Architecture with an overview of the London Tall Buildings Survey 2019 as applied to Ealing and the rest of London.
	Design	<u>Stop the Towers Presentation on the Manor Road/Hastings Road, West Ealing Developments</u>	Justine Sullivan	Stop the Towers	Jul-20	Click on Stop the Towers' presentation for Council Panel in Downloads
	Conservation (report)	<u>Strategic Review of Ealing's Conservation Areas: Key Issues and Recommendations, Draft Report</u>	Renato Messere	Principal Planning Consultant	Jul-20	Appendix A of the 22 July 2020 Local Development Plan update
	Conservation (report)	<u>Acton Green CA Update Addendum</u>	Renato Messere	Principal Planning Consultant	22-Jul-20	Appendix B of the 22 July 2020 Local Development Plan update. This comprises separate reviews of each of the 29 Conservation areas in Ealing. See our guide Ealing Conservation Areas: Locations and Links to Key Documents for an overview map, existing appraisals and management plans.
	Conservation (report)	<u>Acton Park CA Update Addendum</u>	Renato Messere	Principal Planning Consultant	22-Jul-20	
	Conservation (report)	<u>Acton Town Centre CA Update Addendum</u>	Renato Messere	Principal Planning Consultant	22-Jul-20	
	Conservation (report)	<u>Bedford Park CA Update Addendum</u>	Renato Messere	Principal Planning Consultant	22-Jul-20	
	Conservation (report)	<u>Brentham CA Update Addendum</u>	Renato Messere	Principal Planning Consultant	22-Jul-20	
	Conservation (report)	<u>Brunswick CA Update Addendum</u>	Renato Messere	Principal Planning Consultant	22-Jul-20	
	Conservation (report)	<u>Canalside CA Update Addendum</u>	Renato Messere	Principal Planning Consultant	22-Jul-20	
	Conservation (report)	<u>Churchfields CA Update Addendum</u>	Renato Messere	Principal Planning Consultant	22-Jul-20	
	Conservation (report)	<u>Creffield CA Update Addendum</u>	Renato Messere	Principal Planning Consultant	22-Jul-20	

LDPAC meeting date	Topic	Title	Author	Title/organisation	Date	Notes
	Conservation (report)	<u>Cuckoo Estate CA Update Addendum</u>	Renato Messere	Principal Planning Consultant	22-Jul-20	
	Conservation (report)	<u>Ealing Common CA Update Addendum</u>	Renato Messere	Principal Planning Consultant	22-Jul-20	
	Conservation (report)	<u>Ealing Cricket Ground CA Update Addendum</u>	Renato Messere	Principal Planning Consultant	22-Jul-20	
	Conservation (report)	<u>Ealing Green CA Update Addendum</u>	Renato Messere	Principal Planning Consultant	22-Jul-20	
	Conservation (report)	<u>Ealing Town Centre CA Commercial Update Addendum</u>	Renato Messere	Principal Planning Consultant	22-Jul-20	
	Conservation (report)	<u>Ealing Town Centre Residential Update Addendum</u>	Renato Messere	Principal Planning Consultant	22-Jul-20	
	Conservation (report)	<u>Grange and White Ledges CA Update Addendum</u>	Renato Messere	Principal Planning Consultant	22-Jul-20	
	Conservation (report)	<u>Hanger Hill Garden Estate CA Update Addendum</u>	Renato Messere	Principal Planning Consultant	22-Jul-20	
	Conservation (report)	<u>Hanger Hill Haymills CA Update Addendum</u>	Renato Messere	Principal Planning Consultant	22-Jul-20	
	Conservation (report)	<u>Hanwell Cemeteries CA Update Addendum</u>	Renato Messere	Principal Planning Consultant	22-Jul-20	
	Conservation (report)	<u>Hanwell Clock Tower CA Update Addendum</u>	Renato Messere	Principal Planning Consultant	22-Jul-20	
	Conservation (report)	<u>Hanwell Village Green CA Update Addendum</u>	Renato Messere	Principal Planning Consultant	22-Jul-20	
	Conservation (report)	<u>Haven Green CA Update Addendum</u>	Renato Messere	Principal Planning Consultant	22-Jul-20	
	Conservation (report)	<u>Mill Hill Park CA Update Addendum</u>	Renato Messere	Principal Planning Consultant	22-Jul-20	
	Conservation (report)	<u>Montpelier Park CA Update Addendum</u>	Renato Messere	Principal Planning Consultant	22-Jul-20	
	Conservation (report)	<u>Mount Park CA Update Addendum</u>	Renato Messere	Principal Planning Consultant	22-Jul-20	
	Conservation (report)	<u>Northolt CA Update Addendum</u>	Renato Messere	Principal Planning Consultant	22-Jul-20	
	Conservation (report)	<u>Norwood Green CA Update Addendum</u>	Renato Messere	Principal Planning Consultant	22-Jul-20	
	Conservation (report)	<u>Old Oak Lane CA Update Addendum</u>	Renato Messere	Principal Planning Consultant	22-Jul-20	

