

# EALING'S LOCAL PLAN

Final Proposals (Regulation 19),  
28th February 2024



## LINKS

[Click here](#) for more information on the Local Plan evidence base.

# DOCUMENT CONTENTS





<b>Leader’s foreword</b>	<b>07</b>	<b>Chapter 3 – Spatial Strategy</b>	<b>61</b>
Ealing’s New Local Plan: Final proposals	11	— <b>Introduction</b>	62
Consultation overview	20	Vision	65
Document structure	25	Policy SP1: A Vision for Ealing	65
<b>Chapter 1 – About Ealing’s Local Plan</b>	<b>31</b>	Delivering the vision	66
— <b>Introduction</b>	32	Policy SP2: Tackling the climate crisis	66
What is a Local Plan?	32	SP2.1: Inclusive economy	66
The Wider Planning Framework	34	SP2.2: Climate action	66
A new Local Plan for Ealing	39	SP2.3: Thriving communities	68
Preparing the Local Plan	41	Policy SP3: Fighting inequality	76
<b>Chapter 2 – Setting the scene</b>	<b>43</b>	SP3.1: Tackling crime and inequality	76
— <b>Introduction</b>	44	SP3.2: A fairer start	76
Strategic context	47	SP3.3: Healthy lives	76
Borough context	50	Policy SP4: Creating good jobs and growth	78
Strategic objectives and priorities	53	SP 4.1 Good growth	78
		SP 4.2 Decent living incomes	79
		SP 4.3 Genuinely affordable homes	80
		Strategic place interventions	86

<b>Chapter 4 – Town Plans</b>	<b>93</b>	<b>— Ealing Town Plan</b>	<b>145</b>
— <b>Our Towns</b>	93	Ealing today	146
Delivering the Spatial Strategy through character-led growth	95	Issues to address in Ealing	148
Structure of the Town Plans	96	Opportunities for Ealing	151
		Ealing Spatial Strategy	152
		Policy E1: Ealing Spatial Strategy	154
<b>— Acton Town Plan</b>	<b>97</b>	Ealing Spatial Policies	160
Acton Today	98	Policy E2: Ealing Metropolitan Town Centre	160
Issues to address in Acton	100	Policy E3: Northern Ealing	166
Opportunities for Acton	103	Policy E4: Southern Ealing and Ealing Common	167
Acton Spatial Strategy	104	Ealing Development Sites	168
Policy A1: Acton Spatial Strategy	106		
Acton Spatial Policies	112	<b>— Greenford Town Plan</b>	<b>223</b>
Policy A2: Acton District Centre	112	Greenford today	224
Policy A3: South Acton	116	Issues to address in Greenford	228
Policy A4: Acton Main Line Station and Environs	118	Opportunities for Greenford	231
Policy A5: East Acton Neighbourhood Centre	120	Greenford Spatial Strategy	232
Policy A6: North Acton and Park Royal	122	Policy G1: Greenford Spatial Strategy	234
Acton Development Sites	124		

Greenford Spatial Policies	242	— <b>Northolt Town Plan</b>	<b>301</b>	Perivale Spatial Policies	360
Policy G2: Greenford District Centre	242	Northolt today	302	Policy P2: Perivale	
Policy G3: Westway Cross		Issues to address in Northolt	304	Neighbourhood Centre	360
Neighbourhood Centre	244	Opportunities for Northolt	307	Policy P3: Medway Parade Local Centre	360
Policy G4: Sudbury Hill		Northolt Spatial Strategy	308	Policy P4: Perivale Station and Environs	361
Neighbourhood Centre	246	Policy N1: Northolt Spatial Strategy	310	Policy P5: Perivale Industrial Estate	361
Policy G5: Greenford Station		Northolt Spatial Policies	316	Perivale Development Sites	362
Local Centre	246	Policy N2: Northolt Neighbourhood			
Policy G6: Greenford Industrial Estate	247	Town Centre	316		
Greenford Development Sites	248	Policy N3: White Hart		— <b>Southall Town Plan</b>	<b>375</b>
		Neighbourhood Centre	317	Southall today	376
		Policy N4: Northolt Industrial Estate	319	Issues to address in Southall	378
		Northolt Development Sites	320	Opportunities for Southall	380
				Southall Spatial Strategy	382
				Policy S1: Southall Spatial Strategy	384
— <b>Hanwell Town Plan</b>	<b>265</b>			Southall Spatial Policies	398
Hanwell today	266	— <b>Perivale Town Plan</b>	<b>345</b>	Policy S2: Southall Major Centre	398
Issues to address in Hanwell	268	Perivale today	346	Policy S3: King Street	
Opportunities in Hanwell	271	Issues to address in Perivale	348	Neighbourhood Centre	400
Hanwell Spatial Strategy	272	Opportunities for Perivale	351	Policy S4: West Southall	402
Policy H1: Hanwell Spatial Strategy	274	Perivale Spatial Strategy	352	Policy S5: East Southall	404
Hanwell Spatial Policies	278	Policy P1: Perivale Spatial Strategy	354	Southall Development Sites	406
Policy H2: Hanwell District Centre	278				
Hanwell Development Sites	280				

<b>Chapter 5 – Development Management Policies</b>	<b>453</b>		
— Introduction	454		
Policy DAA: Design and Amenity – Ealing LPA – local policy	456		
Policy D9: Tall Buildings London Plan – Ealing LPA – local variation	458		
Policy HOU: Affordable Housing – Ealing LPA – local policy	460		
Policy H16: Large Scale Purpose Built Shared Living – London Plan – Ealing LPA – local variation	462		
Policy SSC: Small Sites Contribution – Ealing LPA – local policy	463		
Policy E3: Affordable Workspace London Plan – Ealing LPA – local variation	464		
Policy E4: Land for Industry, Logistics and Services to Support London’s Economic Function – London Plan Ealing LPA – local variation	466		
		Policy E6: Locally Significant Industrial Sites (LSIS) – London Plan – Ealing LPA – local variation	468
		Policy G4: Open Space – London Plan – Ealing LPA – local variation	470
		Policy G5: Urban Greening – London Plan – Ealing LPA – local variation	471
		Policy G6: Biodiversity and Access To Nature London Plan – Ealing LPA – local variation	471
		Policy S5: Sports and Recreation Facilities – London Plan – Ealing LPA – local variation	472
		Policy OEP: Operational Energy Performance – Ealing LPA – local policy	474
		Policy ECP Embodied Carbon – Ealing LPA – local policy	476
		Policy WLC: Whole Life Cycle Carbon Approach – Ealing LPA – local policy	477
		Policy SI 7: Reducing Waste and Supporting the Circular Economy – Ealing LPA – local variation	478
		Policy FLP: Funding – The Local Plan – Ealing LPA – local policy	479
		Policy ENA: Enabling Development – Ealing LPA – local policy	480
		<b>Appendix 1: Monitoring Framework</b>	<b>481</b>
		<b>Appendix 2: Glossary of Terms</b>	<b>487</b>



**Councillor Peter Mason**  
Leader of Ealing Council

## Leader's foreword

0.1 — How our incredible seven towns change in the years to come is something that everyone cares about, and it absolutely should be shaped and controlled by all of us.

0.2 — So the rules that we make about how our places develop in the coming years really matter.

0.3 — That's what this Local Plan is – a set of 'rules', a framework of policies which will inform how the borough grows and changes over the next 15 years. It will be used to guide planning and investment decisions in Ealing and is an important opportunity for us to have a new conversation with our local communities about our seven towns.

0.4 — For us at the council, this is about much more than just buildings and roads. It's about creating places and neighbourhoods where people can thrive. Where we can meet and enjoy the company of friends and family, where we can be productive and creative, and where we can learn and look after ourselves.

0.5 — We know that we face many challenges as a borough – not enough homes that are genuinely affordable for local people, roads and highways which are not safe enough for pedestrians and cyclists, air quality which is damaging children's lungs, and postcode lotteries when it comes to access to health services and quality care.

0.6 — So this Local Plan is underpinned by a desire to improve the lives of Ealing residents. We have applied our three core priorities to the Local Plan, so that it can support our work to tackle the climate crisis, create good jobs and fight inequality.

0.7 — This Local Plan faces our challenges head on and builds on work we have done as a council on the health and wellbeing strategy, which outlines how important good housing and access to local services are to our quality of life.

0.8 — This Local Plan also recognises that Ealing is so much more than a string of Elizabeth Line stations and the A40. There is pride, community and a desire for improvement in the beating heart of each of the communities of the seven towns that make our borough what it is.



**THIS LOCAL PLAN  
SHOWS WHAT EALING  
HAS TO OFFER THE  
WORLD, AS PART OF  
LONDON AND THE  
WIDER UK.**



Image: Elizabeth Line at Ealing Broadway Station.

0.9 — So we are taking a fairer and more balanced approach in which all our seven towns will have a role. All our neighbourhoods will benefit more fairly from new investment, and all will accommodate more jobs and more homes, as we strengthen not just the buildings that are built, but the character and sense of common identity too.

0.10 — Our new approach to accommodating growth is important so no town is left behind. It goes with the grain of how we are using our neighbourhoods in new and different ways in modern times. Like more home working, and an increased desire from all of us to spend more time enjoying local neighbourhoods, town centres, parks, and high streets. This approach will enable the places we cherish to gain even more investment and to flourish.

0.11 — This Local Plan shows what Ealing has to offer the world, as part of London and the wider UK. It builds on our status as a gateway to London thanks to Heathrow and the new HS2 terminus and cements our position at the heart of west London's economy thanks to our industrial centres – Park Royal in the east and Southall to the west.

0.12 — The Local Plan includes ambitious ideas to capitalise on our unique connectivity and character. That will help us make Ealing an even better place to invest or start a business. And an even better place to live, learn and raise a family.

0.13 — Whilst the Local Plan is by necessity a technical and highly specific document, I hope that no matter who you are, when you read through it you will feel how ambitious we are for our borough and its people. How dedicated we are to creating a place where a sense of community can thrive, and where everyone is invited to play a role.

0.14 — Thank you for having an interest in the future of Ealing, and for taking the time to read our Local Plan.







**Image:** Northala Fields Park,  
Northolt, West London.



**Image:** Emphasising the importance of green and open spaces within the Local Plan.

## Ealing's New Local Plan: Final proposals

0.15 — Ealing's Local Plan will shape and guide future development in the area over the next 15 years from 2024 to 2039. The plan includes a strategic vision and spatial strategy, a collection of seven Town Plans which provide place-based strategies and spatial policies along with accompanying Development Sites (or site allocations), as well as the criteria-based development management policies that will help guide future development in the borough.

0.16 — This second draft of the new Local Plan sets out the council's Final Proposals for the Local Plan and is known as the 'Publication' or 'Regulation 19' version. It was considered by Ealing's Full Council at a Special Meeting held on 21st February 2024.



**EALING'S LOCAL PLAN  
WILL SHAPE AND GUIDE  
FUTURE DEVELOPMENT  
IN THE AREA OVER THE  
NEXT 15 YEARS.**

0.17 — This new version of the Local Plan has been informed by the pre-publication consultation which consisted of three rounds of public and stakeholder consultation:

- **Shaping Ealing** – from November 2021 to 25th March 2022.
- **Initial Proposals** (Regulation 18) – from 30th November 2022 to 8th February 2023.
- **Initial Proposals** (Regulation 18) focusing on Additional Site Allocations for Gypsy and Traveller Pitch Provision – 5th July to 16th August 2023.

0.18 — A high-level summary of the Regulation 18 consultation outputs was published in August 2023 which sets out what consultation and engagement had been undertaken, the key themes that emerged, and some interim responses that sought to address some of the concerns raised. Furthermore, A Statement of Consultation at Regulation 18 has been published that includes responses by planning officers to representations received.

0.19 — Ealing Council has actively listened to the feedback it received from the public and stakeholders and has made some important changes to the emerging Local Plan. Given the national and regional planning policy framework, the strategic objectives and priorities outlined in the Council Plan 2022–26, and the need to respond to a series of urgent policy matters, developing a Local Plan will always involve a balancing of different priorities. This is reflected in the wide ranging and sometimes conflicting feedback we received.

0.20 — Some of the most significant changes between the Regulation 18 and this iteration of the plan are included on the following page.

0.21 — **In Chapter 3**, which deals with the Spatial Strategy, the key changes include:

- Strengthening policies around climate action (SP 2.2).
- Making provision for a new circular economy hub to support waste reduction (SP 2.2 C (iv)), the creation of a new Ealing Regional Park (SP 2.2 G (vi)) and the creation of a new outdoor swimming facility in Ealing (SP 3.3 G).
- To not proceed with the original proposals regarding changes to Green Belt and Metropolitan Open Land designations as a consequence of the objections raised, including by the Mayor of London in his Statement of General Conformity. Instead, Green Belt and MOL boundary changes are proposed only where a site has been identified for development and allocated in this Local Plan. These are a small number of sites (or parts of sites) that do not contribute towards Green Belt/MOL objectives and which could be used to meet identified development needs and thus are identified for change in designation, demonstrating the corresponding exceptional circumstances. In addition, to ensure defensible boundaries, some boundary corrections have been made which reflect the current reality and use of sites. Any changes are shown in the Atlas of Change and the Interactive Policies Map.
- Clarifying the need to meet an identified future need

of six additional pitches for the Gypsy and Traveller community (SP 3.1 D).

- Setting out borough-wide infrastructure schemes which are necessary to support the planned growth (SP 4.1 G and Table SS1).
- Clarifying housing delivery targets and the maximisation of affordable housing (SP 4.3).

0.22 — **In Chapter 4**, which deals with Town Plans, the key changes include:

- Reconfiguration and strengthening of each of the town spatial strategy policies to include separate headings on spatial vision and the same three strategic objectives that underpin the borough-level spatial strategy: tackling the climate crisis, fighting inequality and creating good jobs and growth.
- Each town spatial strategy also sets out any key infrastructure delivery priorities for the area and now has an amended spatial strategy diagram.
- Strengthening Policy E2 on the Ealing Metropolitan Town Centre.
- Adding new spatial policies G6, N4 and P5 which set out policies for the industrial estates in Greenford, Northolt and Perivale.
- The addition of an Index map showing Development Sites in each town and indicating those sites where tall

buildings are deemed to be potentially suitable.

0.23 — Regarding the Development Sites that accompany each Town Plan there have also been a number of significant changes to the list published at Regulation 19. These changes are also based upon public and stakeholder feedback at Regulation 18 together with a further assessment of site suitability and deliverability. Table 1 provides a summary of the changes. The key points to note are:

- Of the 118 sites consulted upon at Regulation 18, 40 have not been carried through into Regulation 19.
- 4 entirely new sites have been added arising from the ‘call for sites’ making a revised total of 82 sites.
- 22 sites have had their red line boundaries amended.

0.24 — Each of the 82 Development Sites now also includes:

- Updated proposed uses for the site and an indicative timetable for delivery.
- Consideration of any relevant contextual circumstances, design principles and key infrastructure requirements to guide any future development proposals.
- Where appropriate, specific guidance on the suitability of any tall buildings and parameters on scale, height and massing.

0.25 — **In Chapter 5**, which deals with Development Management Policies, the key changes include:

- Strengthening Policy HOU on affordable housing.
- Clarifying the application of Policy E3 on affordable workspace with additional supporting text.
- Withdrawal of Policy TCS on town centres as evidence has shown no need for a thematic policy and any specific proposals for individual town centres are included in each of the Town Plans.
- Adding Policy G4 to consider the impact of any development proposals upon the visual openness of green and open spaces.
- Clarifying in Policy G5 that Ealing will apply the Urban Greening Factor as set out in the London Plan with a target of 0.4 for residential development and 0.3 for commercial development.
- Adding Policy G6 to promote local biodiversity improvement.
- Adding Policy S5 to promote sports and recreation facilities.
- Adding a suite of policies on climate action including Policy OEP on Operational Energy Performance, Policy ECP on Embodied Carbon, Policy WLC on the Whole Life Cycle Carbon Approach and Policy SI7 on reducing waste and supporting the circular economy.



