

A stylized map of Ealing and surrounding areas, including Northolt, Greenford, Perivale, Hanwell, Southall, West Ealing, and Ealing. The map is overlaid on a green background with circular cutouts showing local scenes.

Development Management

Development Plan Document



OVERVIEW AND INTRODUCTION

This introduction explains the role and status of the Development Management DPD.

E0.1	The Development Management Development Plan Document (DM DPD) is part of Ealing's broader Local Plan (previously known as the Local Development Framework), which also includes the Development Strategy and the Development Sites Development Plan Documents. Taken together, these documents analyse Ealing's development needs, identify opportunities arising in the borough, and describe a programme to realise these new developments. Within this framework, the role of the DM DPD is to set out the criteria by which planning applications are assessed.	E0.5	Policies take one of two forms. <ul style="list-style-type: none">• Firstly, where there is a need for a local variation in policy the starting point is the policy wording in the adopted London Plan and these are denoted as "local variations" and are contained within a box.• Secondly, where either there is an identified local need or where the London Plan provides no detailed guidance a new "local policy" is set out and are contained within a box.
E0.2	This DM DPD refers principally to two main documents, the London Plan and the Council's Development Strategy (April 2012). The London Plan is a combined document that incorporates the spatial vision for London with specific Development Management policies that apply to all boroughs. Ealing's Development Strategy sets out the spatial vision for development in the borough, explaining the relationship to each other of its different areas and functions.	E0.6	Where necessary these policies are supplemented by explanatory supporting material (or what the planning system calls 'reasoned justification').
E0.3	Whilst the Ealing DM DPD should conform generally to the development management policies set out in the London Plan, the Council is able to vary these policies according to local circumstances, and also to introduce new policies to further the vision set out in its Development Strategy.	E0.7	Implicit in this approach will be the need for Ealing to ensure that it is constantly reviewing its DM DPD to ensure that any future alterations or changes in the London Plan are anticipated and reviewed to ensure that any policy variations or new policies remain relevant and appropriate.
E0.4	The format and structure of the DM DPD policies is the same as the London Plan, using the same numbering and themes. This approach ensures consistency and clarity and serves to avoid the need for duplication between policies in the London Plan and the Ealing DM DPD. It also makes the wording of policies clearer and more accessible by avoiding conflict and ambiguity in the policy wording.	E0.8	The policies in this DPD and others are given spatial expression through the Policies Map. When using the policies in this DPD reference will need to be made to the Policies Map to understand the geographical application of these policies. The table set out in appendix one, identifies those policies in this and other DPDs which give effect to the designations on the map. Appendix two comprises the main policies map itself. The main map sheet is also supplemented by a separate map booklet, comprising schedules of all sites/designations, and accompanying map sheets which is set out in appendix three.
		E0.9	The policies set out in this document complete the replacement of Unitary Development Plan policies and the 2004 Ealing UDP has now been superseded in its entirety.

2. PLACES

POLICY 2.18 EALING LOCAL VARIATION - GREEN INFRASTRUCTURE: THE NETWORK OF OPEN AND GREEN SPACES

Planning Decisions

- G** The above Strategic principles will apply to the management of Ealing's defined network of Green Infrastructure. Improvements and extensions to this network will be sought wherever possible.
- H** The coherence of green and open spaces and their integrity in fulfilling the complementary functions of nature conservation, heritage conservation and recreation remain the overriding principles governing their development, extension and use. Only development ancillary to the open space will be permitted. The size of development within green and open spaces and its impact upon visual openness must be kept at a minimum.
- I** Development should not compromise the visual openness or heritage value of open and green spaces particularly with regard to views within and across these areas. The impact of development upon views to and from open and green spaces is also a material consideration.

E2.18.1 Green infrastructure within Ealing includes, but is not limited too; Green Belt, Metropolitan Open Land, Public Open Space, Community Open Space, Green Corridor, Blue Ribbon Network, Sites of Importance for Nature Conservation and Heritage Land.

3. PEOPLE

POLICY 3.4 EALING LOCAL VARIATION - OPTIMISING HOUSING POTENTIAL

Planning Decisions

- B** Appropriate density ranges in Ealing will normally be; Central in Ealing Metropolitan Town Centre, Urban in Acton, Greenford, Hanwell and Southall Town Centres, and Suburban in the rest of the Borough.

E3.4.1 These density range typologies apply well to development in Ealing and are useful in the design of schemes. Local context and morphology will form the primary determinant of the acceptability of individual proposals.