LDPAC meeting date	Topic	Title	Author	Title/organisation	Date	Notes
	Conservation (report)	<u>St Marks Church and Canal CA Update Addendum</u>	Renato Messere	Principal Planning Consultant	22-Jul-20	
	Conservation (report)	<u>St Stephen's CA Update Addendum</u>	Renato Messere	Principal Planning Consultant	22-Jul-20	
	Conservation (report)	<u>A Strategic Review of Ealing's Conservation Areas: Draft Generic Management Plan (June 2020)</u>	Renato Messere	Principal Planning Consultant	Jun-20	Appendix C of the 22 July 2020 Local Development Plan update
	Design (presentation)	<u>Ealing Character Study and Housing Design Guidance Stage A1 report INTERIM DRAFT</u>	Louise Mansfield	Allies and Morrison Urban Practitioners	Apr-20	Appendix D of the 22 July 2020 Local Development Plan update
1 Oct 20	Planning White Paper and Infrastructure	<u>Ealing Council's Local Development Plan Update – Planning White Paper and Infrastructure</u>	Sam Cuthbert	Principal Strategic Planner	1 Oct 20	
	Planning White Paper	<u>Briefing Note: 'Planning for the Future' – White Paper Consultation: 6 August – 29 October 2020</u>	n/a	n/a	Sept-20	Appendix A of the 1 October 2020 Local Development Plan update
	Planning White Paper	<u>A Short Guide to the Planning for the Future White Paper, August 2020</u>	n/a	n/a	Aug-20	Appendix B of the 1 October 2020 Local Development Plan update
2 Dec 20	Infrastructure delivery	<u>Strategic Infrastructure: SIDP Background and Purpose</u>	Sam Cuthbert	Principal Strategic Planner	2 Dec 20	
	Infrastructure delivery	<u>LB Ealing – Infrastructure Baseline Report</u>	Isabelle Joyce, Anna Richards, James Lambert, Alice Bennett	ARUP	2 Dec 20	
	Infrastructure delivery	<u>Transport Planning as a Catalyst for Change</u>	Isabel Dedring, Global Transport Leader	ARUP	2 Dec 20	

APPENDIX B: LOCAL DEVELOPMENT PLAN JARGON BUSTER

Planning is full of jargon which can be impenetrable for non-experts. Here are some of the main terms you'll be faced with. You can find out more about each of them by following the links.

<p><u>Local (Development) Plan</u></p>	<p>The development plan sits at the heart of the planning system. Each planning authority should identify its strategic priorities and make policies to address them in their development plan documents. <u>The Planning and Compulsory Purchase Act 2004</u> says that planning decisions must be taken in line with the development plan unless material considerations indicate otherwise. The local planning process is therefore key to the way local areas change.</p> <p>Local Plans are required to set out a vision and a framework for the future development of the area, address needs and opportunities in relation to housing, the economy, community facilities and infrastructure – as well as serving as a basis for conserving and enhancing the natural and historic environment, mitigating and adapting to climate change, and achieving well designed places. It is essential that plans are in place and kept up to date.</p> <p>Government instructions on exactly how a Local Plan should be prepared and what they should contain is under constant review and they are likely to change in future following the publication of the <u>Planning White Paper</u>. Current <u>Government guidance</u> sets out the Government's current requirements.</p> <p>Further guidance is provided in Section 3 of the <u>National Planning Policy Framework</u>.</p>
<p><u>Local Development Plan Advisory Committee (LDPAC)</u></p>	<p>Ealing's Local Plan is being prepared by the Council's Local Development Plan Advisory Committee. Councillor Peter Mason is the current Chair.</p> <p>The General Functions of the LDPAC, as set out in the 24 May 2011 Council Constitution, are:</p> <ol style="list-style-type: none">i) To look in detail at proposals for inclusion in the Council's Local Planii) To review changes to the London Plan and the National Planning Policy Framework and their impact on the Local Planiii) To examine the process of preparing the proposalsiv) To consider community involvement in the Local Planv) To monitor the performance of the Local Planvi) To address equality and diversity issues pertaining to these mattersvii) To make recommendations to the Cabinet or full Council (as appropriate)