**Image:** Greenford Quay development.

**Table 1:**  
Development Sites: Summary of changes between Regulation 18 and Regulation 19

## Acton

### Development Sites at Regulation 19

- 01AC** Acton Gateway (Morrisons) (AC01)
- 02AC** Acton Gardens (AC04)\*\*
- 03AC** Ealing Common Depot (AC06)
- 04AC** Builders Merchants Bollo Bridge Road (AC07)
- 05AC** Salisbury Street Car Park & Neville Close (AC08)\*\*
- 06AC** Acton Vale Industrial Park & Westgate House (AC09)
- 07AC** Dean Court (New)
- 08AC** Oaktree Court (New)

### Withdrawn Development Sites at Regulation 18:

- (AC02)** The Steyne Estate
- (AC03)** Acton Central Station Yard
- (AC05)** Acton Town Station Approach
- (AC10)** Haddon Court & Burghley Tower
- (AC11)** Friary Park
- (AC12)** Acton Crossrail Station Sidings
- (AC13)** West Acton Community Centre

## Ealing

### Development Sites at Regulation 19

- 01EA** Broadway Connection & Arcadia (EA01)\*\*
- 02EA** Ealing Broadway Shopping Centre & Crystal House (EA02)
- 03EA** Sandringham Mews (EA03)
- 04EA** Eastern Gateway (EA08)\*\*
- 05EA** Perceval House (EA10)
- 06EA** 49 – 69 Uxbridge Road (EA11)
- 07EA** CP House (EA12)
- 08EA** Craven House (EA13)

### Withdrawn Development Sites at Regulation 18:

- (EA04)** Ealing Broadway Station
- (EA05)** Central Chambers
- (EA06)** Haven Green Car Park
- (EA07)** Carmelita House
- (EA09)** Ealing Studios etc
- (EA14)** Arden Road Car Park
- (EA15)** 1–19 Broadway etc
- (EA21)** 130–140 Broadway, W Ealing

\*\* Denotes boundary has been amended

Note: Numbers/Letters = Reg 19 classification e.g. 01AC whilst Letters/Numbers = Reg 18 classification e.g. AC01

**Table 1:**  
Development Sites: Summary of changes between Regulation 18 and Regulation 19

## Ealing

### Development Sites at Regulation 19

<b>09EA</b>	66 – 86 Broadway, West Ealing (EA16)
<b>10EA</b>	59 – 65 Broadway, West Ealing (Lidl) (EA17)
<b>11EA</b>	Sainsbury's & Library, West Ealing (EA18)
<b>12EA</b>	Chignell Place, West Ealing (EA19)
<b>13EA</b>	99 – 113 Broadway, West Ealing (EA20)**
<b>14EA</b>	Western Gateway, 131–141 Broadway, West Ealing (EA22)
<b>15EA</b>	Waitrose, West Ealing (EA24)
<b>16EA</b>	West Ealing Station Approach (EA25)
<b>17EA</b>	Castle House (EA26)
<b>18EA</b>	Access House & T Mohan, West Ealing (EA27)
<b>19EA</b>	Gurnell Leisure Centre (EA28)
<b>20EA</b>	Downhurst Residential Care Home (EA29)
<b>21EA</b>	Former Barclays Sports Ground (EA31)
<b>22EA</b>	96 Queens Drive, Tel Service Centre & 33 Hanger Lane (EA32)**
<b>23EA</b>	Old Actonians Sports Ground (EA34)
<b>24EA</b>	Wickes, South Ealing Road (EA36)
<b>25EA</b>	Travis Perkins, Popes Lane (EA37)

### Withdrawn Development Sites at Regulation 18:

<b>(EA23)</b>	Green Man Lane Estate
<b>(EA30)</b>	Twyford Abbey
<b>(EA33)</b>	Ealing Riding School
<b>(EA35)</b>	University of West London

\*\* Denotes boundary has been amended

Note: Numbers/Letters = Reg 19 classification e.g. 01AC whilst Letters/Numbers = Reg 18 classification e.g. AC01

**Table 1:**  
Development Sites: Summary of changes between Regulation 18 and Regulation 19

## Greenford

### Development Sites at Regulation 19

- 01GR** Greenford Hall, Methodist Church, Police Station & Clinic (GR01)\*\*
- 02GR** Greenford Broadway Car Park (GR02)\*\*
- 03GR** 370–388 Oldfield Lane North (GR07)
- 04GR** Westway Cross (GR08)
- 05GR** Former Greenwich School of Management (GR09)
- 06GR** Smiths Farm (GR10)

### Withdrawn Development Sites at Regulation 18:

- (GR03)** Stanhope Primary School and Education Centre
- (GR04)** Progress House and Garage
- (GR05)** Ravenor Park Farm
- (GR06)** Windmill Nursery Centre

## Hanwell

### Development Sites at Regulation 19

- 01HA** Land to the front of Ealing Hospital (HA01)\*\*
- 02HA** Gray's Garage (HA04)
- 03HA** George Street Car Park (HA05)
- 04HA** Site of Lidl and discount store (HA06)
- 05HA** Marshall Site, Gold's Gym & Garages on Montague Avenue (HA07)
- 06HA** Tile Depot & Lambourn Close (HA10)\*\*
- 07HA** Copley Close Estate (HA12)
- 08HA** High Lane Housing Estate (HA13)

### Withdrawn Development Sites at Regulation 18:

- (HA02)** Car Sales, Hanwell Bridge
- (HA03)** Hanwell Children's Centre
- (HA08)** St Mary's Convent
- (HA09)** Access Storage
- (HA11)** Eversheds Sports Ground

\*\* Denotes boundary has been amended

Note: Numbers/Letters = Reg 19 classification e.g. 01AC whilst Letters/Numbers = Reg 18 classification e.g. AC01



**Table 1:**  
Development Sites: Summary of changes between Regulation 18 and Regulation 19

## Northolt

### Development Sites at Regulation 19

- 01NO** Car Sales Site and Northolt Leisure Centre (NO01)\*\*
- 02NO** Mandeville Parkway (NO02)
- 03NO** Northolt Sorting Office (NO05)
- 04NO** Northolt Driving Range NO06)
- 05NO** Medlar Farm Estate (NO08)
- 06NO** Yeading Lane I (NO09)
- 07NO** Yeading Lane II (NO12)
- 08NO** Grange Court (NO13)
- 09NO** Kingdom Workshop, Sharvel Lane (NO15)\*\*
- 10NO** Airways Estate (New)

### Withdrawn Development Sites at Regulation 18:

- (NO03)** Northolt High School
- (NO04)** Islip Manor Housing Estate
- (NO07)** White Hart Roundabout
- (NO10)** Electricity Substation, Ruislip Road
- (NO11)** Telephone Exchange
- (NO14)** Community Centre & St Raphael's Primary School

## Perivale

### Development Sites at Regulation 19

- 01PE** BP Garage (PE01)
- 02PE** Land on the South Side of Western Avenue (PE02)
- 03PE** Alperton Lane North (PE03)
- 04PE** Alperton Lane South and Metroline Depot (PE04)

### Withdrawn Development Sites at Regulation 18:

\*\* Denotes boundary has been amended

Note: Numbers/Letters = Reg 19 classification e.g. 01AC whilst Letters/Numbers = Reg 18 classification e.g. AC01

**Table 1:**  
Development Sites: Summary of changes between Regulation 18 and Regulation 19

## Southall

### Development Sites at Regulation 19

- 01SO** Southall Crossrail Station and Gurdwara (SO01)
- 02SO** Southall Sidings (SO03)
- 03SO** Former Sorting Office & Kings Hall Methodist Church (SO04)
- 04SO** Southall West London College (SO05)\*\*
- 05SO** 31–45 South Road & Tel Exchange, Quality Foods & Iceland (SO06)
- 06SO** Fairlawn Hall and Science of the Soul Centre (SO08)\*\*
- 07SO** The Limes, Maypole Court, Banq. Centre, 13–19 The Green (SO10)
- 08SO** Middlesex Business Centre (SO11)
- 09SO** Havelock Estate (SO12)\*\*
- 10SO** The Green (SO13)
- 11SO** The Green Quarter (Southall Gasworks) (SO14)
- 12SO** Scotts Road Trading Estate (SO15)\*\*
- 13SO** Endsleigh Industrial Estate (SO16)\*\*
- 14SO** Witley Works (SO17)\*\*
- 15SO** Monorep Site (SO18)
- 16SO** Warren Farm and Imperial College Land (SO19)\*\*
- 17SO** Great Western Triangle Centre (SO20)
- 18SO** Golf Links Estate (SO23)\*\*
- 19SO** Cranleigh Gardens Industrial Estate & Kingsbridge Crescent (SO24)\*\*
- 20SO** Hambrough Tavern (SO26)
- 21SO** Toplocks Estate (New)

### Withdrawn Development Sites at Regulation 18:

- (SO02)** Park Avenue
- (SO07)** Herbert Road Car Park
- (SO09)** The Arches Business Centre
- (SO21)** Hansen’s Timber Yard
- (SO22)** Car Sales, Queenstyle and MBS
- (SO25)** Southall TA Barracks

\*\* Denotes boundary has been amended

Note: Numbers/Letters = Reg 19 classification e.g. 01AC whilst Letters/Numbers = Reg 18 classification e.g. AC01

0.26 — The Local Plan is also informed by a range of evidence base documents. This new iteration of the Local Plan also considers the findings of the further evidence base work undertaken since the Initial Proposals were published together with the extensive evidence base published previously. The further evidence base work includes the following key documents:

- Sites Selection Report for Regulation 19
- Infrastructure Delivery Plan and Schedule
- Cultural Infrastructure Plan
- Gypsy and Traveller Pitch Provision – Site Assessment
- Strategic Flood Risk Assessment – Level 2
- Green Belt/Metropolitan Open Land Review – Revised Stage 1, Stage 2, and Stage 3
- Tall Buildings Strategy – updated guidance for study sites
- Town Spatial Plan for each of the seven towns
- Review of Ealing’s Sites of Importance for Nature Conservation (SINCs)
- Integrated Impact Assessment for Regulation 19
- Viability Assessment
- Draft Community Infrastructure Levy Charging Schedule

0.27 — Copies of these documents and the previously published Local Plan evidence base can be found on the link below:



## LINKS

[Click here](#) for more information on the evidence base documents.



**Image:** Ealing Council offices, Uxbridge Road, Ealing.

## Consultation overview

### Consultation documents

0.28 — Copies of the Regulation 19 Local Plan together with the Integrated Impact Assessment, Atlas of Change to the Policies Map and other supporting documentation is available on the council's web pages.

0.29 — Printed copies of the Local Plan are also available for inspection at the Ealing Council Office at Customer Services Centre, Perceval House, 14–16 Uxbridge Road, Ealing, London W5 2HL and in libraries across the borough.

0.30 — The Local Plan is also informed by a range of evidence base documents which are also available on the council's website.

0.31 — At the same time, Ealing Council is also consulting on a separate Ealing CIL Draft Charging Schedule which will apply a standard charge to developers to fund supporting infrastructure. This is entirely separate from the Local Plan and more information can be found on the council's website.

## Consultation on the Local Plan Final Proposals

0.32 — The Local Plan has been published by Ealing Local Planning Authority (LPA) in order for representations to be made on it before it is submitted for examination by a Planning Inspector. The Planning and Compulsory Purchase Act 2004, as amended, states that the purpose of the examination is to consider whether the plan complies with the relevant legal requirements, including the duty to co-operate, and is sound. The Inspector will consider all representations on the plan that are made within the period set by the LPA.

0.33 — To ensure an effective and fair examination, it is important that the Inspector and all other participants in the examination process are able to know who has made representations on the plan. The LPA will therefore ensure that the names of those making representations can be made available (including publication on the LPA's website) and taken into account by the Inspector.

0.34 — At this stage of the plan-making process, in accordance with national guidance, it is requested that consultation responses focus on legal and procedural compliance, including the duty to cooperate, and the soundness of the Local Plan.

0.35 — There are four different tests of soundness, which require the Local Plan to be:

- **Positively prepared** - providing a strategy which, as a minimum, seeks to meet the area's objectively assessed needs and is informed by agreements with other authorities, so that unmet need from neighbouring areas is accommodated where it is practical to do so and is consistent with achieving sustainable development.
- **Justified** - an appropriate strategy, taking into account the reasonable alternatives, and is based on proportionate evidence.
- **Effective** - deliverable over the plan period and is based on effective joint working on cross-boundary strategic matters that have been dealt with rather than deferred, as evidenced by the statement of common ground.
- **Consistent with national policy** - enabling the delivery of sustainable development in accordance with the policies in this Framework and other statements of national planning policy, where relevant.

0.36 — The tests of soundness are set out in paragraph 35 of the National Planning Policy Framework (NPPF).

### LINKS



[Click here](#) for more information on Ealing's Local Plan Reg 19.

[Click here](#) for more information on the Local Plan evidence base.

[Click here](#) for more information on the community infrastructure levy.

[Click here](#) for more information on the National Planning Policy Framework.

0.37 — If you think the content of the plan is not sound because it does not include a policy on a particular issue, you should go through the following steps before making representations:

- Is the issue with which you are concerned already covered specifically by national planning policy or the London Plan)?
- Is the issue with which you are concerned already covered by another policy in this plan?
- If the policy is not covered elsewhere, in what way is the plan unsound without the policy?
- If the plan is unsound without the policy, what should the policy say?

0.38 — If you wish to make a representation seeking a modification to the Local Plan or part of the Local Plan you should set out clearly in what way you consider the plan or part of the plan is legally non-compliant or unsound, having regard as appropriate to the soundness criteria above.

0.39 — Your representation should be supported by evidence wherever possible. It will be helpful if you also say precisely how you think the plan should be modified.

0.40 — You should provide succinctly all the evidence and supporting information necessary to support your representation and your suggested modification. You should not assume that you will have a further opportunity to make submissions. Any further submissions after the plan has been submitted for examination may only be made if invited by the Inspector, based on the matters and issues he or she identifies.

0.41 — Where groups or individuals share a common view on the plan, it would be very helpful if they would make a single representation which represents that view, rather than a large number of separate representations repeating the same points. In such cases the group should indicate how many people it is representing and how the representation has been authorised.

0.42 — Please consider carefully how you would like your representation to be dealt with in the examination: whether you are content to rely on your written representation, or whether you wish to take part in hearing session(s). Only representors who are seeking a change to the plan have a right to be heard at the hearing session(s), if they so request. In considering this, please note that written and oral representations carry the same weight and will be given equal consideration in the examination process.



**IT IS CURRENTLY  
ANTICIPATED THAT  
THE LOCAL PLAN  
WILL BE ADOPTED  
BY FULL COUNCIL  
IN EARLY 2025.**



Image above: Aerial view of Acton Market Place.

## How to provide consultation feedback

0.43 — You will be able to find all the relevant information relating to this consultation, including the Local Plan, supporting documents and a model representation form, on the council's website.

0.44 — Hard copies of the Local Plan (for inspection) and the model representation form are also available at the Ealing Council Office at Customer Services Centre, Perceval House, 14–16 Uxbridge Road, Ealing, London W5 2HL and in libraries across the borough.

0.45 — Representations may be submitted to the council either in writing or electronically as follows:

**By Post:** FAO [Steve Barton, Strategic Planning Manager](#), Perceval House, 5th Floor, Planning Services, 14–16 Uxbridge Road, Ealing, London W5 2HL or

**By Email:** [localplan@ealing.gov.uk](mailto:localplan@ealing.gov.uk)

0.46 — Representations must be received no later than 6pm on Wednesday 10th April 2024.

### LINKS

[Click here](#) for more information on Ealing's Local Plan Reg 19.

[Click here](#) for more information on the Local Plan evidence base.

## Next steps

0.47 — The Local Plan will be submitted to the Secretary of State for an Independent Examination in Public, along with all representations received and evidence gathered. We plan to submit in Summer 2024.

0.48 — At the Examination in Public, the Planning Inspector(s) will consider all the representations received at the Regulation 19 stage, examines the Plan and the evidence supporting it, and decides whether it is sound and meets the legal requirements. The Inspector may also require modifications to be made to the Local Plan. The Inspector will decide whether or not to recommend adoption of the Local Plan.

0.49 — It is currently anticipated that the Local Plan will be adopted by Full Council in early 2025, at which point it will supersede the existing Development Strategy DPD, Development Sites DPD, Development Management Policies DPD, Planning for Schools DPD, and the Southall Opportunity Area Planning Framework.



Image: Ealing, v.



## Document structure

### Ealing's New Local Plan is divided into five main parts

0.50 — This Local Plan sets out a spatial vision for the borough over the next 15 years that will support delivery of Ealing Council's core themes of tackling the climate crisis, fighting inequality, and creating good jobs and growth.

0.51 — This Local Plan sets out a vision, strategic objectives and planning policies that together provide the overarching framework for the delivery of sustainable development in the borough. The plan also supports the implementation of the London Plan (2021) and its aspiration for achieving Good Growth.

0.52 — The Local Plan forms a tool to help guide investment within the borough, while shaping the overall spatial vision that the council, partners, stakeholders and community groups will help to deliver. The Local Plan addresses the issues and opportunities facing residents and businesses in the borough and establishes a spatial strategy that responds to the distinctive character of Ealing's seven towns.

0.53 — The Local Plan is set out in five chapters, with associated sub-sections that provide a borough-scale and town-scale spatial strategy and associated development management policies to achieve these. The document must be read as a whole, particularly for the purpose of planning and investment decisions.



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### The five chapters

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### Part one: About Ealing's Local Plan

0.54 — This section provides background information about the process of developing a Local Plan. This positions the Local Plan within the wider national, regional, sub-regional and Local Planning frameworks. This is followed by a summary of the steps taken in the preparation of the Local Plan including production of the evidence base and the consultation process.

### Part two: Setting the scene

0.55 — This section establishes the strategic and borough-level context for the Local Plan and the borough's core themes of tackling the climate crisis, fighting inequality, and creating good jobs and the growth that flow from this. These frame the council's strategic objectives.

### Part three: Spatial strategy

0.56 — This section establishes the spatial strategy for Ealing and how it will be delivered over the next 15 years.

0.57 — This responds specifically to and complements Chapter 1 of the London Plan (Planning for London's Future – Good Growth), which established Good Growth objectives for London. This planning framework informs an overarching borough-wide 15-year spatial vision and

the subsequent spatial strategy that is aligned to Ealing Council's core themes. This section sets out borough-scale place-based interventions that will deliver Ealing's spatial strategy. It includes a 'key diagram' that brings together the main components of the spatial strategy, while outlining the strategic borough-wide policies.

### Part four: Town Plans

0.58 — This section explores in more detail Ealing's seven towns and the local place-based interventions to deliver the spatial vision. It responds specifically to and complements Chapter 2 of the London Plan (Spatial Development Patterns). It includes place-based plans for the seven towns of the borough, including a local key diagram. These interventions will be embedded within a series of town-based policies that focus on delivering infrastructure and place-based regeneration in each town. This section also includes Development Sites. These are the sites that are considered to have significant development potential.



## THIS PLANNING FRAMEWORK INFORMS AN OVERARCHING BOROUGH-WIDE 15-YEAR SPATIAL VISION.



**Image:** Departures, Heathrow Airport.



**Image:** Elizabeth Line,  
Paddington Station, London.

### **Part five: Development management policies**

0.59 — This section of the plan sets out the development management policies that will provide the standards and guidelines that planning applications will need to comply with to support the delivery of the Local Plan. These are organised by policy topic areas that respond specifically to and complement Chapters 3 to 10 in the London Plan (2021) (Design; Housing; Social Infrastructure; Sustainable Infrastructure; Economy; Heritage and Culture; Green Infrastructure and Natural Environment; and Transport).