POLICY 3.5 EALING LOCAL VARIATION - QUALITY AND DESIGN OF HOUSING DEVELOPMENTS

Planning Decisions

- F** The space standards in table 3.3 will apply as minimum requirements for residential development in Ealing and should be implemented according to the detailed provisions of the London Housing Design Guide and the London Housing SPG.
- G** For the purposes of the above space standards, usable floor area is defined as spaces where there is a minimum of 2.5m between finished floor level and finished ceiling level.

E3.5.1 These space standards, derived from the rigorous work of the London Housing Design Guide, are the most robust design framework for housing currently in use in

this country and are essential to the success of Ealing's development plan. The standards remain minima; in practice most development will need to exceed them in order to achieve the objectives of the London Housing Design Guide.

E3.5.2 A height standard is considered necessary to provide certainty in the application of these space standards and accords with the approach of the London Housing SPG. Limited exceptions to this requirement are acceptable in storage areas, in spaces underneath pitched roofs, and at points in stairways.

E3.5.3 Detailed furnished floor plans should be submitted with all relevant applications according to the form set out in the London Housing Design Guide. Where ceiling heights below 2.5m are proposed, these floor plans must demonstrate that spaces remain usable for their proposed purpose.

POLICY 3A EALING LOCAL POLICY - AFFORDABLE HOUSING

Planning Decisions

- A** Affordable housing will be sought on all developments capable of providing 10 or more residential units. This will be negotiated on the basis of a 50% provision at a 60/40 split of social or affordable rented accommodation to intermediate provision.
- G** In negotiating the level of affordable housing provision viability assessments must be based on a standard residual valuation approach with the benchmark land value taken as the existing/ alternative use value.

3. PEOPLE

POLICY 3B EALING LOCAL POLICY - SPECIAL RESIDENTIAL ACCOMMODATION

Planning Decisions

- A** The development of special residential accommodation will be supported where it meets the identified needs of a specific local group and satisfies the amenity objectives of the plan.

E3.B.1 Special residential accommodation is any type of dwelling that differs in form or occupation from normal housing and includes, but is not limited to; student hostels and Gypsy and Traveller sites. Development of special residential accommodation should have particular regard to any impacts on amenity that may result from an over-concentration of uses in a particular area.

E3.B.2 Identified needs will be determined by the local planning authority and set out in published evidence base documents according to local needs and statutory requirements. As the permission of this type of use is related to identified demand it may be appropriate to grant temporary permissions where the future of this need is limited or uncertain.

4. ECONOMY

POLICY 4A EALING LOCAL POLICY - EMPLOYMENT USES

Planning Decisions

- A** Outside of SIL, LSIS, and Site Allocations change of use from employment uses, or the redevelopment of the site for a non-employment use, may be permitted where all of the following can be demonstrated;
- a) the site is not viable for re-occupation (including renewal and refurbishment)
 - b) the site is not viable for an alternative employment use (including small offices where appropriate)
 - c) the proposal does not constrain or undermine neighbouring employment uses
- B** Where retaining a building or site in employment use is not viable the council will seek mixed use development which maximises the number of jobs provided.

- E4.A.1** Employment Uses are those which fall within the B use classes plus other closely related uses commonly found on employment sites (for example garages and motor repair).
- E4.A.2** A site is not viable for re-occupation as an employment use where it is not lettable at a reasonable market rate for a period of two years or more, as advised by the London Land for Industry and Transport SPG, or where necessary refurbishment can be shown to be uneconomic.
- E4.A.3** Redevelopment proposals undermine neighbouring employment uses where they generate conflicting interests that did not previously exist. For example, residential development would undermine neighbouring employment uses where it

would necessitate reductions in operating or delivery hours.

POLICY 4.5 EALING LOCAL VARIATION - LONDON'S VISITOR INFRASTRUCTURE

Planning Decisions

- D** Hotel development in Ealing is directed toward Acton, Ealing and Southall Town Centres, and to locations with good public transport accessibility.

POLICY 4B EALING LOCAL POLICY - RETAIL

Planning Decisions

- A** A1 retail uses should constitute 100% of the designated Primary Frontage at street level.
- B** A1 retail uses should constitute no less than 40% of the number of units within the designated Secondary Frontage at street level. Other uses should complement and enhance the functioning of the retail area.
- C** Development in any designated frontage should not result in a net loss of active frontage and should increase the active frontage where appropriate.
- D** All residential areas of the Borough should be served by local shopping within a 400m radius. Development should not result in the loss of necessary local shopping and should contribute to the provision of new retail in areas of emerging need or existing deficiency.