	<p>The Committee has met several times during 2020 in order to progress the preparation of the new Local Plan. The documents provided to the committee will form significant parts of the evidence base on which the new plan will be based.</p>
<p><u>Local Development Scheme</u></p>	<p><u>Section 15 of the Planning and Compulsory Purchase Act 2004</u> requires planning authorities to prepare a Local Development Scheme that specifies the documents that will make up the development plan for the area. Other documents that make up the development plan for the area, such as Neighbourhood Plans can also be included. The Local Development Scheme must be made available on local planning authority websites.</p> <p>The Local Development Scheme should be reviewed and updated at least annually but more frequently if there are changes in the timescales or the plans being prepared.</p>
<p>Public Consultation</p>	<p>Public Consultation is a key part of Local Plan preparation. In preparing the Local Plan, the local planning authority must take into account any representation made to them.</p> <p><u>Regulation 18 of the Town and Country Planning (Local Planning) (England) Regulations 2012</u> requires planning authorities to engage at an early stage with all those who may be interested in the Local Plan. It determines whom a local planning authority needs to notify and invite representations from in developing its Local Plan. The planning authority must take into account any representation made, and will need to set out how the main issues raised have been taken into account.</p> <p><u>Regulation 19 of the Town and Country Planning (Local Planning) (England) Regulations 2012.</u> Once a Local Plan that the local authority considers ready for examination has been prepared, but before it is submitted to the Planning Inspectorate, it is published to enable representations to be made.</p>
<p><u>Statement of Community Involvement (SCI)</u></p>	<p>Planning authorities must set out in a Statement of Community Involvement how they will <u>engage communities on the preliminary stages of plan-making.</u></p> <p><u>LBE’s July 2015 Statement of Community Involvement</u> sets out how the people in Ealing can participate in the plan making in the borough. It commits to ‘frontloading community involvement’ in the plan preparation and acknowledges ‘that an essential element of public participation is feedback to those who respond’. Ealing’s SCI also provides for a six-week formal consultation period during which representations will be made available for others to view on the Ealing Council website, at the Customer Services Centre and at libraries across the borough.</p>

<p><u>Strategic Housing Land Availability Assessment (SHLAA)</u></p>	<p>This is a technical exercise to determine the quantity and suitability of land potentially available for housing development. The SHLAA is a required part of the evidence base needed for the preparation of a Local Plan, and in London it is done by the Mayor to determine the borough housing targets that form a key part of the London Plan.</p>
<p><u>Strategic Housing Market Assessment (SHMA)</u></p>	<p>This is an assessment of future housing requirements in an area. It estimates the number of new homes needed in London by tenure and type, as well as analysing the housing requirements of sub-groups of the population. The SHMA is used in drawing up the London Plan’s strategy and housing targets.</p>
<p><u>Gypsies and Travellers</u></p>	<p>In their Local Plans local planning authorities should identify, and update annually, a supply of land sufficient to provide 5 years’ worth of specific, deliverable sites for gypsies and travellers. They should also identify a supply of developable sites, or broad locations for growth for up to 15 years.</p>
<p><u>Local Plans Examination</u></p>	<p>Once a planning authority has completed drafting a Local Plan, they submit it to the Planning Inspectorate which appoints a planning inspector to examine it. The examination is open to the public and provides an opportunity for all interested parties to comment on or object to the policies in the plan.</p> <p>The planning inspector will consider all of the submissions received and report back to the planning authority with recommendations as to whether or not the plan should be adopted.</p> <p>The Planning Inspectorate <u>publishes full guidance</u> about how the examination works.</p>
<p><u>Authority Monitoring Reports (AMR)</u></p>	<p>Planning authorities should publish an AMR at least annually to report on their local plan preparation and the implementation of adopted policies to ensure they are doing what they supposed to do. They can also identify refinements or interventions that might be appropriate.</p> <p><u>Regulation 34 of the Town and Country Planning (Local Planning) (England) Regulations 2012</u> sets out in full what information the reports should contain.</p> <p>The <u>Planning Advisory Service has a good guide</u> to AMR preparation.</p>