### **Appendices**

0.60 — A series of appendices accompany the Local Plan, providing additional information. These include:

- **Monitoring Framework**, which sets out proposed parameters to assess the successful delivery of the Local Plan policies, in accordance with the plan vision and spatial objectives.
- **Glossary of Terms**, which provides a summary of terminology used within the Local Plan.

## Wayfinding

0.61 — The policies within Ealing’s Local Plan must be read in conjunction with the London Plan (2021). To avoid repetition, we have drafted the Local Plan policies in such a way that they follow on directly from policies set out within the London Plan and do not duplicate. The following diagram acts as a wayfinding tool, directing you to the key overarching themes and related policies within the London Plan and the policies within Chapters 3 and 5 of this Local Plan where relevant.

0.62 — Aligning with Ealing’s town based spatial strategy, we have drafted town specific policies within Chapter 4, which the Local Plan spatial strategy (Chapter 3) and development management policies (Chapter 5) must be read in conjunction with.

  
**THE POLICIES WITHIN  
 EALING’S LOCAL PLAN  
 MUST BE READ IN  
 CONJUNCTION WITH  
 THE LONDON PLAN.**

### Design

#### The London Plan / Chapter 3.

Policies D1–D14

#### Ealing’s Local Plan / Chapter 3.

Policies SP2.2 B (iii), SP2.2 D, SP2.2 F (i) and (vi), SP3.1 C, SP3.3 D, SP4.1 A, SP4.1 D–F

#### Ealing’s Local Plan / Chapter 5.

Policies DAA and D9

### Housing

#### The London Plan / Chapter 4.

Policies H1–H16

#### Ealing’s Local Plan / Chapter 3.

Policies SP3.1 A–B, SP3.1 D, SP3.3 H, SP3.3 K, SP 4.3

#### Ealing’s Local Plan / Chapter 5.

Policies HOU, H16, G5 and SSC

### Social Infrastructure

#### The London Plan / Chapter 5.

Policies S1–S7

#### Ealing’s Local Plan / Chapter 3.

Policies SP2.1 B, SP2.3, SP3.1 B, SP3.2, SP3.3, SP4.1 G

#### Ealing’s Local Plan / Chapter 5.

Policy S5

### Economy

#### The London Plan / Chapter 6.

Policies E1–E11

#### Ealing’s Local Plan / Chapter 3.

Policies SP2.1 A, SP2.2 B (iv), SP2.2 G (vi), SP3.1 B, SP4.1, SP4.2

#### Ealing’s Local Plan / Chapter 5.

Policies E3, E4 and E6

## Heritage and Culture

### The London Plan / Chapter 7.

Policies HC1–HC7

### Ealing's Local Plan / Chapter 3.

Policies SP2.2 F (vi), SP2.2 G (vi), SP3.1 B, SP3.3 D, SP4.1 A, SP4.1 E, SP4.2 H-I

## Green Infrastructure and Natural Environment

### The London Plan / Chapter 8.

Policies G1–G9

### Ealing's Local Plan / Chapter 3.

SP2.2 B (i), SP2.2 F (iv), SP2.2 G, SP3.3, SP4.1 G

### Ealing's Local Plan / Chapter 5.

Policies G4, G5 and G6

## Sustainable infrastructure

### The London Plan / Chapter 9.

Policies SI1–SI17

### Ealing's Local Plan / Chapter 3.

Policy SP2.2

### Ealing's Local Plan / Chapter 5.

Policies OEP, ECP, WLC, S5 and SI7

## Transport

### The London Plan / Chapter 10.

Policies T1–T9

### Ealing's Local Plan / Chapter 3.

Policies SP2.2 B, SP3.3 C, SP4.1 B, SP4.1 G, SP4.2 F

## Funding

### The London Plan / Chapter 11.

Policy DF1

### Ealing's Local Plan / Chapter 3.

Policy SP4.1 G

### Ealing's Local Plan / Chapter 5.

Policy FLP





# CHAPTER ONE ABOUT EALING'S LOCAL PLAN



Image: Uxbridge Road, Ealing.

## Introduction

### What is a Local Plan?

1.1 — Ealing’s Local Plan will shape and guide future development and help ensure this is sustainable. The priorities in the Local Plan will shape decisions taken by the council, developers and others about building new homes, providing necessary infrastructure, the use of physical space, tackling climate change, creating good jobs, and how we can address any concerns around health and inequalities in the borough. All planning applications must be determined in accordance with the statutory development plan for an area unless material considerations indicate otherwise.



**Image:** Ealing’s seven towns are diverse.







**THE LOCAL PLAN WILL ENSURE INVESTMENT DECISIONS ADDRESS THE ISSUES THAT CONCERN LOCAL RESIDENTS AND BUSINESSES.**

1.2 — London has experienced a period of growth over the past decade, which is reflected in Ealing and its continual evolution within London. Ealing’s Local Plan incorporates the planning principles and strategy of the London Plan and has been prepared to ensure there is a clear framework that will manage growth across the borough that respects the unique character of Ealing and its mosaic of towns. Through this character-led approach, the Local Plan will ensure investment decisions address the issues that concern local residents and businesses.

1.3 — The Local Plan incorporates the concept of ‘Good Growth,’ which underpins the London Plan. This is focussed on ensuring that future growth within London and its boroughs is socially and economically inclusive and environmentally sustainable. Therefore, the objective of Ealing’s Local Plan is to help deliver these strategic drivers at a local level, while ensuring that Ealing’s unique character is respected and celebrated, and that the borough’s economic role to the wider London region is maximised.

1.4 — The planning system is plan-led. Succinct and up-to-date plans are to provide a positive vision for the future of each area; a framework for addressing housing needs and other economic, social and environmental priorities; and a platform for local people to shape their surroundings. Plans should:

- be prepared with the objective of contributing to the achievement of sustainable development;
- be prepared positively, in a way that is aspirational but deliverable;
- be shaped by early, proportionate and effective engagement between plan-makers and communities, local organisations, businesses, infrastructure providers and operators and statutory consultees;
- contain policies that are clearly written and unambiguous, so it is evident how a decision maker should react to development proposals;
- be accessible through the use of digital tools to assist public involvement and policy presentation; and
- serve a clear purpose, avoiding unnecessary duplication of policies that apply to a particular area.



## The wider planning framework

1.5 — The preparation of a Local Plan is set within a wider planning framework that includes the National Planning Policy Framework (NPPF) at the national scale and the London Plan at a regional scale. This planning framework works together to set the parameters for the plan making process. Preparation of the Local Plan must follow nationally set legal and procedural requirements that inform each of the plan making stages, processes for community and stakeholder consultation, and the information that is required for the document to be found ‘sound.’ It is critical that Ealing’s Local Plan meets the requirements of the London Plan, that its proposals and policies are supported by evidence, and that the policies are deliverable and consistent with national policy.



**LINKS**  
[Click here](#) for more information on the National Planning Policy Framework.

[Click here](#) for more information on the London Plan 2021.

[Click here](#) for more information on the Supplementary Planning Guidance.

1.6 — Figure 1 provides a diagrammatic illustration of the planning framework.

### National planning framework

1.7 — The Local Plan must be consistent with the NPPF. This sets out the government’s planning policies for England and how they are to be applied. It must be considered in the preparation of the Local Plan and is a material consideration when making planning decisions. Separate policy documents deal with waste, schools and traveller sites.

1.8 — There is also associated planning practice guidance which supports the framework and is published online and regularly updated.

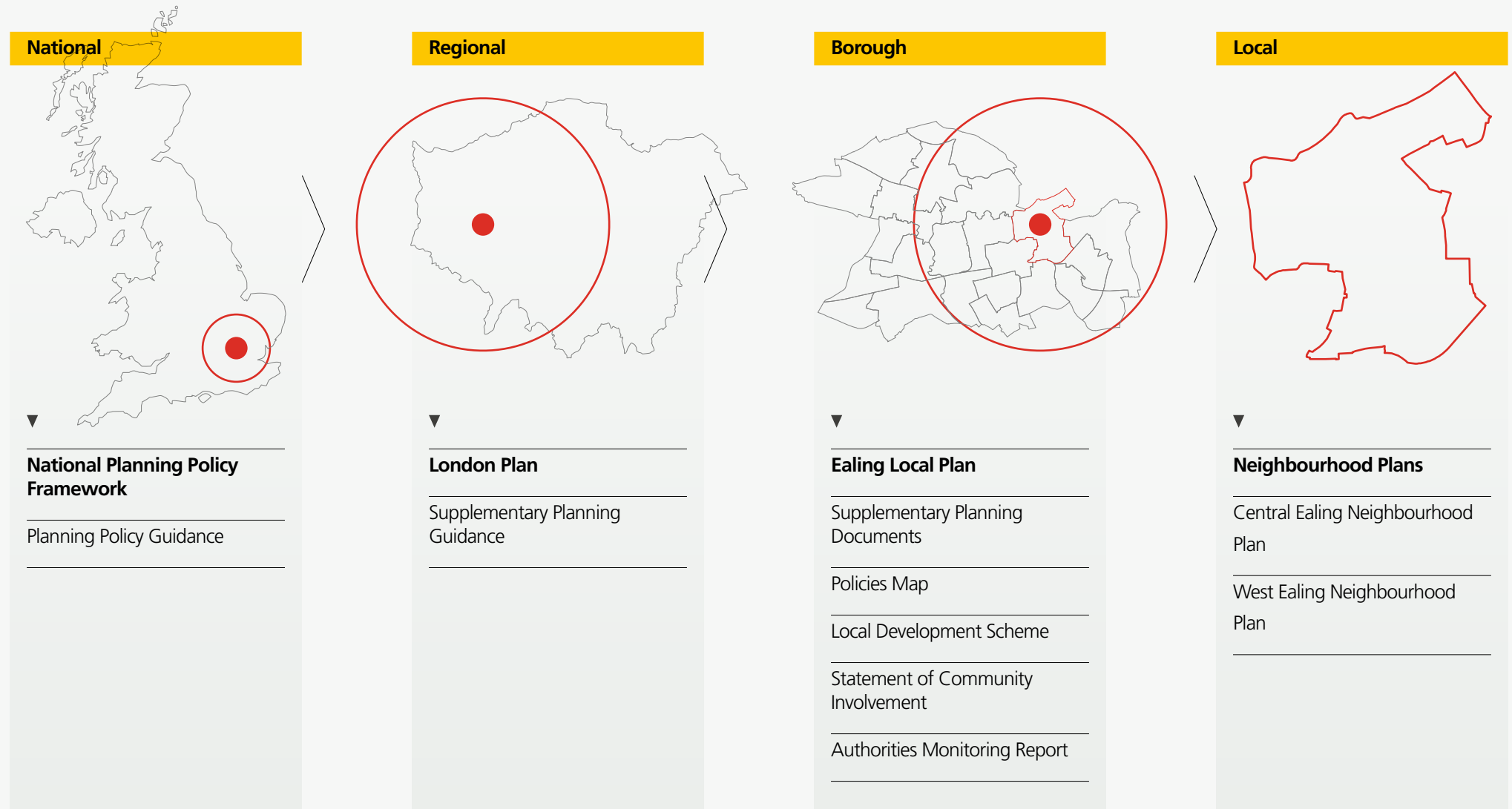
### Regional planning framework

1.9 — As Ealing is a London borough it works within the context of a regional spatial strategy (the “London Plan”) prepared by the Mayor of London and the Greater London Authority (GLA). The London Plan sets out a framework for how London will develop over the next 20-25 years and sets out the Mayor of London’s vision for ‘Good Growth’, which helps ensure a coordinated approach to planning across the capital.

1.10 — The London Plan is an integral part of the statutory development plan for the Local Planning authority in Ealing. Ealing’s Local Plan must be in “general conformity” with it. The London Plan is supported by several related strategies and Supplementary Planning Guidance (SPG) documents that support the implementation of the London Plan.

1.11 — A new London Plan was published on 2 March 2021, replacing earlier iterations. This followed a consultation process lasting over three years, with officers from Ealing Council responding at every stage. The London Plan contains many detailed strategic policies that are also intended for development management purposes. The Mayor of London considered that this would be helpful so that councils can concentrate on locally specific issues which differentiate their areas from others. The approach of Ealing’s Local Plan is to not repeat the London Plan policies as they already form part of the statutory development plan for the area.

**Figure 1:**  
Planning Framework



## Sub-regional planning framework

1.12 — Alongside the, Ealing Council has been working closely with its West London neighbours through the West London Alliance (WLA) to identify strategic priorities for the sub-region – with a focus on infrastructure – and to develop a shared and common evidence base. In particular, a Joint West London Waste Plan was adopted in July 2015. It is proposed that a revised plan will be produced and a Memorandum of Understanding (MOU) setting out the arrangements for the West London Local Planning Authorities to work together on the new West London Waste Plan has been agreed.

1.13 — Ealing Council is also an active member of the Heathrow Strategic Planning Group (HSPG) which includes local authorities, local enterprise partnerships, and other stakeholders campus to enable a co-ordinated approach to planning matters and to constructively engage with Heathrow Airport Ltd (HAL). HSPG produced a non-statutory Joint Spatial Planning Framework (JSPF) for the future development of the sub-region in 2020. This is currently being reviewed and significant changes to the plan are expected to respond to new forecasts, evidence, national policies, and emerging priorities.

## Local planning framework

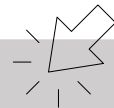
1.14 — The Local Plan is the key spatial planning document for a Local Planning authority. It sets out Local Planning policies to guide future development, determining what will be built where, with guidelines on how buildings should be designed. It also shows what needs to be protected, conserved or enhanced such as green spaces, canals, heritage assets, retail frontages and space for industry and employment.

1.15 — 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 Local Plan unless material considerations indicate otherwise.

1.16 — Local Plans are prepared and adopted in accordance with the Planning and Compulsory Act 2004 and associated Local Planning regulations. Further changes to the development plan system were introduced through the Localism Act 2011 and, in particular, the publication of the National Planning Policy Framework which introduced a “presumption in favour of sustainable development,” a “duty to cooperate”, and the creation of a new tier of “neighbourhood development plans”.

1.17 — In addition to the new NPPF, the Levelling Up and Regeneration Act 2023 proposes further changes to the planning system including a new National Planning Policy Framework, new national Development Management Policies, and a new alignment test to replace the duty to cooperate.

### LINKS



[Click here](#) for more information on the West London Alliance.

[Click here](#) for more information on the Joint West London Waste Plan.

[Click here](#) for more information on the Heathrow Strategic Planning Group.

[Click here](#) for more information on the Joint Spatial Planning Framework.



## **WITHIN ITS BOUNDARIES OPDC IS RESPONSIBLE FOR PLANNING MATTERS, INCLUDING PLAN MAKING AND DETERMINING THE MAJORITY OF PLANNING APPLICATIONS.**



**Image:** Old Oak and Park Royal area.

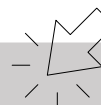
1.18 — The Local Plan is made up of different local development documents. These can be prepared by a Local Planning authority individually or in cooperation with other Local Planning authorities. These contain statements and spatial plans relating to:

- 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;
- Environmental, social and economic objectives which are specified in relation to attainment of the development and use of land; and
- Development management and site allocation policies, which are intended to guide the determination of applications for planning permission.



1.19 — Parts of Ealing fall within the Local Planning authority area of the Old Oak and Park Royal Development Corporation (OPDC), including North Acton and Park Royal. Within its boundaries, OPDC is responsible for planning matters, including plan making and determining the majority of planning applications. As set out in the scheme of delegation between the OPDC and Ealing Council, some planning applications OPDC receives are determined by Ealing Council on its behalf. OPDC's Local Plan was adopted in June 2022.

### **LINK**



**Click here** for more information on the Old Oak and Park Royal Development Corporation.

**Click here** for more information on the Old Oak and Park Royal Development Corporation Local Plan.



Image: Acton Park.



**FOR THE PURPOSES OF NEIGHBOURHOOD PLANNING, ALL THE POLICIES IN EALING'S LOCAL PLAN ARE CONSIDERED TO BE STRATEGIC POLICIES.**

### Neighbourhood planning framework

1.20 — Neighbourhood plans are community-led and must meet certain basic conditions and be in conformity with the strategic policies in the Local Plan. They are also an integral part of the statutory local development plan. Two neighbourhood plans have been developed within the borough, Central Ealing (adopted 19 December 2017) and West Ealing (adopted 12 June 2018). Two further plans are in the initial stages of production for Central Acton and Acton Hill.

1.21 — For the purposes of neighbourhood planning, all the policies in Ealing's Local Plan are considered to be strategic policies.

**LINK**



[Click here](#) for more information on the two neighbourhood plans.

## A new Local Plan for Ealing

1.22 — Once finalised, Ealing’s Local Plan will replace the current suite of local development plan documents, bringing the updated planning policies together into a single plan. It will provide a locally specific spatial policy framework for future planning and development of the Local Planning authority (excluding the OPDC area) for the period from 2024 to 2039.

1.23 — Following adoption, Ealing’s Local Plan will become the statutory development plan for the Ealing Local Planning Authority, combining the Local Plan with the London Plan, the Joint West London Waste Plan and adopted neighbourhood plans. The document must be read as a whole, alongside the wider evidence base and Local Plan development documents, particularly for the purpose of planning and investment decisions.

## Evidence base

1.24 — The Local Plan should be based on adequate, up-to-date and relevant evidence about the economic, social and environmental characteristics and prospects of the area. In particular, Local Planning authorities must ensure that their assessment of need and the strategies geared to meeting the need for housing, employment and other uses are integrated, and that they take full account of relevant market and economic signals.