4. ECONOMY

E4.B.1 Percentages of A1 use are calculated including any unimplemented permissions.

E4.B.2 Main town centre uses are defined in the glossary of the NPPF.

E4.B.3 Other complementary uses are taken for the purposes of this policy to include all main town centre uses and A2, A3, A4 and A5 uses except where other policies would make any specific use undesirable.

E4.B.4 A unit for the purposes of this policy is normally considered to be any individual shop. This includes larger shops and double units that formerly comprised two separate shops. However, where a unit is disproportionately large it may be necessary to be more restrictive of change of use in order to preserve the integrity of the retail frontage.

E4.B.5 Active frontage is composed of uses that are open to visiting members of the public throughout the day (such as shops and cafés) that are designed to address and be orientated towards the street.

E4.B.6 Retail Frontage includes the whole ground floor of each unit designated, not just the shopfront.

E4.B.7 Lack of retail provision in a given area does not override any amenity considerations that would otherwise prevent the development of retail uses.

POLICY 4C

EALING LOCAL POLICY - MAIN TOWN CENTRE USES

Planning Decisions

- A** Main town centre uses must relate well to their surroundings, high quality façade design is particularly important in this respect
- B** Development must not result in over-concentration of a particular use type where this use may erode local amenity by nature of that concentration.
- C** Standards applying to specific use types are set out in table 4C.1 below.

E4.C.1 Main town centre uses are defined in the NPPF and include all forms of retail, office, recreation, and arts and culture uses. Whether located in designated town centres or not these uses are particularly important to the public realm as they present a highly visible public face and have a prominent role in urban character. In addition to standard design considerations, it is particularly important that new façades sustain or improve the quality and character of town centres. A good understanding of the built form of Ealing's town centres and their heritage assets can help to inform positive future change without poor quality imitation

4. ECONOMY

Table 4C.1

Type of Use	Restrictions
Hot Food Takeaways (A5) and Amusement Arcades	Are not permitted within a ten minute walk (which will normally equate to a 400m radius) of existing schools. Each new unit must be separated from any unit or group of units by at least two units of other uses.
Night-time uses	Must consider neighbouring uses especially residential. The local planning authority will have particular concern for the cumulative and saturation effects of these uses.

5. CLIMATE CHANGE

POLICY 5.2 EALING LOCAL VARIATION - MINIMISING CARBON DIOXIDE EMISSIONS

Planning Decisions

- F** Major new-build residential developments are required to achieve the following standards under the Code for Sustainable Homes, or equivalent:
- (i) 2012 onwards - Level 4
 - (ii) 2016 onwards - Level 5
- G** Other new residential development in Ealing must achieve Code for Sustainable Homes Level 4 as a minimum.
- H** Major residential developments consisting of the refurbishment of existing buildings, including the conversion of existing buildings to form flats, are required to achieve a BREEAM Domestic Refurbishment Scheme rating of Excellent, or equivalent.
- I** Major non-residential developments are required to achieve a minimum Very Good rating under the most up-to-date BREEAM or equivalent scheme and make reasonable endeavours to achieve Excellent and Outstanding.
- J** Other new development including residential extensions and conversions should undertake energy efficiency improvements up to 10% of the value of the proposed works.

E5.2.1 Major developments for the purposes of this policy are those equal to or more than 10 units or 1000 sq. m.

E5.2.2 Sustainability and energy efficiency policy are in a state of continual evolution toward the achievement of zero carbon for both residential and non-residential development by 2016 and 2019 respectively and this policy is intended to facilitate that evolution. It is anticipated that this policy will be overtaken by revisions to standards and regulations and changes to National and Regional policy. Development should respond intelligently to any changes in order to satisfy the drive toward zero carbon.

E5.2.3 The Council expects applicants to undertake post-construction monitoring to demonstrate the actual carbon dioxide savings achieved by development. This is in addition to any energy assessments submitted at the application stage. To fulfil this requirement, applicants should install equipment to monitor renewable/low carbon energy generation in their development and submit this data to the Council. This requirement applies to all major development and Ealing may also seek this form of monitoring from other schemes where appropriate.

POLICY 5.10 EALING LOCAL VARIATION - URBAN GREENING

Planning Decisions

- E** Development proposals should replace existing trees and plantings on the basis of no net loss of amenity.