1.25 — A robust evidence base enables the preparation of a sound Local Plan. It also provides the rationale and justification for how the council has developed its policies and strategies in emerging local development plan documents. The council has worked with the Greater London Authority and neighbouring local authorities in West London and the Heathrow sub-region to share the development and production of the evidence base, where possible, and ensure that emerging findings accord with the duty to cooperate.

## Integrated Impact Assessment

1.26 — The preparation of the Local Plan includes an assessment of how policies could influence the environment, health and equalities. As the assessment covers these three different areas, it is called an Integrated Impact Assessment (IIA). The purpose of the IIA is to highlight and, where possible, address any undesirable effects that may arise on the environment or on health or equalities as well as identify opportunities for improvements. All Local Plan policies, including alternative policy options, have been appraised in the IIA.

1.27 — The IIA fulfils the statutory requirements for Sustainability Appraisal (SA) and Strategic Environmental Assessment (SEA) (Directive 2001/42/EU) and associated UK Regulations. It also fulfils the requirements for Health Impact Assessment and Equality Impact Assessment.

1.28 — Ealing’s Integrated Impact Assessment for the Local Plan can be found on the link below.



## Consultation

1.29 — Preparation of Ealing’s Local Plan has been informed by extensive consultation and engagement with local communities and other stakeholders.

1.30 — Ealing Council launched “Shaping Ealing” in November 2021 – a series of conversations, surveys, and formal and informal meetings to understand people’s views on where Ealing is as a borough now, and the shape it should take going forward. The first Shaping Ealing survey was short and simple and enabled the council to get feedback on residents’ overall feelings and priorities as well as create an email list for a regular newsletter to update them on other opportunities to get involved in future Shaping Ealing events. The survey was also available in the nine most common languages spoken in the borough. The survey closed on 25 March 2022, and 10,661 responses were received. Shaping Ealing informed part of the evidence base for the draft new Local Plan. A detailed report summarising the results and feedback was published in July 2022. More information on Shaping Ealing is available on the council’s website.

1.31 — During Winter 2022-23, Ealing Council presented residents, businesses, and others with our first ideas on priorities that will shape future planning decisions in a draft new ‘Local Plan’ and published its Initial Proposals (or Regulation 18 draft Local Plan). The consultation ran for 10 weeks from 30 November 2022 to February 8 2023, which is considerably longer than the statutory requirement for a minimum of eight weeks as the consultation was spanning the Christmas period, but this was extended by a further two weeks in response to requests from our local communities for an extension.

1.32 — As part of the 10-week consultation period Ealing Council carried out 48 public meetings and workshops, attracting over one thousand attendees from across the borough. Like the earlier Shaping Ealing engagement, to ensure inclusivity and maximise participation, surveys were also available in the nine most common languages spoken in the borough. The council received more than 13,000 representations.

1.33 — During Summer 2023, Ealing Council also published its Initial Proposals (Regulation 18) focussing on Additional Site Allocations for Gypsy and Traveller

Pitch Provision. The consultation ran for 6 weeks from 5 July to 16 August 2023. The council received more than 1400 representations.

1.34 — A high-level summary of the Regulation 18 consultation outputs was published in August 2023 which sets out what consultation and engagement had been undertaken, the key themes that emerged, and some interim responses that sought to address some of the concerns raised.

1.35 — A more detailed report of the Regulation 18 is published alongside the Regulation 19 iteration of the Local Plan, including responses by planning officers to representations made. More information on Regulation 18 representations and the council’s response is available on the council’s website.

### LINKS

[Click here](#) for more information on Ealing’s Local Plan Reg 19.

[Click here](#) for more information on the Local Plan evidence base.

[Click here](#) for more information on the Shaping Ealing report.





**Image:** Street food businesses.

## Preparing the Local Plan

1.36 — The production of a Local Plan is a staged process, which includes evidence gathering as well as multiple rounds of community and stakeholder engagement to refine proposals.

1.37 — The following summarises the key stages of the Local Plan preparation (as illustrated in Figure 2):

### — Stage 0 Shaping Ealing engagement

**(November 2021–May 2022):** The Local Plan was informed by feedback from the public through early consultation and engagement exercises. This process helped identify the key issues that local residents and businesses are dealing with, and it has helped to shape initial Local Plan proposals.

### — Stage 1 Evidence gathering (2021 to January 2024):

This was an iterative process throughout the development of the Local Plan. It involved the production of studies and supporting documents to inform the preparation of the Local Plan, ensuring that proposals and policies are appropriate, justified and based on the latest available information.

### — Stage 2 Preparation of the Regulation 18

**Local Plan (March 2022–November 2022):** The preparation of the Regulation 18 Local Plan involved the development of a set of draft initial proposals

and policies that were informed by the evidence base and early stakeholder consultation. This included the development of three ‘reasonable alternative’ spatial options to enable a preferred spatial option to be identified.

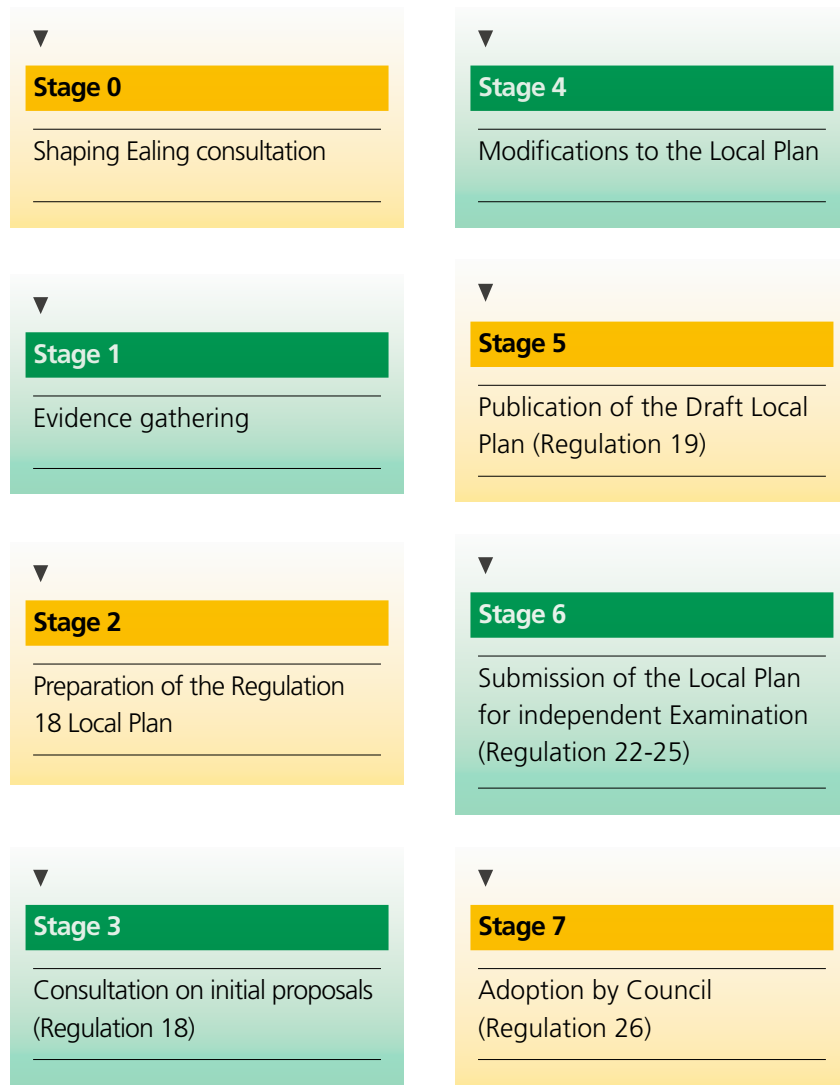
### — Stage 3 Consultation on initial proposals (Regulation 18) (30th November 2022 – 8th February 2023):

The Regulation 18 Local Plan was subject to a statutory public consultation period of a minimum of six weeks to obtain feedback from the local community, residents, businesses, developers and statutory consultees. As part of this process, a ‘call for sites’ exercise was also undertaken. In addition, a further focused consultation on Additional Site Allocations for Gypsy and Traveller Pitch Provision, ran from 5th July to 16th August 2023. This was a six-week regulation 18 consultation.

### — Stage 4 Modifications to the Local Plan (January 2023–January 2024):

Following the statutory consultation on the Regulation 18 Local Plan, Ealing Council reviewed the comments received to inform the development of the Regulation 19 Local Plan and the modifications that were made to the emerging Local Plan. Remaining parts of the evidence base were gathered and prepared including an Infrastructure Delivery Plan.

**Figure 2:**  
Local Plan preparation stages



— **Stage 5 Publication of the Draft Local Plan (Regulation 19) (February–April 2024):**

Having taken into account the responses from the Regulation 18 consultation and the findings from the completed evidence base and the Integrated Impact Assessment (IIA), the council published its Final Proposals in a planning document for a statutory consultation period of six weeks prior to submission to the government for examination by an independent Inspector from the Planning Inspectorate.

— **Stage 6 Submission of Local Plan for independent examination (Regulation 22–25) (June 2024):**

At this stage, the final draft documents are submitted to the government, and an independent Inspector holds an examination into the soundness of the plan and the associated IIA and evidence. The examination hears evidence from anybody who wishes to make a submission on any of the key issues or questions highlighted by the Inspector. The Inspector considers all the evidence and representations made at each stage of the Local Plan consultation process. The Inspector can recommend adoption when the document satisfies certain legal requirements and can be considered ‘sound.’

— **Stage 7 Adoption by Full Council (Regulation 26) (Early 2025):** This involves the formal adoption of the Local Plan by the local planning authority.



Image: Art seller in Acton Market Place.

## CHAPTER TWO SETTING THE SCENE



## Introduction

2.1 — The planning system is plan-led, with succinct and up-to-date plans, providing a positive vision for the future of each area; a framework for addressing housing needs and other economic, social and environmental priorities; and a platform for local people to shape their surroundings. Ealing's Local Plan sets out how Ealing will grow and evolve over the next 15 years, helping to shape the future of Ealing and its seven towns.

2.2 — This section provides a brief overview of Ealing's strategic context. This draws upon the evidence base that has been developed as part of the Local Plan informed by extensive consultation and engagement with local communities and other stakeholders. This section identifies some of the key issues and opportunities that

Ealing residents and businesses face, which are further explored in Chapter 3 (Spatial Strategy) and Chapter 4 (Town Plans).

2.3 — This section follows by setting out the core strategic objectives of tackling the climate crisis, fighting inequality and creating good jobs and growth. These three themes act as the 'golden thread' within the Local Plan and are supported by nine priorities which are outlined in the Council Plan 2022–2026.



**Image above:** Ealing Broadway Shopping Centre.

**Image right:** New build along the Grand Union Canal.



**Image:** Greengrocer, Ealing.

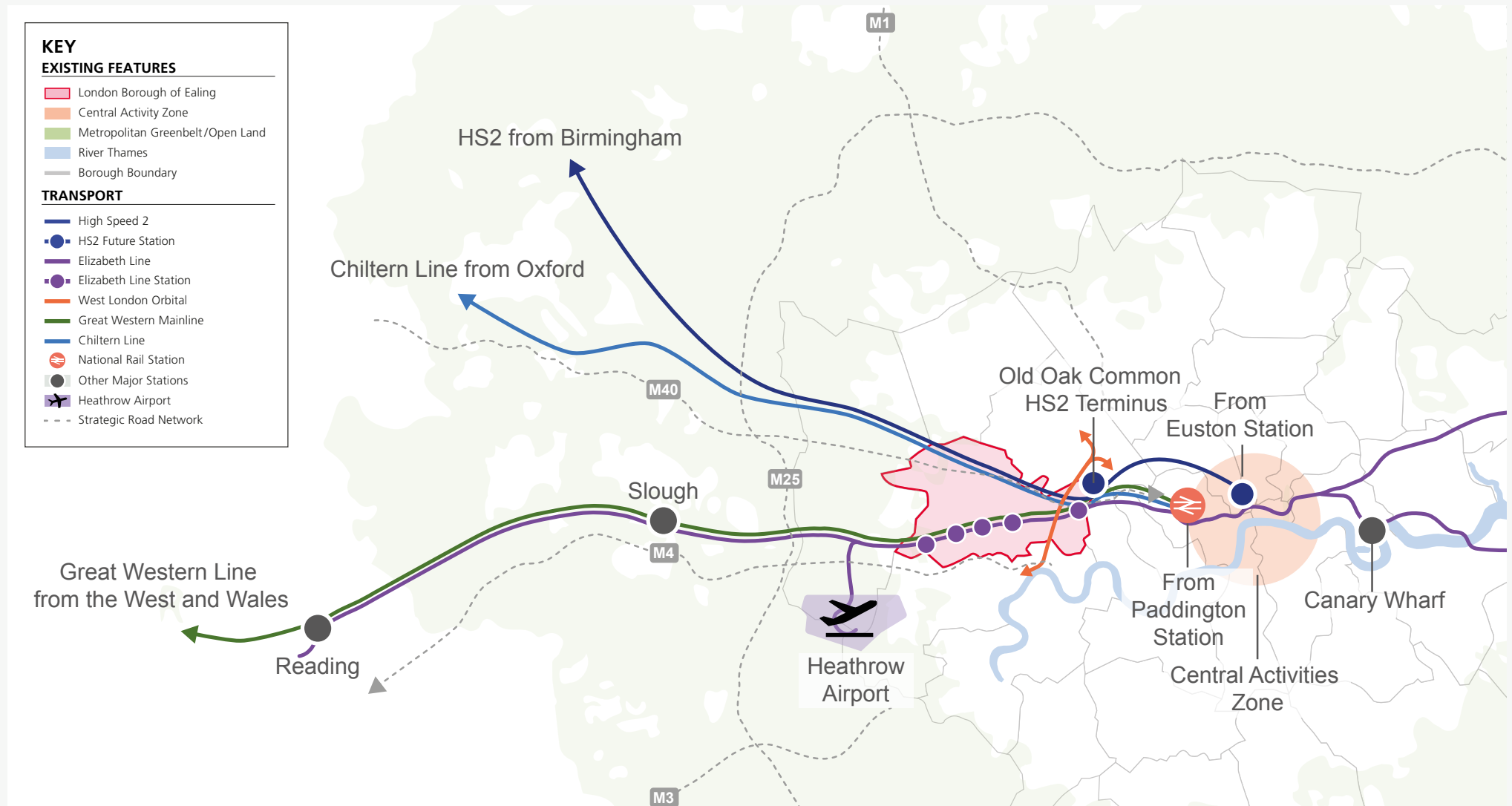


**Click here** for more information on Ealing's Local Plan Reg 19.



Image: Pedestrian crossing,  
New Broadway, Ealing.

**Figure 2.1:**  
London Borough of Ealing Regional Context



## Strategic context

2.4 — Ealing’s residents, businesses and workforce already make a significant contribution to the economies of London and the United Kingdom. It is a borough of national importance – economically, socially and culturally.



Image: Remote working is increasingly common.

2.5 — The borough’s strategic position near Heathrow Airport, the planned High Speed 2 (HS2) terminus at Old Oak Common, and the five new Elizabeth line stations that opened in 2022 complement the wide range of existing underground and mainline train stations, and ease of access to the strategic road network. This makes Ealing one of London’s best-connected boroughs. Figure 2.1 illustrates Ealing’s strategic context within the wider London region.

2.6 — As one of the largest concentrations of industrial floorspace in London and with Park Royal being the UK’s largest industrial estate, Ealing is well placed to maximise these infrastructure assets. The combination of Heathrow’s proximity and the concentration of employment land provides opportunities to further specialise in key growth sectors of digital, information and communication technology, professional services, film, TV, pharmaceuticals, manufacturing (particularly linked to the food manufacturing subsector) and logistics.

2.7 — In addition, Southall is home to the United Kingdom’s largest South Asian population and there is a rich heritage of creativity and productivity in the borough, with globally renowned assets such as Ealing Film Studios.

2.8 — However, Ealing’s local economy is fragile. An over-reliance on jobs related to the aviation sector, particularly within the borough’s most deprived

neighbourhoods, saw communities suffer greatly during the COVID-19 pandemic. The impacts of the pandemic resulted in the borough experiencing some of the highest furlough rates in London, illustrating the need to build greater resilience within the borough through diversification of economic opportunity.

2.9 — Over the past decade (2011 to 2021), Ealing’s population increased by 8.5%, a higher rate of population growth than both the London and England rates over the same period. All of Ealing’s towns have experienced population growth, with the greatest proportional increases in Ealing and Southall and to a lesser extent in Northolt. This translates into greater demand for housing and social infrastructure across the borough. Adding to the complexity is the fact that while Ealing has a relatively young population today, over the life span of the Local Plan, the borough is likely to experience a continual ageing of the population (a trend experienced over the past decade). This will change the future needs of the local population and create different short-term and long-term needs that must be addressed if Ealing is to remain an attractive borough to live, work and invest in.

**Figure 2.2:**  
London Borough of Ealing West London Context

**KEY**

**EXISTING FEATURES**

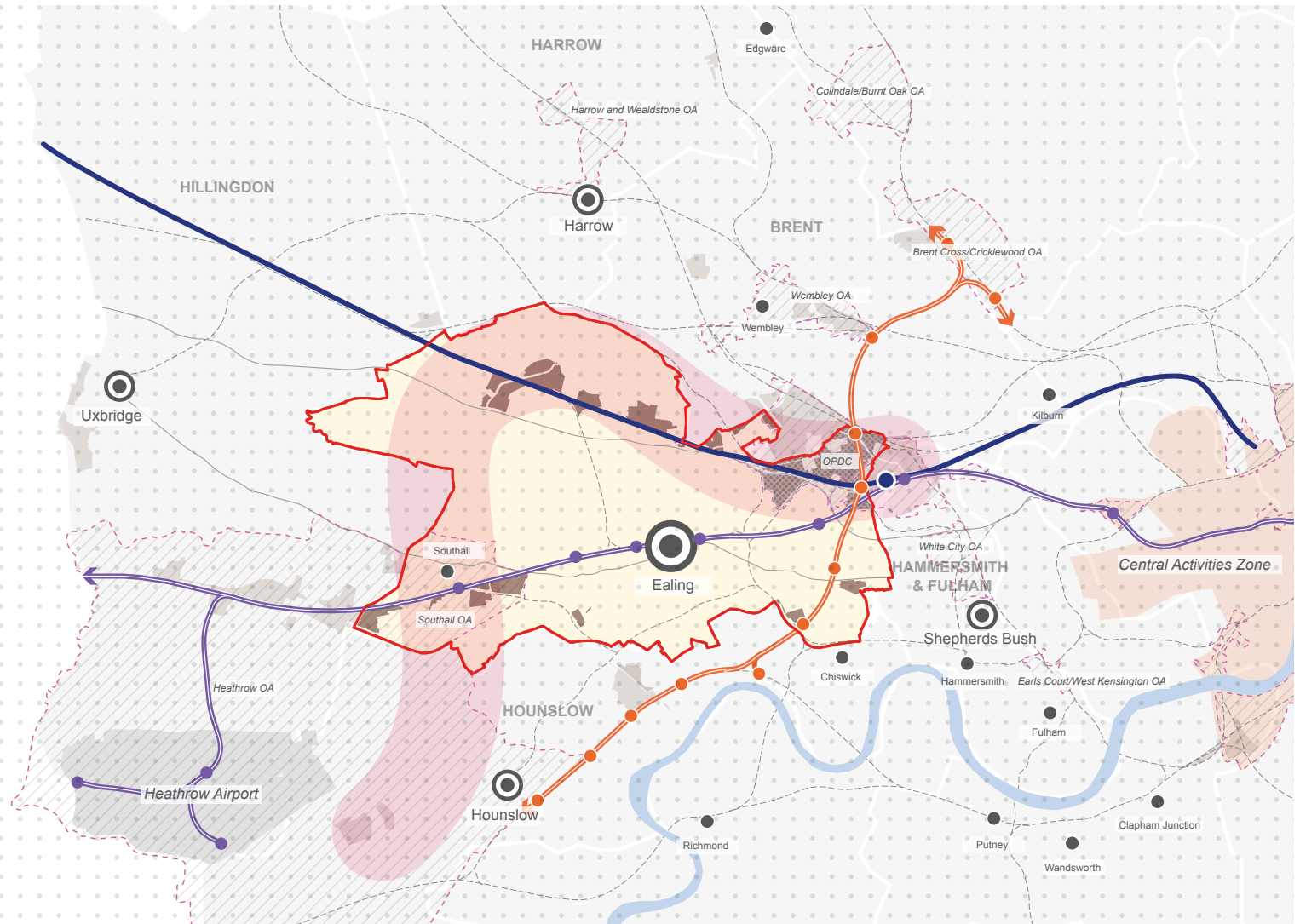
- Ealing Boundary
- River Thames

**TRANSPORT**

- High Speed 2
- HS2 Future Station
- West London Orbital
- West London Orbital Station
- Elizabeth Line
- Elizabeth Line Station
- Heathrow Airport
- Rail Network
- Strategic Roads

**ECONOMIC OPPORTUNITY**

- Productivity Arc
- Metropolitan Town Centre
- Major Town Centres
- District Centres
- Opportunity Area
- Central Activities Zone
- Industrial Land







**THE LOCAL PLAN  
ADOPTS A MORE  
INCLUSIVE APPROACH.**

2.10 — Producing a Local Plan at this moment in time presents a unique opportunity to reset the role that Ealing can play in London and the wider United Kingdom. It provides the opportunity to address both the legacy of the pandemic and the climate change emergency, with consideration for local approaches that can support the borough to become a more inclusive, sustainable and socially just place for all residents.

2.11 — The Local Plan picks up from the previous Core Strategy's (2012) focus on how growth and new development can be better balanced across Ealing's seven towns. Over the last decade Ealing has seen significant growth and investment concentrated in Acton, Ealing, and Southall, compared with modest investment in Hanwell, Greenford, Northolt, and Perivale. This historic approach to investment has not been equitable and inclusive for all of Ealing's residents.

2.12 — The Local Plan adopts a more inclusive approach so that each of the seven towns will play a role in the borough's delivery of new homes and jobs, thereby reducing growth disparities and taking the pressure off Southall and Acton. This will enable those parts of the borough that have not benefited from as much growth or investment to share in any future prosperity. The Local Plan reinforces the positive relationships and connections between the towns and strategic assets outside the borough.

2.13 — One instance is the 'Ealing Productivity Arc' which places Ealing in the centre of west London's economic activity, by linking Heathrow Airport and Hillingdon with the proposed HS2 terminal at Old Oak Common. The Arc connects strategic industrial growth opportunities across Perivale, Greenford, Northolt, and Southall to Heathrow. Figure 2.2 illustrates Ealing's sub-regional context within West London.

2.14 — The Local Plan also looks to address the imbalance between the delivery of new homes and jobs over the past decade. As an Outer London borough, Ealing has historically delivered a disproportionate number of homes to local jobs within the borough. The Local Plan looks to maintain and increase the delivery of new homes, in particular, those that are genuinely affordable, while also supporting the delivery of new local jobs that Ealing residents can access. The Local Plan aims to make Ealing a destination for growth in new businesses, complementing both Heathrow Airport and Central London employment hubs, and capitalising on the borough's excellent transport connectivity and its social and cultural offer.



**Image:** Aerial view, North Acton and Park Royal.

## Borough context

2.15 — Ealing comprises seven towns: Acton, Ealing, Greenford, Hanwell, Northolt, Perivale, and Southall. Each town has a strong local identity with its own unique character, challenges, and opportunities. With the help of the Local Plan each of the seven towns will be able to perform to their full potential and contribute to the future prosperity of the borough. Figure 2.3 illustrates Ealing’s borough context.

2.16 — The London Plan has designated two Opportunity Areas within Ealing: Southall and Old Oak and Park Royal. Southall is entirely within Ealing and the responsibility of Ealing Council as the planning authority, whereas Old Oak and Park Royal is partially within Ealing and under the responsibility of the Old Oak and Park Royal Development Corporation (OPDC) planning authority. OPDC acts as the planning authority and is responsible for overseeing one of Europe’s largest regeneration opportunities. This includes the neighbourhoods of North Acton and Park Royal, which contain a considerable proportion of the borough’s high-value economic activity.

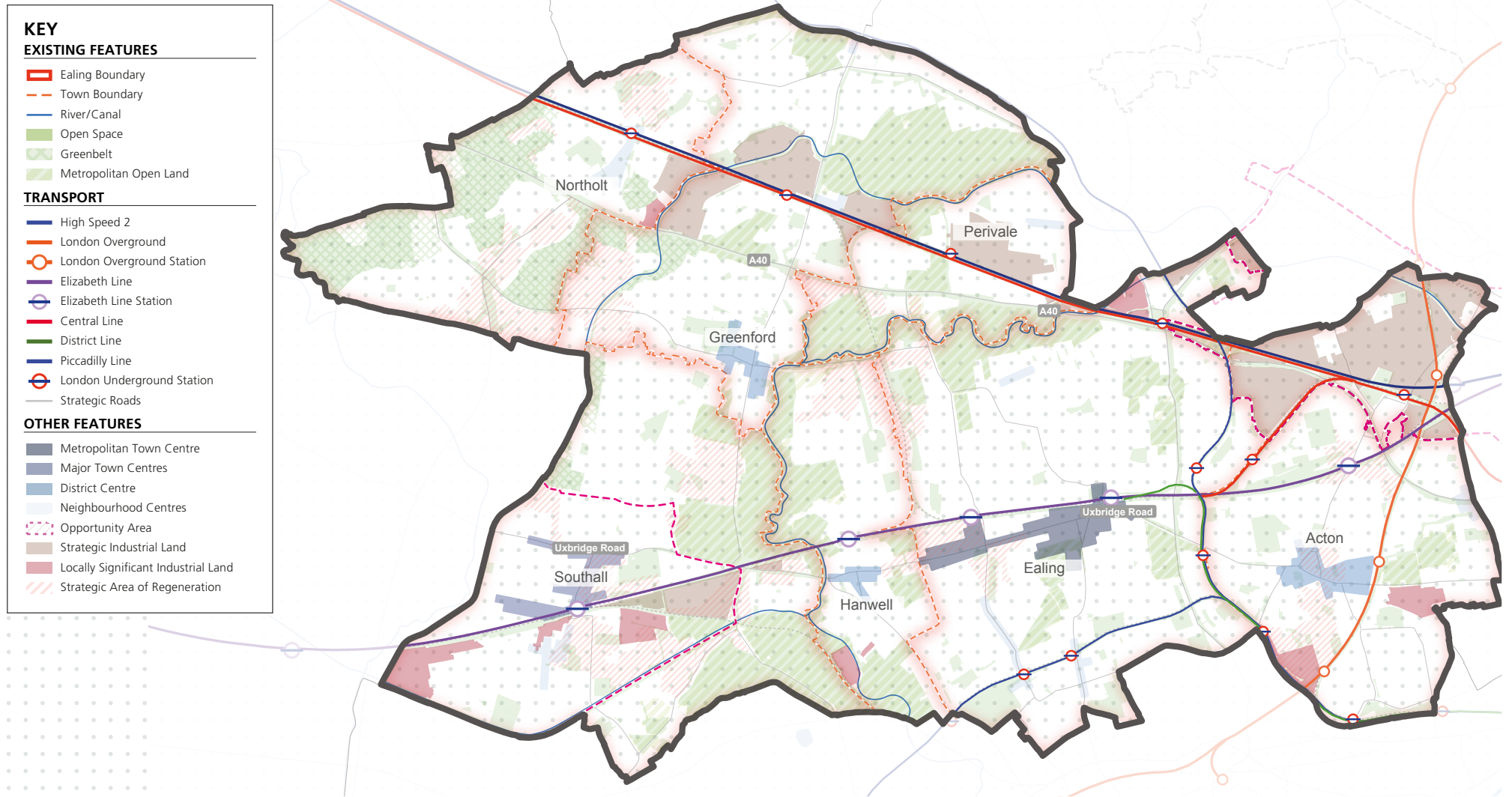
2.17 — Ealing contains large concentrations of Strategic Industrial Locations (SIL) and Locally Significant Industrial Sites (LSIS). These concentrations of industrial land are located within Greenford, Northolt, Perivale and Southall which are all locations that benefit from proximity and accessibility to the strategic road network.

2.18 — The borough includes large areas of strategic green open space, including sites currently designated as Green Belt and Metropolitan Open Land (MOL). These sites are mostly concentrated in the central and western parts of the borough, with more limited provision in the east of the borough, which has a more urban character and fewer green open spaces.

2.19 — In addition, there are 29 conservation areas in the borough, which cover approximately 677 hectares or 12% of the borough’s land area. Most are located within the towns of Ealing and Hanwell.

2.20 — The borough benefits from being one of the best connected in the United Kingdom. Ealing bridges the internationally significant transport hubs of Heathrow (in Hillingdon) and the future High Speed 2 terminus at Old Oak Common. This is complimented by five new Elizabeth line stations along the Uxbridge Road, the Central line serving seven stations, and the Piccadilly line serving 11 stations. A business case is being prepared in conjunction with the West London Alliance (WLA) for a West London Orbital railway, to further enhance connections across west and northwest London, between Hounslow and Brent Cross. Meanwhile, another proposal would involve the creation of a new rail line that would connect a new station in Brentford’s ‘Golden Mile’ on the A4 Great West Road, to Southall Station and this is currently being assessed by Network Rail.

**Figure 2.3:**  
Ealing's borough context



2.21 — However, despite the benefits of global, international, and pan-London connectivity, there are parts of the borough, particularly areas in Greenford, Northolt, and Southall that have very low public transport accessibility levels. Furthermore, many parts of the borough remain underserved by active travel infrastructure (walking and cycling routes) and major roads such as the Western Avenue (A40) can cause significant local severance and adverse environmental impacts.

2.22 — The London Plan has also identified Strategic Areas for Regeneration (SAR) across the borough, which are areas that fall in the top 20% most deprived areas of England according to the Indices of Multiple Deprivation (IMD). These areas are found across all seven towns, but are most prevalent in Acton, Northolt, and Southall, which have the highest levels of deprivation in the borough. In recognition of this, the council is preparing community-led regeneration frameworks for each of the seven towns. Ealing Council is also working closely with the Greater London Authority to optimise the investment in new homes, new jobs, and new infrastructure that will be enabled by these frameworks.

2.23 — While the borough has a wide range of infrastructure and land use designations that will steer how the seven towns will grow and evolve over the next 15 years, the pandemic has reinforced the importance of local towns and the crucial support they provide for the neighbourhoods that surround them. Therefore, the concept of the 20-minute neighbourhood is incorporated into the new Local Plan as the key tool to ensure, future growth and investment throughout the borough. The goal of a 20-minute neighbourhood is to create places where residents have much of what they need within a 20-minute round trip walk from their homes (a 10-minute walk there and a 10-minute walk back). That includes bus stops or other public transport, and local services like the GP, shops, community facilities, parks, jobs and cultural venues like cinemas. The key aim is to create complete and connected places.



**Image:** Greenford Quay, Ealing.



**Image:** Southall Railway Station.

## Strategic objectives and priorities

2.24 — The development of the Local Plan is closely aligned to the strategic vision and key priorities that are outlined in Ealing Council's Council Plan 2022-26. The Council Plan identified three cross cutting strategic objectives. These are tackling the climate crisis, fighting inequality, and creating good jobs and growth, and each is informed by the social, economic and environmental challenges and trends that the borough will encounter over the next fifteen years.

2.25 — To deliver on these strategic objectives, a series of nine priorities have also been identified. The three strategic objectives and nine priorities together inform the development of the 15-Year Vision and spatial strategy set out in Chapter 3 of this document.



**Image:** People working collaboratively.



**TACKLING THE  
CLIMATE CRISIS**



**FIGHTING  
INEQUALITY**



**CREATING GOOD  
JOBS & GROWTH**





## Tackling the climate crisis

2.26 — Ealing Council declared a climate emergency in April 2019, committing to treat the climate and ecological emergency as a crisis requiring immediate climate action. The aim is to become carbon neutral as a borough and an organisation by 2030. The Local Plan has a unique role within the council's climate change agenda, with the ability to establish a spatial vision with supporting policy, influence new development and infrastructure, manage public land and assets, and commission public services that can support reducing emissions and creating resilience to climate change impacts.

2.27 — In tackling the climate crisis, the council has identified three main priorities:

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### An inclusive economy

2.28 — This means building wealth within the community by ensuring everything the council does contributes to social value and makes Ealing a fairer place to live and work.



**Image:** Importance of Active Travel in the Borough.

2.29 — Ealing has a rich and proud heritage of industry and productivity, displayed by its vast expanses of industrial land stretching from Park Royal along the A40 corridor and down into Southall. Our local economy makes a significant contribution to the London economy and beyond, capitalising on our strategic location between Heathrow and London’s Central Activities Zone (CAZ).

2.30 — However, the COVID-19 pandemic has exposed Ealing’s economy as one of the least resilient and least diverse in London, in part due to its heavy reliance on the aviation sector and the many local businesses and jobs linked to Heathrow.

2.31 — The Local Plan seeks to develop sophisticated and ambitious employment policies that protect and strengthen the role of our industrial land and seven towns, and nurture the economy to grow, renew and diversify over the plan period.

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### Climate action

2.32 — This means greening and keeping Ealing clean, achieving Net Zero Carbon, and ensuring our parks, open spaces and nature are protected and enhanced.

2.33 — Climate change will affect all our lives and those of future generations, with global changes having local impacts. Ealing Council declared a climate emergency in 2019 and Ealing’s Climate

Emergency and Ecological Emergency Strategy was adopted in 2021. This sets out how carbon emissions can be reduced as quickly as possible. The Local Plan includes policies that better enable our communities to adapt to the effects of climate change in the borough including heat waves, increased flood risk, and impacts on biodiversity, energy and food, and Ecological Emergency Strategy was adopted in 2021. This sets out how carbon emissions can be reduced as quickly as possible. The Local Plan includes policies that better enable our communities to adapt to the effects of climate change in the borough including heat waves, increased flood risk, and impacts on biodiversity, energy and food.

2.34 — Policies also encourage waste reduction, an increase in recycling and the development of a stronger circular economy across the borough. This is particularly important because climate change will disproportionately affect our least well-off residents. Further information in relation to climate action can be found within Ealing Councils’ declaration of a climate emergency and Climate and Ecological Emergency Strategy.

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### Thriving communities

2.35 — This means bringing people together to build strong neighbourhoods, empowering volunteers, encouraging community activism, engaging civic and faith leaders, and delivering well-loved community facilities and services.

2.36 — Ealing is one of London’s most connected boroughs. However, it will be critical that all neighbourhoods within the borough are well served by bus, tube and rail that provide connectivity to London and to other parts of the country. Beyond these major infrastructure projects, more investment is required to make walking and cycling the primary modes of transport across the borough.

2.37 — There is an important link between how places are planned and the health and well-being of people who live in them. This includes how people move through and between places and how different communities are encouraged to interact with one another to create community cohesion and local pride. Ealing’s Local Plan Health Study helps underpin the Local Plan policies to ensure growth and development play a much more meaningful role in reducing health inequalities and create a more welcoming and safer environment for everyone.



**REGENERATION AND NEW DEVELOPMENT WILL ONLY BE ACCEPTABLE IF HEALTH AND WELLBEING OUTCOMES ARE PRIORITISED.**

**LINK**

[Click here](#) for more information on the Health Study.