5. CLIMATE CHANGE

E5.10.1 Proposals will generally be required to make provision for trees or plantings on site to replace those that are lost in consequence of the development. While the extent and location of the planting need not necessarily be the same afterward as it was before, the quality and type of amenity offered should be the same or better. For instance where a site offers space for outdoor seating or recreation for its users, this type of amenity will need also to be offered by any replacement scheme.

POLICY 5.11 EALING LOCAL VARIATION - GREEN ROOFS AND DEVELOPMENT SITE ENVIRONS

C **Planning Decisions**
Green roofs are strongly encouraged on all development where it would be appropriate in design, contextual and conservation terms. Green roofs should be provided on major development that falls within 100m of the following designations: Green Belt, Metropolitan Open Land, Green Corridor, Public Open Space, Community Open Space and Sites of Importance for Nature Conservation.

E5.11.1 Green roofs serve two main functions, improving biodiversity and environmental quality, and providing amenity space. Where these functions conflict biodiversity should take precedence in the defined 100m buffer.

E5.11.2 It is inappropriate to make technical specifications in policy as best practice will change over time, however, Ealing will prepare supplementary guidance to set out how the requirements of this policy should be satisfied.

POLICY 5.12 EALING LOCAL VARIATION - FLOOD RISK MANAGEMENT

- Planning Decisions**
- F** All development, including that on land that is not part of a defined floodplain, must ensure that it is not vulnerable to surface water, sewer and groundwater flooding.
- G** New development that reduces the capacity of the floodplain or is in any way vulnerable to flooding will not be permitted within an 8m buffer along all main rivers, and a 5m buffer alongside all ordinary watercourses.
- H** There is a general presumption against the use of treatments that do not take a sustainable approach to drainage in domestic gardens and open space.

E5.12.1 Flood risk in Ealing is primarily from surface water and sewer systems, however, the south east corner of the borough is also part of the Thames flood plain. All development proposals brought forward in the south east corner of the borough must therefore also refer to the Hammersmith and Fulham SFRA to determine that there is no potential flood risk during a breach event. For cases where this cannot be determined, FRA specific Breach Analysis should be carried out.

E5.12.2 The restrictions that operate in the buffer zones of watercourses mean that only development that is neither vulnerable to flooding nor reduces the flood storage capacity of the floodplain will be permitted.

5. CLIMATE CHANGE

POLICY 5.21

EALING LOCAL VARIATION - CONTAMINATED LAND

Planning Decisions

- D** Contaminated land must be treated in a manner appropriate for its proposed use. Evidence of the appropriateness of the measures to be taken must be submitted as part of the planning application.

6. TRANSPORT

POLICY 6.13 EALING LOCAL VARIATION - PARKING

- F** Local variations to London Plan parking standards are detailed in table 6.2 below.

Table 6.2 Ealing Local Variation - Car Parking Standards

Disabled Parking		
Building Type	Number of marked spaces*	Number of enlarged but unmarked spaces **
Residential	10% of total off-street parking provision	1 space per 10 dwellings

* Parking spaces designated for use by disabled people should be 2.4m wide by 4.8m long with a zone 1.2m wide provided between designated spaces and at the rear outside the traffic zone, to enable a disabled driver or passenger to get in or out of a vehicle and access the boot safely.

** Enlarged standard spaces 3.6m wide by 6m long that can be adapted to be parking spaces designated for use by disabled people to reflect changes in local population needs and allow for flexibility of provision in the future. This should be applied when the utilisation of existing marked bays reaches 80% occupancy.

Notes (*Parking for residential development*):

Adequate parking spaces for disabled people must be provided in line with the standards set out in table 6.2 above. The SPG on Housing includes a table setting out a matrix of residential parking standards that reflect PTAL levels.

7. LIVING PLACES AND SPACES

POLICY 7A EALING LOCAL POLICY - AMENITY

Planning Decisions

A Development which in the course of its operations will cause emissions of any sort must;

- a) not erode the amenity of surrounding uses or the site itself
- b) take all reasonable steps to ameliorate these emissions
- c) provide all necessary evidence of mitigation that is requested by the local planning authority

B The requirement to properly regulate and ameliorate emissions applies also to functionally separate areas within a given development, for instance between separate flats or dwellings.

C Sensitive uses will not be permitted where these would achieve acceptable levels of amenity only by substantially sealing residents or users off from their surrounding environment.

D Development that is sensitive to operational emissions of a particular type must avoid locating in areas in which there are established concentrations of such emissions that cannot be properly addressed through the design process.

E7.A.3 Sensitive uses will typically include, but are not limited to; residential, schools, hospitals, public open space, and nature sites.