## Fighting inequality

2.38 — Regeneration and new development will only be acceptable if health and wellbeing outcomes are prioritised. A comprehensive view of the wider health determinants has highlighted opportunities for the Local Plan to influence health across a broad range of social, economic and environmental factors. The fighting inequality theme looks to the root causes of health inequalities and the role of spatial planning and development in addressing those inequalities. The fighting inequality theme looks at opportunities related to:

- enhancing town centres and creating more economic opportunities;
- increasing access to quality green open space, healthy food options and health care services;
- enabling opportunities for active travel;
- delivering well designed affordable housing;
- providing community facilities;
- reducing crime; and
- increasing community cohesion.

2.39 — Further information in relation to Fighting Inequality can be found within the Local Plan Health Study as part of the wider evidence base.

2.40 — In fighting inequality, the council has identified three main priorities:

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### Tackling crime and inequality

2.41 — This means focusing on reducing poverty and inequality for those that most need support and promoting wellbeing and safety for all.

2.42 — The Local Plan includes policies that require high quality design for all new developments and capitalise on opportunities to make adjacent open spaces and connecting routes safer and inclusive while reducing opportunities for anti-social behaviour. This, in turn, will create more opportunities for social cohesion, especially in places where long established neighbourhoods are undergoing change and welcoming new people into their communities.

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### A fairer start

2.43 — This means ensuring all our children and young people get the best start in life, from their earliest years through to a great education.

2.44 — There is a wide variation in socio-economic outcomes across the borough. Acton, Northolt, and Southall are home to some of the most deprived communities in London, whereas communities close to Ealing town centre, in Northfields and Southfield are amongst the most prosperous. Barriers to accessing



affordable housing and good services is the biggest factor driving inequality, which is being compounded by an increasing number of Ealing's residents working in insecure and low paid jobs, known as in-work poverty.

2.45 — The council wants to ensure all residents have access to good housing, jobs, skills, training and education, public transport, and health and community facilities to help promote equality and inclusion; to ensure that everyone can succeed and prosper. The Local Plan fully embeds the recommendations of Ealing's Race and Equality Commission Report to ensure planning policy can help significantly reduce inequalities and poverty over the plan period.

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### Healthy lives

2.46 — This means protecting and enhancing the physical and mental health of all, supporting our older residents to enable them to remain independent and resilient and dealing with the impact of COVID-19.

2.47 — There is a direct correlation between the quality of the built environment and how the people and communities who live, work, or visit experience it as a safe, inclusive, accessible, and welcoming place. A poorly designed built environment can also enable discrimination, which is particularly harmful for our more marginalised and vulnerable residents.



**Image:** Supporting vulnerable residents.

**LINK** 

[Click here](#) for more information on the Race and Equality Commission.



  
**ATTRACTING NEW SECTORS AND INDUSTRIES TO THE BOROUGH TO CREATE A MORE DIVERSE, RESILIENT, INCLUSIVE AND SUSTAINABLE ECONOMY.**



Image: Greengrocer, South Ealing.

### Creating good jobs and growth

2.48 — The Local Plan promotes an inclusive economy based around principles of a sustainable, inclusive and socially just borough where residents, businesses, towns and communities grow and thrive together. Policies encourage an equitable distribution of regeneration and investment and the spread of associated benefits across the borough’s seven towns. These benefits include access to new employment opportunities, new genuinely affordable homes, enhancements to the prosperity and wellbeing of residents and wider environmental benefits.

2.49 — Policies will nurture existing businesses whilst attracting new sectors and industries to the borough to create a more diverse, resilient, inclusive and sustainable economy. The role of town centres will be repurposed and reimagined, so that they become more vital and resilient. Town centres will be the beating heart of 20-minute neighbourhoods for the residents, workers and visitors they support. Industrial and commercial land will be intensified and will include affordable workspaces to maximise opportunities for residents and local businesses.

2.50 — Further information in relation to creating good jobs and growth can be found within the wider evidence base including the Affordable Workspace Study, the Industrious Ealing Study and the 20-Minute Neighbourhood Frameworks.

2.51 — In creating good jobs and growth, the council has identified three main priorities:

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#### Good Growth

2.52 — This means making sure making sure the growth that takes place in Ealing enhances its character, conserves its future and makes a great place where people want to live.

2.53 — Ealing has many attractive and historic and natural environments, including 29 designated conservation areas, numerous listed buildings, green open spaces and a canal network. These all contribute to the attractiveness and unique identity of the borough. Growth and development are necessary to deliver the new homes, new jobs and new amenities Ealing’s residents need. The Local Plan includes robust policies to enshrine the principles of ‘Good Growth’, whereby new development respects the character and heritage of the borough’s valued and special places in each of its distinctive town centres.



**Image:** Improving employment opportunities.

## Decent living incomes

2.54 — This means bringing new and well-paid jobs back to Ealing and ensuring good businesses can thrive.

2.55 — Accessing a well-paid and secure job is a key for raising the prosperity of Ealing residents. However, recent evidence shows Ealing has a high number of jobs paying less than the London Living Wage. In 2018, 31,000 jobs were not paying a secure living wage – the sixth highest out of all London boroughs. This is compounded by the fact that 40% of the jobs in the borough are in typically ‘low paying sectors’ such as retail, hospitality, and leisure, compared to 33% in London. This is considerably higher in Southall (52%) and Northolt (47%).

2.56 — The combination of these factors is contributing to rising in-work poverty, with the number of children living in absolute low-income families having risen by 10% since 2015, suggesting work is failing to pay for many Ealing families. The Local Plan is not the primary tool to address this, but it is an important one. It includes policies specific to the seven towns that will support them to become great places to invest, to start or grow a business, thereby providing more well-paid and secure jobs locally. Local Plan policies for employment also draw upon the recommendations of the Ealing Race Equality Commission.

## Genuinely affordable homes

2.57 — This means delivering our radical programme of social rent council house building, affordable homes and ensuring our tenants are empowered and have ownership of their communities.

2.58 — Access to genuinely affordable housing is the primary barrier to prosperity for all seven of Ealing’s towns. There is a severe shortage of homes compared with the number of families and people that need them, with almost 7,000 applicants on the council’s housing register. Some of these are council tenants who would like to move, some are renting privately or living with family, and some have been accepted by the council because they are homeless.

2.59 — Many people want to live in Ealing but there is a limited supply of genuinely affordable homes. Through housing policy, it is important that we protect and strengthen Ealing’s social diversity and ensure the borough does not become hollowed out or polarised between wealthy and less well-off residents. Local Plan policies for housing will draw upon the recommendations of the Ealing Race Equality Commission.



**THERE IS A SEVERE SHORTAGE OF HOMES COMPARED WITH THE NUMBER OF FAMILIES AND PEOPLE THAT NEED THEM.**

**31,000  
JOBS WERE  
NOT PAYING  
A SECURE  
LIVING WAGE**



Image: Aerial view of Ealing

# CHAPTER THREE SPATIAL STRATEGY



## Introduction

### Developing a new spatial strategy

3.1 — This chapter establishes the spatial strategy for Ealing over the next 15 years from 2024 to 2039 that will be the tool used by the council, partners, and stakeholders to identify where investment in infrastructure and services should be focussed.

3.2 — Figure SS1 presents the key considerations by the council in developing the spatial strategy for Ealing. This is set out in greater detail within the Spatial Options Report (see link below).

3.3 — The spatial strategy has been developed with reference to the wider planning framework, set out in Chapter 1 of this document, with a focus on the priorities set out in the National Planning Policy Framework and London Plan.

3.4 — The Local Plan incorporates from the NPPF the need to be positive and flexible in approach, with the purpose to achieve sustainable development.



[Click here](#) for more information on Ealing's Spatial Options Report.

3.5 — The Local Plan incorporates from the London Plan the concept of Good Growth, which is growth that is socially and economically inclusive and environmentally sustainable. Ealing's spatial strategy therefore aligns with the broader direction of growth and planning policies set out in the London Plan.

3.6 — The London Plan outlines three spatial dimensions that also underpin Ealing's spatial strategy:

- focus growth in opportunity areas and growth corridors;
- focus growth within town centres first; and
- prioritise strategic and local regeneration areas.

3.7 — In addition, the London Plan places a specific requirement on boroughs to deliver character-led growth. The character of Ealing's neighbourhoods contributes to its uniqueness and distinctiveness within London. Reflecting on this, Ealing Council prepared an Ealing Character Study as part of the wider evidence base.

3.8 — Utilising the planning and spatial considerations from the NPPF and London Plan (alongside the wider evidence base), a spatial vision has been developed by Ealing Council that sets out what we aim to deliver over the next 15-years.



**Image:** People enjoying green spaces.

**Figure SS1:**  
Key considerations in developing the Spatial Strategy





Image: Homes in Ealing.



## Vision

3.9 — This section sets out the 15-Year vision for Ealing aligned to the core themes of tackling the climate crisis, fighting inequality, and creating good jobs and growth.

3.10 — An overarching vision statement is further supported by the spatial strategy and strategic place interventions. This provides the structure for the subsequent borough-scale, town-scale, and development management policies.



**Image:** Importance of local shops across Ealing.

### Policy SP1: A Vision for Ealing

A. The unique characteristics and cultural identities of each of Ealing's seven towns will be respected and enhanced, through the application of locally sensitive Good Growth principles.

B. Ealing will become the engine of West London's new economy, with growth managed to provide equitable access to jobs that provide decent living incomes that can support genuinely affordable homes for all. We want growth in Ealing to be inclusive so that people can both contribute to and benefit from growth. Ealing will grow and diversify its business space, and further strengthen the role of its industrial areas.

C. By promoting 20-minute neighbourhoods across the borough, where most daily needs can be met within a short walk or cycle, Ealing will become a cleaner, greener and more sustainable borough. Firm action will be taken on climate change to protect the borough's future. There will also be a range of measures to foster civic pride and belonging, promote thriving communities and spread the benefits of access to modern infrastructure.

D. The future being shaped is a borough in which all children and young people get a fairer start in life, and everyone can enjoy long, healthy lives. A focus on fighting crime and inequality will enable more people to fulfil their dreams and aspirations.



## Delivering the vision

3.11 — This section includes three strategic planning policies that collectively set out the approach to deliver the vision of the Local Plan. The core themes of the Local Plan – namely tackling the climate crisis; fighting inequality; and creating good jobs and growth; also form the strategic policy headings. Each strategic policy integrates the relevant priorities that were outlined in Chapter 2. This ensures that the core themes, strategic objectives and priorities of the Local Plan are fully aligned and combine to form the bedrock for clear and coherent delivery of the vision.

3.12 — Monitoring is an essential and ongoing activity supporting the preparation and implementation of Ealing’s Local Plan. Monitoring will allow us to assess the extent to which Local Plan policies are achieving the vision and spatial objectives of the plan; whether any new policies, policy adaptations or other interventions are needed to help with delivering the strategy; and whether the policies and strategy are aligned with the latest issues affecting the authority and other external factors. To support this process a monitoring framework has been developed, found at Appendix A.1.

### Policy SP2: Tackling the climate crisis

#### SP2.1 Inclusive economy

Ealing Council will promote an inclusive economy by:

- A. Spreading the benefits of new growth more equally across the borough’s neighbourhoods.
- B. Retaining vital public assets and buildings, using them for the maximum benefit for the borough’s residents and keeping them in public hands for public use.

#### SP2.2 Climate action

Ealing Council will take climate action by:

- A. Contributing to Ealing’s ambition to become carbon neutral by 2030.
- B. Making the best use of land and investing in sustainable connectivity by:
  - (i) Supporting the principles of the 20-minute neighbourhood by investing in places in which most of people’s daily needs can be met within a short walk or cycle, with ease of access to public transport.
  - (ii) Enhancing active travel networks that connect each of these hubs and surrounding communities

via high quality, safe and accessible pedestrian and cycle routes that combine with strategic green and blue infrastructure, including parkland and waterways.

- (iii) Improving public realm, which will ensure greener, healthier and safer neighbourhoods.
- (iv) Encouraging appropriate meanwhile uses in multi-phased schemes particularly for employment uses on vacant industrial land and premises.
- (v) Reducing the number of motor vehicle trips in and through Ealing.
- (vi) Increasing the sustainability of the logistics network in light of the introduction of the Ultra-Low Emission Zone and establishing a Smart Green Logistics Hub in Ealing.
- (vii) Installing more on-street electric vehicle (EV) charging points.
- C. Managing waste and promoting greater self-sufficiency by:
  - (i) Supporting circular economy principles, with buildings and spaces designed with their full lifespan in mind. This will include a focus on



resilient place-making, with buildings and spaces that can readily adapt to changing uses and demands. Carbon optioneering will also allow the best approach to buildings and material reuse.

(ii) Promoting self-sufficiency in waste management through identifying sufficient sites and capacity for waste management facilities, whilst prioritising facilities which meet minimum greenhouse gas performance standards.

(iii) Working with neighbouring planning authorities and the West London Waste Authority to revise the adopted West London Waste Plan to plan effectively for the future management of waste in the area. This will enable appropriate sites for waste processing to be safeguarded and secured.

(iv) Working in partnership with West London Waste Authority to create a circular economy hub at Stirling Road in Acton to support waste reduction.

D. Supporting the delivery of Net Zero Carbon buildings, which are designed and built to:

- (i) Minimise their heat demand and energy usage.
- (ii) Avoid the use of fossil fuels, with heat provided through low carbon sources instead.

(iii) Maximise on-site renewable energy generation to match the remaining/residual energy needs of the site, and to minimise pressure on the electricity network.

(iv) Connect to low or zero carbon district heating networks.

(v) Minimise embodied carbon.

(vi) Facilitate the re-use of existing buildings where this represents the optimum outcome.

E. Ensuring that planned growth is managed in line with energy network upgrades and reinforcement.

F. Building resilience and adapting to a changing environment by:

- (i) Promoting design measures which minimise the risk of overheating, without increasing energy usage.
- (ii) Preventing an increase in flood risk from inappropriately located and designed development and supporting flood resilience and alleviation projects.
- (iii) Promoting Sustainable drainage systems (SuDS).
- (iv) Utilising green infrastructure to minimise the effects of climate change and to provide a place of

respite, and ensuring that the green network itself is resilient.

(v) Mitigating the environmental impacts of the aviation industry, particularly in the context of any proposals for expansion of Heathrow Airport or Royal Air Force (RAF) Northolt, with major improvements in the way that measurable environmental targets are applied, monitored and reported.

(vi) Taking a character and heritage-led approach to mitigating the causes and effects of climate change as appropriate in areas of high character and heritage value and in relation to heritage assets.

G. Maintaining, enhancing and expanding the network of green infrastructure by:

- (i) Ensuring that green and blue spaces, and other natural features, are planned, designed and managed in an integrated way to fulfil their full potential to be multi-functional in use and in positively contributing to achieving multiple benefits.
- (ii) Facilitating the enhancement of existing green infrastructure, the creation of new green and open spaces and improved access to these spaces.



(iii) Maximising opportunities for urban greening and a net gain in biodiversity.

(iv) Supporting tree planting, woodlands, orchards, hedgerows, and rewilding to promote carbon capture and help promote greater biodiversity.

(v) Promoting community food growing, protecting allotments and leading food partnerships.

(vi) Creating a new Ealing Regional Park which will become a new destination for lovers of nature, culture and play as well as a space for people to replenish their health, enjoy cultural events, support the local economy and have fun. The park will act as a green lung for London; strengthening our climate resilience whilst improving air quality for future generations.

H. Ensuring new developments do not lead to a further deterioration of existing air quality, contributing to improved air quality where possible,

and avoiding exposure to unacceptable levels of poor air quality, or incorporating design solutions to minimise increased exposure.

### SP2.3 Thriving communities

Ealing Council will support thriving communities by:

A. Safeguarding, improving, and facilitating the restructuring of existing social infrastructure to better meet the needs of Ealing’s population and meet any needs generated by population growth.

B. Ensuring that development supports the delivery of necessary and accessible new social infrastructure and has no adverse effect upon existing infrastructure.

C. Protecting and enhancing community facilities to help develop strong inclusive communities and contribute to social integration, cohesion, and civic pride.



**THE COUNCIL WANTS TO MAKE SURE THAT NEW GROWTH IN OUR BOROUGH BENEFITS EVERY RESIDENT AND EVERY NEIGHBOURHOOD.**



Image: Acton Park.



**Image:** Children playing on a green in Acton.

3.13 — The council wants to make sure that new growth in our borough benefits every resident and every neighbourhood. An essential part of this strategy is to ensure that public assets – land and buildings – are retained and are in future used for the maximum benefit for the local community.

3.14 — In recognition that the effects of climate change are predicted to cause profound impacts on humanity and the ecological systems it relies on, the council declared a climate emergency in April 2019 and pledged to make Ealing carbon neutral by 2030. The scope of the declaration aims to address all carbon emissions, both produced and consumed, by everyone in the borough. This declaration also connects to the extraordinary power of the Local Plan and its unique position to build resilience through policy making.

3.15 — The council will ensure development in Ealing makes a positive contribution to sustainability and minimises future carbon emissions at every opportunity within the built environment. The council acknowledges the steep and fast learning curve of climate action but will not limit its ambition to ensure outcomes from the plan contribute to a fair and just society.



**Image:** Flooding at Brent Valley golf course in Hanwell, London.

3.16 — The council's Climate Change and Ecological Emergency Strategy (January 2020) recognises the pivotal role of the Local Plan and land use planning because planning policies and their implementation:

- significantly influence the standard of the built environment and directly contribute to how a place looks, feels and operates;
- determines how the borough grows and shapes how a person experiences a place;
- sets responsibilities for the development of new buildings, new transport linkages and major pieces of infrastructure;
- plays an important role in supporting a transition to a low carbon future, through shaping places which reduce greenhouse gas emissions and minimise our vulnerability to the consequences of environmental change, and;
- involve long-term and far reaching decision-making, and it is therefore important that these policies are progressive and proactive.

3.17 — The Local Plan plays a vital role in contributing to Ealing Council's ambition to become net carbon neutral by 2030 both as a council and a borough. This means ensuring that future development achieves the highest measurable standards of sustainable design and construction, promotes and supports the use of new technologies for low and zero carbon energy sources and delivers more EV charging points across the borough. It also means promoting retrofitting and adaptation of existing buildings to conserve energy and enhance building conditions, for example, through high quality thermal and acoustic insulation. While this plan sets out clear policies on or ambitions to become Net Zero Carbon, this is a dynamic area where progress is being made in technology and approaches. The council will therefore provide updated guidance as necessary to ensure that development in the borough continues to push the Net Zero agenda.

3.18 — The goal of a 20-minute neighbourhood is to create places where residents are able to meet their daily needs within roughly a 20-minute roundtrip walk from their homes (a 10-minute walk there and a 10-minute walk back). That includes bus stops or other public transport, and local services like the GP, shops, community facilities, parks, jobs and cultural venues like cinemas.

3.19 — The key aim is to create complete and connected places, with 800m generally used as the length of an average 10-minute walk. A 20-minute neighbourhood would usually include access to public transport, health, education, employment, community, retail, culture, leisure, and green spaces. This plan aims to give people more choices about how they want to travel in their local community without a car if they want or need to. More options can benefit physical and mental health and help to create a stronger sense of community, boost the local economy, and increase resilience to the effects of climate change.



**EALING'S FULL COUNCIL  
DECLARED A CLIMATE  
EMERGENCY IN APRIL 2019  
AND PLEDGED TO MAKE EALING  
CARBON NEUTRAL BY 2030.**



3.20 — This will also be supported by measures to improve and enhance public realm including creating Free-range Urban Neighbourhoods (FUN). The council wants to reclaim and repurpose more space from cars, to make our kerbside safe, accessible, green and enjoyable, provide the opportunities to enable and facilitate small-scale play elements fit for our children, caregivers, youth and adults and older people.

3.21 — Ealing Council is committed to achieving net waste self-sufficiency and supporting the principles of the circular economy. The council will work in partnership with the West London Waste Authority (WLWA) to create a Circular Economy Hub at Stirling Road in Acton to help support a low carbon circular economy society. The site will be developed incrementally and organically in tandem with partners, such as the London Community Kitchen and reuse organisations.



**Image:** Maintenance of a residential ground source heat pump.





**THE COUNCIL WILL CONTINUE TO WORK WITH THE ENERGY DISTRIBUTION NETWORK AND SYSTEM OPERATORS TO SUPPORT THE DELIVERY OF APPROPRIATE ENERGY INFRASTRUCTURE.**



Image: New builds, Britannia Close housing in Northolt, West London.

3.22 — The separate West London Waste Plan (WLWP) aims to identify and safeguard sufficient sites for waste management facilities in the area and was adopted by Ealing and neighbouring authorities as a joint Development Plan Document in July 2015. The London Plan sets more ambitious waste apportionment targets for the boroughs with the goal of achieving greater self-sufficiency. Ealing’s waste apportionment target accounts for a 6.6% share of London’s household, commercial and industrial waste (2021-2041). However, this figure includes the whole of the London Borough of Ealing, making no allowance for the OPDC, which is the largest area of industrial land in the borough (the key variable in determining Ealing’s apportionment share) and also makes a significant contribution to overall waste levels (now and in the future). The London Plan requires Mayoral Development Corporations like the OPDC to “cooperate with host boroughs to meet identified waste needs” (Policy S1 8 C).

3.23 — The WLWP will be revised to take account of the new waste apportionment targets. A Memorandum of Understanding (MOU) setting out the arrangements for the West London Local Planning Authorities to work together on the new West London Waste Plan has been agreed.

3.24 — Buildings are a significant contributor to carbon emissions in terms of their operational use and in respect of their development, maintenance and disposal, and so it must be a priority that new developments are built to the best standards to reduce this contribution. To qualify as Net Zero, developments should be designed and built to minimise their energy use, incorporate renewable energy generation on-site capable of meeting the minimised energy demand of the building, and limit the embodied carbon. Achieving this outcome on-site is key, and the use of offsetting is intended to have a limited and defined role.



3.25 — Underpinned by the findings of the West London Local Area Energy Plan and to support the Net Zero target the council will continue to work with the energy distribution network and system operators to support the delivery of appropriate energy infrastructure.

3.26 — Building resilience, mitigation and adaptation are also essential if places are to face up to the reality of climate change. These environmental threats are real and present and Ealing needs to be prepared for them.

3.27 — Poor air quality has direct effects on health, quality of life and life expectancy. The council will seek to establish a smart Green Logistics Hub in Ealing (using the well-established Cross River Partnership led by Westminster Council) which will aim to reduce the impact of freight on noise, air quality, traffic and pavement space including developing the necessary infrastructure with EV charging points.

3.28 — The risk of current and expected flooding from all sources must be addressed. The jointly prepared West London Strategic Flood Risk Assessment (SFRA) identified surface water flooding zones comparable to fluvial and tidal zones. A further study undertook a detailed strategic assessment of any sensitive Development Sites (or site allocations).

3.29 — Measures to encourage urban greening in new developments (including planting more trees, rewilding, rain gardens, green walls and roofs) and to promote greater biodiversity, the creation of new wildlife habitats and better access to nature will be strongly encouraged. Ealing is also committed to protecting and enhancing the network of green infrastructure in the borough, including improved accessibility. Providing land for food growing also helps to support and foster a healthier environment and promotes healthy lifestyles.

3.30 — Ealing is also committed to protecting and enhancing the network of green infrastructure in the borough, including improved accessibility. Opportunities and priorities for enhancing the green infrastructure network are detailed in Chapter 4, which itself has been informed by a number of studies and strategies including the council's Biodiversity Action Plan, an LPA wide review of SINC sites, and the council's Sports Facilities Strategy. In targeting future enhancements regard should also be had to emerging strategies and studies including a new Green Infrastructure Strategy and a London wide Local Nature Recovery Strategy (LNRS) (due to be published in 2025).

3.31 — Ealing Council is an active participant in the Heathrow Strategic Planning Group (HSPG), a joint partnership of many of the local authorities and Local Enterprise Partnerships (LEPs) responsible for planning the land use, transport, environment, economic development and sustainable development of the sub-region surrounding Heathrow Airport. HSPG has produced a Joint Spatial Planning Framework (JSPF) (published in February 2020) which sets out a sub-regional scale strategic vision and action plan for the sustainable development of the area. This responds to the opportunities and challenges presented by any future expansion proposals by Heathrow Airport Limited, although it is equally relevant to the existing airport campus.

3.32 — A key aspiration includes ensuring greater integration of open spaces into our physical environment through design and development of new infrastructure and investment in existing facilities.

3.33 — Ealing Council is committed to maintaining, enhancing and expanding the network of green infrastructure in the borough and improving biodiversity and air quality. During the pandemic, access to green space was critical for residents' health and wellbeing and the council wants to increase access to open and green space, tree planting, food growing and protecting biodiversity. A key aspiration includes ensuring greater



## THE COUNCIL WANTS TO INCREASE ACCESS TO OPEN AND GREEN SPACE, TREE PLANTING, FOOD GROWING AND PROTECTING BIODIVERSITY.



**Image:** Residents gardening in Ealing.

integration of open spaces into our physical environment through design and development of new infrastructure and investment in existing facilities. Furthermore, the council is committed to planting 50,000 new trees by 2026 and increasing the extent of the tree canopy to 25% across the borough.

3.34 — Ensuring Green Belt and MOL sites have correct, up-to-date, and defensible boundaries is important as incorrect boundaries can undermine the integrity of the wider Green Belt or MOL parcel and the council’s ability to protect it from inappropriate development. The council has, therefore, reviewed all Green Belt and MOL sites and has identified appropriate boundary corrections which reflect the current reality and use of sites.

3.35 — Green Belt and MOL boundary changes are also proposed only where a site has been identified for development and allocated in this Local Plan. These are a small number of sites (or parts of sites) that do not contribute towards Green Belt/MOL objectives and which could be used to meet identified development needs and thus are identified for change in designation, demonstrating the corresponding exceptional circumstances. This includes meeting the need for additional pitches for Gypsy and Traveller community and the re-provision of the sports and leisure facilities at Gurnell Leisure Centre.

3.36 — Any changes to Green Belt or MOL boundaries are shown in the Atlas of Change and the Interactive Policies Map.

3.37 — Direct provision of supporting infrastructure is also a key part of the planning system and in addition to proposed health infrastructure improvements, which is evidenced in Ealing’s comprehensive health evidence, all forms of social infrastructure have a role to play in the web of social and economic factors that directly influence health. The global consequences of climate change and the importance of mitigating these effects on health will also be essential to the success of the plan.



## Policy SP3: Fighting inequality

### SP3.1 Tackling crime and inequality

Ealing Council will tackle crime and inequality by:

- A. Reducing spatial inequalities within Ealing by promoting mixed and balanced communities particularly in those areas of high levels of multiple deprivation.
- B. Creating a more equal and affordable borough, where the opportunities to access good quality housing, employment, digital connectivity, culture, as well as physical, social and green infrastructure are maximised.
- C. Designing safe, secure and accessible urban environments and ensuring that new developments reduce opportunities for criminal behaviour and contribute to a sense of security and community cohesion.
- D. Investing in a new purpose built and designed Gypsy, Roma, and Traveller (GRT) site to meet an identified future need of six additional pitches.

### SP3.2 A fairer start

Ealing Council will promote a fairer start by:

- A. Ensuring every child in Ealing continues to have access to good and sustainable schools in their

local community by investing in modern, fit-for-purpose buildings and expanding provision for those with special educational needs.

- B. Working closely with education providers to identify need and opportunities for new educational establishments within and around developments.

### SP3.3 Healthy lives

Ealing Council will support healthy lives by:

- A. Ensuring that development maximises health benefits, promotes health equality, and minimises or mitigates any potential harms to health.
- B. Improving air quality and tackling congestion to improve respiratory health.
- C. Implementing 20-minute neighbourhood principles which encourage active travel, improve social mixing, and provide essential services such as access to healthy food.
- D. Ensuring new development meets the highest design standards, responds positively to the local character and recognises the role of heritage in place-making.
- E. Reintegrating land uses, particularly living, working and recreation, to encourage a better work life balance, to reduce journey times and leading to improved mental health and wellbeing.

F. Maintaining a sufficient supply of indoor and outdoor sports and recreation facilities and improving access to green and open spaces leading to physical and mental health benefits.

G. Creating a new outdoor swimming facility in Ealing which is inclusive, family orientated, promotes health and wellbeing, and has sustainability at the heart.

H. Mitigating the effects of climate change, particularly the urban heat island effect, and improving the existing housing stock to limit impacts upon general health and particularly more vulnerable parts of the population.

I. Working closely with National Health Service (NHS) partners to identify need and opportunities for new health infrastructure and health services within and around developments, particularly within Acton and Southall.

J. Implementing the Health Impact Assessment (HIA) process for major or strategic developments.

K. Meeting needs for specialist housing where this can complement conventional supply.

3.38 — Our greatest strength is our diverse community, with people of different backgrounds living side by side. We want a strong cohesive community, where diversity is celebrated, and everyone has equal opportunity regardless of their background. This means tackling inequality and poverty by creating a more equal and affordable borough.



**Image:** Ensuring every child has access to good schools.

3.39 — The council aims to provide an additional 6 pitches for the Gypsy, Roma and Traveller community whilst retaining the 24 pitches at the existing Bashley Road site in Park Royal.

3.40 — Key to a fairer start is supporting excellent educational outcomes and ensuring children and young people are successful in life. We want to continue to ensure there are sufficient high-quality school places available and will work closely with partners to do so.

3.41 — Reducing health inequality and ensuring that people from all backgrounds can have a healthy life is another key ambition of the council. Socio-economic and built environment factors account for as much as 50% of the determinants of health, equal to the collective effects of health behaviours and clinical care. Indicatively, the built environment directly comprises approximately 10% of the total, while approximately 40% is made up of the overlapping web of social and economic factors that constitute the community as a whole, its access to local and public services, employment, and greenspace. The importance of mixed and inclusive public spaces therefore goes far beyond purely architectural value or economic growth, although town centres are vital to both.

3.42 — Reconnecting living and working, and particularly workplaces throughout the borough that can be reached by means of public transport or active travel, are essential to people’s health and the broader strategy of action to address the current climate crisis. A contextual approach to growth, reflecting the comprehensive borough-wide character study will build upon valuable elements of local character and help to address any existing shortcomings.

3.43 — Housing is a key determinant of health and well-being, and specialist housing will likely play a larger role over the plan period. This will be supported where it meets identified needs, supports social welfare, and increases overall housing supply within the borough.

3.44 — Accessible and inclusive public places are essential to economic and health equalities, but they are also integral to minimising climate change and ensuring resilience to its effects. Mixed centres are more sustainable not just because of their capacity for active travel but also because they offer social and environmental resilience through measures such as shared public infrastructure and urban greening.



## Policy SP4: Creating good jobs and growth

### SP4.1 Good Growth

Ealing Council will promote Good Growth by:

A. Uniting high quality design, placemaking, sustainability, a healthy environment, with the positive elements of character, heritage, and nature in delivering against planned development needs.

B. Directing development to sustainable locations that are well connected to sustainable transport modes or within close proximity to town centres, and thus deliver patterns of land use that reduce the reliance on the car and facilitate making shorter and regular trips by walking and cycling.

C. Ensuring that the most efficient use of land is made so that development on sites is optimised, which will contribute to more sustainable patterns of development and land uses.

D. Following a character-led and contextual approach to growth that optimises the capacity of sites while reflecting the valuable components of the built environment.

E. Taking a strategic approach to the preservation and enhancement of Ealing's built heritage, including the capacity for heritage-led regeneration and development where appropriate.



Image: Ealing residents.



F. Identifying suitable sites for tall buildings and change that adds quality to and complements Ealing’s character and place-making ambitions.

G. Making provision for necessary physical, social and green infrastructure by:

(i) Delivering strategic infrastructure that enhances both east-west and north-south connectivity including supporting proposals for the West London Orbital (WLO) and the Brentford to Southall line; maximising the catalytic benefits of the Elizabeth Line stations and future High Speed 2 (HS2) station; and working with neighbouring authorities to promote cross-boundary infrastructure improvements, where relevant.

(ii) Producing an Infrastructure Delivery Plan (IDP) and schedule that sets out what infrastructure will be needed and how it will be delivered at the right locations and at the right time to support the planned levels of growth, reflecting borough wide and local infrastructure priorities. Table SS1 summarises the borough wide infrastructure schemes which are necessary to support the planned growth. Chapter 4 of this Local Plan summarises the infrastructure necessary to support town-level local place interventions.

(iii) Creating a clear framework for future negotiations on planning obligations, including developer contributions that will include implementing a new Community Infrastructure Levy (CIL).

**SP4.2 Decent living incomes**

Ealing Council will foster decent living incomes by:

A. Maintaining the existing supply of industrial land on designated and undesignated sites and adding to this where possible.

B. Managing Strategic Industrial Land (SIL) exclusively for conforming uses and undertaking any necessary consolidation through the plan-making process.

C. Setting out a specific strategy for Locally Significant Industrial Sites (LSIS) in line with the London Plan and actively by means of plan-led comprehensive masterplans undertaking mixed intensification.

D. Fully testing non-designated sites for industrial redevelopment including mixed use where this is necessary to enable industrial reuse and intensification.

E. Growing the size and range of the employment offer (particularly in Northolt, Greenford and Perivale based upon their strong industrial sector) and the potential for mixed commercial development in town centres.

F. In the event of any plans for expansion of Heathrow Airport and any related development, shaping any proposals to maximise the contribution and benefits for Ealing’s local economy, including improved connectivity.

G. Delivering affordable workspace where this also serves a broader social or economic purpose and to enable more small and medium sized businesses to start up.

H. Supporting culture and creative industries.

I. Promoting and supporting a strong and diverse night-time economy.

J. Sustaining the vitality and viability of our town centres by:

(i) Maintaining and enhancing the role of Ealing Metropolitan Town Centre as a commercial and employment hub for West London.

(ii) Promoting the distinctive economic role and offer of other centres, particularly Southall Major Centre, and Acton, Greenford, and Hanwell District Centres.

(iii) Enhancing the role of neighbourhood and local centres including the creation of new centres at White Hart Roundabout in Northolt and Horsenden Lane South in Perivale.



### SP4.3 Genuinely affordable homes

Ealing Council will require more genuinely affordable homes are built by:

- A. Meeting the 21,570 unit 10-year housing supply target identified in the London Plan for the period 2019-20 to 2028-29. This also forms an annual target of 2157 units for the rest of the Local Plan period.
- B. Providing new homes in truly mixed, inclusive communities across a range of tenures that meet identified needs.
- C. Maximising the provision of affordable homes with a particular emphasis on social rent and delivery against identified affordable needs.
- D. Improving opportunities for good quality and affordable market rented properties including build to rent, where appropriate.
- E. Working with residents to support the development of local community-led housing initiatives, including Community Land Trusts, to provide solutions to local housing issues.
- F. Supporting mixed and balanced communities by avoiding over concentrations of particular tenures and managing change of use including Houses in Multiple Occupation (HMOs) according to local needs and evidence.



Image: Dickens Yard Ealing.