E7.A.4 Emissive uses will typically include, but are not limited to; waste processing, manufacturing, and all vehicle-serviced uses.

E7.A.5 The obligation to safeguard amenity is reciprocal between all use types. Developments of sensitive uses should avoid exposure to established concentrations of emissions just as developments of emissive uses should limit their impact on the surrounding environment.

E7.A.6 **Context**
The context of the development will guide the levels of emissions that are acceptable, and what measures should be taken for their attenuation. For example, residential uses are unlikely to cause disturbance to other residential uses simply by nature of that use.

E7.A.7 **Layout**
Layout of a development is a principal consideration in safeguarding amenity. Co-location of disruptive functions, such as 'stacking' of kitchens and bathrooms in flatted development can help to reduce loss of amenity for residents. Conversely, over-concentration of, for example, mechanical ventilation units can create unacceptable levels of noise at a given location.

E7.A.1 All forms of development are potential sources of operational emissions that may erode the amenity of surrounding uses.

E7.A.2 Types of emissions will typically include, but are not limited to; noise, vibration, particulate matter, odour, light and reflected light.

7. LIVING PLACES AND SPACES

E7.A.8 A variety of different strategies may prove useful in ameliorating emissions even within the same development or type of development. Noisy developments, for example, could seek to ameliorate their emissions through greater sound insulation, by changing access points, or by screening part or all of the site, or by any combination of these techniques.

E7.A.9 *Cumulative Impact*
Particular attention should be paid to the risk of cumulative impact. Development close to use types that produce similar emissions should take the existing context of emissions into account in its proposals.

POLICY 7.3 EALING LOCAL VARIATION - DESIGNING OUT CRIME

Planning Decisions

- C** Applicants should consult with the local Metropolitan Police Crime Prevention Design Advisor (CPDA).
- D** Development should make contributions to community safety works where appropriate.

E7.3.1 The Metropolitan Police provide a vital service to applicants and the Local Planning Authority through the CPDA. This service is intended to function as a voluntary form of pre-application advice and should inform the design of schemes from an early stage. The principal interest of the CPDA will be in new dwellings (including conversions) and central area applications.

E7.3.2 Development should not place additional pressure on police resources where this could be avoided through changes to design and layout. Residential conversions may result in unsuitable lines of access or insecure placement of doors etc. These schemes will particularly benefit from the advice of the CPDA.

E7.3.3 Community safety works are minor works designed to improve the security of people and/or property. Development can make contributions to these works either financially or in kind. Where appropriate, the council will seek to co-ordinate the measures employed by neighbouring schemes to achieve the greatest possible increase in security.

POLICY 7.4 EALING LOCAL VARIATION - LOCAL CHARACTER

Planning Decisions

D Development in Ealing's existing built areas should complement their;

- a) street sequence
- b) building pattern
- c) scale
- d) materials
- e) detailing

E7.4.1 Many of Ealing's built areas exhibit a strong or high-value visual character, and this should be respected and strengthened with particular reference to the elements of local character set out in this policy. Some areas, conversely, may exhibit currently poor environmental quality or weak character and require positive intervention and change in order to achieve good development.

7. LIVING PLACES AND SPACES

E7.4.2 Street sequence is the spacing and massing of buildings in relation to the street. The sequence of existing street frontages is often regular or deliberately formed and this may be essential to the character of an area. For example, terracing effects of currently detached buildings are damaging to local character. Development proposals should demonstrate how they understand and address the surrounding street sequence.

E7.4.3 Building pattern is the layout of development including green spaces and plantings, and the degree of site coverage by built structures. Some areas will be characterised by larger gardens and greater separation between buildings than that which is strictly mandated by design standards. Development proposals should demonstrate how they understand and address the building pattern of their immediate surroundings and the broader local area.

E7.4.4 Scale is more than mass or height and relates particularly to the treatment of these attributes within the design as a whole. Different areas of Ealing are characterised by differing and distinctive treatments of building scale and development proposals should demonstrate how they respond to the scale of their surroundings.

E7.4.5 Materials should be complementary to those used in surrounding buildings, or characteristic of the local area.

E7.4.6 Detailing is often an essential element of local character and can be reflected in new development without poor quality imitation.