  
**IMPROVING OPPORTUNITIES  
 FOR GOOD QUALITY AND  
 AFFORDABLE MARKET  
 RENTED PROPERTIES  
 INCLUDING BUILD TO RENT,  
 WHERE APPROPRIATE.**



**Image:** Elizabeth Line at Southall Railway Station.

3.45 — Good Growth is about uniting the various elements of development need with what is valuable about the existing built and natural environment, particularly in light of the three core themes of the Local Plan. Land is a scarce and increasingly expensive commodity so making optimal use of land and buildings and ensuring good design in any new development are at the heart of how we enhance our borough. Ealing has a wealth of designated heritage assets including over 300 buildings and structures covered by statutory listing. This includes six scheduled monuments and four registered parks and gardens, as well as 29 conservation areas. In addition, there are over 700 non-designated heritage assets identified in Ealing’s local heritage register. Places evolve and change over time. New development has the potential to offer significant opportunities to enhance and better reveal heritage assets to realise the cultural, social and economic benefits of these assets. This will be achieved by placing heritage at the heart of place-making, Good Growth and good design.

3.46 — Ealing’s local housing evidence supports the current London Plan target as does evidence of delivery set out in the Housing Trajectory. Housing supply must balance needs against the available resources of land and supporting infrastructure. The annual housing supply target is 2157 units. Any significant changes in need are a function of the broader London housing market, as

are any step changes in housing capacity that could be delivered by additional major infrastructure delivery.

3.47 — The council also wants to contain the spread of tall buildings by being clear about those locations where tall buildings may be suitable and ensure that any future schemes are built to the highest standards of design and environmental efficiency, fit in with their local neighbourhood, and help promote greater levels of open green space and biodiversity.

3.48 — Existing communities and new residents coming into new developments in the borough will need additional physical, social and green infrastructure including health facilities, schools, sports and leisure amenities, transport, utilities, and spaces for the community. The successful delivery of the spatial objectives in the Local Plan therefore requires good infrastructure planning. Put simply, without the necessary infrastructure needed to support development then the levels of growth that the plan seeks to achieve over the next 15 years will not be sustainable.

3.49 — The Infrastructure Delivery Plan (IDP) forms a key element of the Local Plan’s evidence base, setting out the infrastructure that will be required to support the planned growth across the borough, informed through engagement with stakeholders and infrastructure providers. IDPs are living documents,

acting as a ‘snapshot in time’, and as different infrastructure providers respond to their own unique challenges, the information will naturally date and alter over time. The IDP will require updating on a regular basis to reflect this.

3.50 — The delivery of infrastructure is the responsibility of various different bodies, as detailed within the IDP, including those with a statutory duty to provide sufficient infrastructure to meet identified needs, as well as those who are responding to market conditions.

3.51 — Table SS1 demonstrates the infrastructure schemes and initiatives which will support the sustainable delivery of planned growth over the plan period on a borough-wide scale.

3.52 — The delivery of planned and proposed public transport infrastructure will be critical, including the West London Orbital and the Brentford to Southall line. In addition, green infrastructure, landscape, and public realm enhancements will support the delivery of active travel interventions. These investments present the opportunity to create new strategic north-south routes that will reinforce (or establish) interdependencies between local neighbourhoods, metropolitan centres, and employment sites. The delivery of targeted green infrastructure and public realm improvements also

provide opportunities for enhancing biodiversity and building resilience to future climate related events.

3.53 — Industrial space will be protected and expanded where possible to meet a net uplift in industrial demand projected over the lifetime of the plan. All sites in industrial use will be expected to make the maximum possible contribution to Ealing’s industrial needs, in the case of designated sites through intensification, and on non-designated sites in industrial use through testing for reuse before any release to non-industrial uses will be considered. Detailed proposals are set out in the Town Plans and Development Sites, with some changes of designation where current sites are not performing, such as at Hanger Lane Gyratory.

3.54 — The delivery of better paying and more secure forms of employment is also essential to the plan and the council will deploy a complementary programme of non-planning measures to help deliver this inclusive economy. Affordable workspace has a particular role to play in supporting startup and high growth sectors of the economy and this will be addressed by a specific levy on all employment uses.

3.55 — To ensure Ealing’s local economy becomes more diverse and resilient, the council will seek to nurture and grow its existing high growth sectors. Specifically,

these include the creative and digital industries (particularly the film and screen economy), the green and circular economy, low carbon logistics, construction-tech and sustainable food production. These sectors make a huge contribution within Ealing’s Productivity Arc and play a key role in the local economy, giving Ealing a strong competitive advantage in attracting further investment. The council will work proactively with existing businesses in those sectors, landowners, developers and academic institutions to boost employment for Ealing residents. Sectors that are less prevalent in the borough, but are considered critical to growing the economy over the next decade, include life sciences and financial and professional services. An opportunity now exists for North Acton to accommodate life science businesses that wish to be close to, or relocate from, the nearby White City Innovation District. There is also an opportunity to further strengthen the strategic role and location of the Uxbridge Road office corridor in attracting greater growth and take full advantage of the excellent connectivity now provided by the Elizabeth line stations.

3.56 — Ealing’s town centres represent a complementary economic function to its strong industrial base with a distinct offer of knowledge intensive industries particularly in Acton, Ealing and Hanwell. Other centres in the borough have a physically close relationship with SIL



## **ACCESS TO HOUSING REPRESENTS A SIGNIFICANT ECONOMIC CONSTRAINT AND SOURCE OF INEQUALITY IN THE BOROUGH.**



**Image:** Shared ownership housing scheme on Uxbridge Road in Ealing, London.

and LSIS sites and these form a springboard for the growth of existing town centres in Greenford, Northolt, Perivale and Southall.

3.57 — The borough’s town centres are focused upon the seven towns including one Metropolitan Town Centre (Ealing), one Major Centre (Southall), three District Centres (Acton, Greenford and Hanwell), nine Neighbourhood Centres (including Northolt and Perivale) and 63 Local Centres. Collectively, this network makes up the main social and civic spaces of Ealing. It also forms its commercial and employment core along with designated industrial sites. Town centres do not just constitute the retail hierarchy, but also make retail and employment provision alongside the public and social life of the borough.

3.58 — Access to housing represents a significant economic constraint and source of inequality in the borough which appears to be constraining population growth and causing outmigration of the crucial working age population. In particular, the council will pursue unit-by-unit delivery of identified affordable housing needs and will also set out a strategy for the delivery

of specialist housing types. Mixed and balanced communities are also important for access to housing, improving inequality, and reducing social isolation. The Local Plan provides a flexible policy framework to manage housing provision based upon demonstrated needs and according to local character and amenity. New housing and conversions within existing residential areas will be managed to ensure a good range of tenures and sizes and to protect residential amenity. The council will also consider introducing further guidance and/or an Article 4 Direction to manage HMOs.

**Table SS1:**  
Borough wide infrastructure schemes

Infrastructure Type	Infrastructure Scheme	Infrastructure Provider	Delivery Phasing
Youth Centres	Further work to assess existing assets, and establish opportunities to provide improved youth provision.	Ealing Council	Throughout plan-period
Arts and Culture	Improvements to Ealing’s arts and culture provision, in line with the Cultural Improvement Plan.	Ealing Council	Throughout plan-period
Sports and Leisure	Provision of a council-owned Lido.	Ealing Council	TBC
Parks and Gardens	New Regional Park.	Ealing Council	TBC
Parks and Gardens	Network of 10 new parks to increase permeability and movement throughout the borough.	Ealing Council	TBC
Amenity green space	Planting 50,000 trees to increase the proportion of the borough covered by tree canopies to 25%.	Ealing Council	0–5 years
Cemeteries	Extend Greenford Cemetery, and conduct a site search to ensure sufficient cemetery capacity beyond 7 years, working collaboratively with neighbouring boroughs to identify suitable sites.	Ealing Council	0–5 years
Education	Further pupil forecasting and school capacity work to identify early years, primary, secondary, further years and SEND provision required to support planned growth.	Ealing Council	Throughout plan-period
Secondary healthcare	Ealing Hospital: Major refurbishment/rebuild/relocation of Meadow House Hospice.	North West London Integrated Care Board (ICB)	TBC
Secondary healthcare	Ealing Hospital: A&E department expansion and development.	North West London ICB	TBC
Secondary healthcare	Ealing Hospital: Theatre & Critical Care refurbishment and modernisation.	North West London ICB	TBC
Secondary healthcare	Ealing Hospital: Outpatients refurbishments and efficiency improvements.	North West London ICB	TBC

**Table SS1:**  
Borough wide infrastructure schemes

Infrastructure Type	Infrastructure Scheme	Infrastructure Provider	Delivery Phasing
Secondary healthcare	Ealing Hospital: Energy Centre and Net Zero investments.	North West London ICB	TBC
Secondary healthcare	Ealing Hospital: Endoscopy expansion and refurbishment.	North West London ICB	TBC
Highways	Increase EV charging points throughout Ealing to at least 2,000 points.	Ealing Council / charge point operators	TBC
Highways	Delivery of ultra-rapid charge EV points.	TfL / Developer	TBC
Highways	Road Safety prioritisation.	Ealing Council	TBC
Rail	Planning for and considering the impacts of HS2 delivery.	HS2 / TfL / Network Rail	TBC
Rail	West London Orbital.	TfL / West London Alliance / Network Rail / Developer contributions	5–10 years
Rail	Piccadilly Line fleet replacement and signalling enhancement.	TfL	TBC
Rail	Brentford to Southall rail link.	NR	TBC
Public transport	Supporting and investing in public transport across the borough.	Ealing Council / TfL	TBC
Public transport	Implementation of step free station access through prioritisation of funding.	TfL / Development contributions / SFA funding	TBC
Public transport	London Bus fleet modernisation.	TfL	TBC

**Table SS1:**  
Borough wide infrastructure schemes

Infrastructure Type	Infrastructure Scheme	Infrastructure Provider	Delivery Phasing
Active travel	Supporting and investing in active travel across the borough, including primary and secondary active travel routes, and public realm improvements.	Ealing Council	TBC
Active travel	A range of projects and programmes to reduce car journeys to school and support more children to walk and cycle.	Ealing Council	TBC
Active travel	Providing more cycle parking (including bike hangars and Sheffield stands) across the borough.	Ealing Council	TBC
Waste and Recycling	Further work to establish the required waste and recycling provision to support self sufficiency and the drive towards the circular economy.	Ealing Council	Throughout plan-period
Heat Networks	Further work with service providers to establish the necessary energy infrastructure and facilitate heat network schemes to support growth.	Ealing Council / infrastructure providers	Throughout plan-period
Digital Connectivity	Further work to deliver improved digital connectivity to full fibre across the borough.	Ealing Council / infrastructure providers	Throughout plan-period



**Image:** Active travel, commuting in London.



**Image:** Importance of providing amenity and children's playspace across the borough.

## Strategic place interventions


3.59 — Sitting below the spatial strategy are the strategic place interventions. These are a set of interventions that should be seen as cross-cutting and often support multiple strategic priorities. Chapter 4 of this Local Plan presents town-level local place interventions within the town spatial policies that will support the delivery of the 15-year vision.

3.60 — Figures SS2 and SS3 presents the key diagrams, which illustrates the spatial strategy and strategic place interventions.

3.61 — The Spatial Options Report provides further details related to the strategic place interventions, which can be found on the council's website (see link below).

### 1. Delivery of significant levels of development at Ealing Metropolitan Town Centre

3.62 — Building on its excellent connectivity, Ealing Metropolitan Centre will be the location for significant, high density residential and employment growth. Development will focus on delivering strategic office, commercial, retail, and residential growth, while improving key health determinants including accessibility to and provision of healthcare facilities, deficiency in green open space provision, and improving air quality within the town centre. This will enhance the Metropolitan Centre's role as a destination, with a diverse retail, leisure, and cultural offer and a stronger night-time economy.

**LINK** 

[Click here](#) for more information on Ealing's Spatial Options Report.

## 2. Delivery of moderate levels of employment-led development at Southall

3.63 — A range of measures will build upon and promote Southall's role as a cultural hub and destination of national importance. Office, retail, and leisure-based development will be encouraged and reinforced to develop a more diverse and resilient local economy, while ensuring community and civic infrastructure is delivered alongside residential development. Accessibility to healthcare facilities and provision of new school spaces are key health determinants. Delivery of moderate levels of employment-led growth and development above extant permissions will be brought forward.

## 3. Delivery of significant levels of development in proximity to planned and proposed public transport infrastructure

3.64 — The delivery of strategic infrastructure that enhances both east-west and north-south connectivity will be critical to enable the spatial strategy, deliver significant levels of development and create new economic opportunity. The recently delivered Elizabeth line and the proposed investment in the West London Orbital are critical infrastructure schemes to enable the spatial strategy. These investments provide connectivity

to Central London, Heathrow Airport, and other outer London town centres. Significant levels of development will be focussed along both route alignments and their stations to maximise the transport investment and ensure accessibility of residents to opportunities within and beyond Ealing.

## 4. Delivery of significant levels of development in Greenford and Northolt town centres

3.65 — Significant levels of development will be delivered within Greenford and Northolt that will support the delivery of new 20-minute neighbourhoods by unlocking a wider number of sites close to these existing and emerging town centres (Greenford, Northolt, and White Hart Roundabout). The spatial strategy will aim to deliver a greater intensity and quantum of development within the wider network of town centres and industrial estates. The ambition will be for these centres to play a larger role in creating economic opportunity, the provision of services, and acting as centres of connectivity. Investment in these locations will also support in addressing key health determinants through increased provision of social infrastructure and access to services.



**BUILD UPON AND PROMOTING SOUTHALL'S ROLE AS A CULTURAL HUB AND DESTINATION OF NATIONAL IMPORTANCE.**





## 5. Delivery of moderate levels of development along key north-south corridors in Acton and west of the borough

3.66 — The spatial strategy will deliver enhanced north-south connectivity across the borough. This will be through rail-based public transport investment in the West London Orbital at Acton Central Station and South Acton Station. This will enable Acton to capitalise on its excellent existing and future connectivity to accommodate significant levels of new development. Alongside this investment, to the west of the borough the focus will be on the delivery of new sustainable transport infrastructure to improve north-south connectivity in Northolt and Greenford. This will be through enhancing the existing public transport network (primarily bus based) and through targeted green infrastructure, landscape enhancements and improved public realm that will create high quality infrastructure for new active travel routes. These public and active travel investments will enable moderate levels of development along the route alignments.

**Image:** Improving transport and Northolt's connectivity.

## 6. Delivery of lower levels of development in Hanwell and Perivale

3.67 — The spatial strategy will deliver a lower quantum of residential led development within Hanwell and Perivale due to fewer opportunities. Where development opportunities exist within both towns, these are primarily located away from the town centres or rail infrastructure and therefore rely on sustainable connectivity investments (existing public transport network and green infrastructure and public realm enhancements for improved active travel). Employment-led growth within existing industrial estates (through intensification) will be encouraged with stronger connectivity to the town centres.

## 7. Investment in sustainable connectivity between the strategic green and blue network, neighbourhood centres, and industrial sites

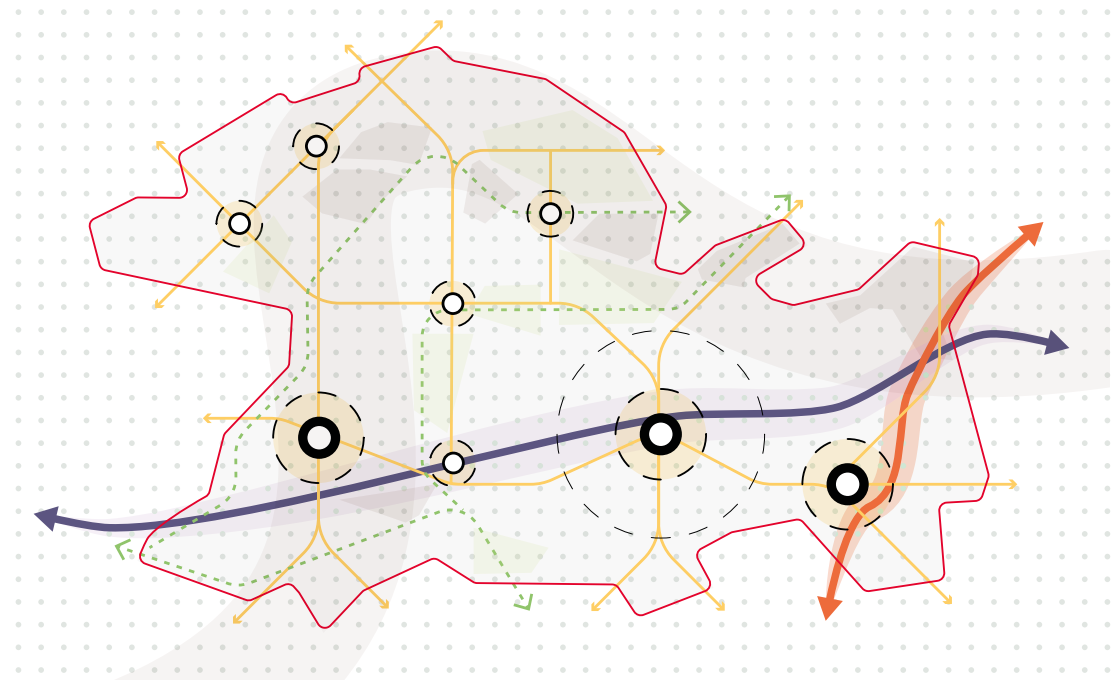
3.68 — Investment in sustainable connectivity that utilises the green infrastructure network and improved public realm will enhance active travel routes with the objective to improve connectivity between industrial sites and town centres across the borough. This will support a more balanced approach to development across

Ealing and ensure that all town centres are delivering development. This approach will also support the creation of complementary uses between town centres and industrial land and strengthen the role of smaller town centres across the borough.

## 8. Maintaining and Intensifying Strategic Industrial Locations and Locally Significant Industrial Sites

3.69 — The spatial strategy will reinforce and intensify existing Strategic Industrial Locations (SIL) and Locally Significant Industrial Sites (LSIS) within the borough and explore options to improve industrial land and intensify employment, where appropriate.

**Figure SS2:**  
Conceptual London Borough of Ealing Key Diagram



**Figure SS3:**  
London Borough of Ealing key diagram