POLICY 7B

EALING LOCAL POLICY - DESIGN AMENITY

Planning Decisions

- A** New development must achieve a high standard of amenity for users and for adjacent uses by ensuring;
- a) high quality architecture
 - b) good levels of daylight and sunlight
 - c) good levels of privacy
 - d) coherent development of the site
 - e) appropriate levels of development on site
 - f) positive visual impact
 - g) legibility and accessibility
- B** External treatments, fittings and materials must complement the building and context and must not impair the visual amenity of surrounding uses.
- C** Extensions to existing development should ensure that the resulting development as a whole meets design standards.
- E7.B.1* High quality design is essential to all development and offers the opportunity to overcome constraints that would otherwise prevent the implementation of a development scheme. Many of Ealing's built areas exhibit a strong or high-value visual character, and where this is the case this should be respected and strengthened. Some areas, conversely, may exhibit currently poor environmental quality or weak character and require positive intervention and change in order to achieve good development.

7. LIVING PLACES AND SPACES

E7.B.2 Good levels of daylight or sunlight are levels that are appropriate to the uses proposed for internal rooms and external spaces within the curtilage of the building. In the case of residential development, for example, dual aspect dwellings are strongly encouraged in all developments and single aspect dwellings are unlikely to be acceptable where they are north facing.

E7.B.3 Good levels of privacy are levels which are appropriate to the use type concerned. For example, residential accommodation should normally be expected not to suffer direct overlooking of internal spaces. External spaces within the curtilage of a building, however, including private gardens, will typically be subject to some overlooking and consequent limitations to privacy.

E7.B.4 Coherent development is that which achieves a consistent and rational treatment of uses on its given site, whether or not it is undertaken at separate times. To achieve coherent development, schemes should ensure high quality internal and external spaces offering good amenity to users, well-matched building materials, and well-designed massing and changes in scale.

E7.B.5 Appropriate levels of development are levels of build that are appropriate to local context including relevant policy designations in massing and the extent of site coverage. A guide to density levels is found in London Plan 2011 Policy 3.4, this gives ranges based on PTAL and broad character assessments. Schemes which fall within density ranges defined in Policy 3.4 must still respond successfully to their specific site and local context in order to constitute appropriate development.

E7.B.6 Positive visual impact is an impact on neighbouring development that is attractive, and that complements its character and value. Some areas may exhibit currently poor environmental quality or weak character and require positive intervention and change in order to achieve

good development. Conversely, other areas will already exhibit a strong or high-value visual character, and this should be respected and strengthened. Development proposals should identify the positive aspects of the site and its surroundings from the outset, using existing evidence such as character appraisals and conservation documents where these exist. Design statements should demonstrate an understanding of these aspects and show clearly how the development responds to them. All development must have regard for visual impact.

E7.B.7 Legibility is when the layout of a building or site is discernible to the extent that it facilitates successful use of the development. In addition to facilitating access, legible developments can create safe and attractive public and private spaces.

E7.B.8 *Residential Uses*

The London Plan 2011 encourages consideration of the home as a place of retreat, and residential uses have particular need for privacy and quiet. This obligation is reciprocal both to new development which will impact upon adjacent residential uses and to new residential developments themselves. Applications for residential use will be subject to particular scrutiny of their quality of amenity. Consideration will be given to use of residential buildings at night as this use is unusual in being occupied chiefly at that time. Residential development and development impacting on existing residential areas should demonstrate that it maintains or improves the amenity of residents.

7. LIVING PLACES AND SPACES

E7.B.9 Supplementary development of a site in the form of extensions to existing buildings or uses must not result in a composite whole which fails to meet Ealing's design standards. For example, the space occupied by the new building should not result in the loss of garden, amenity or parking space that would cause the site as a whole to fail to meet development plan standards.

POLICY 7C

EALING LOCAL POLICY - HERITAGE

- A** **Planning Decisions**
Development of heritage assets and their settings should;
- a) be based on an analysis of their significance and the impact of proposals upon that significance.
 - b) conserve the significance of the asset in question.
 - c) protect and where appropriate restore original or historic fabric.
 - d) enhance or better reveal the significance of assets.
- B** Development within or affecting the setting of Conservation Areas should;
- a) retain and enhance characteristic features and detailing and avoid the introduction of design and materials that undermine the significance of the conservation area.
 - b) retain elements identified as contributing positively and seek to improve or replace elements identified as detracting from the Conservation Area

C The significance of heritage assets should be understood and conserved when applying sustainable and inclusive design principles and measures.

D Harm to any heritage asset should be avoided. Proposals that seek to cause harm should be exceptional in relation to the significance of the asset, and be clearly and convincingly justified in line with national policy.

E7.C.1 Heritage assets include buildings/ structures identified on the Local Heritage Assets Register, and for the purposes of this policy, assets may be identified at any point up to and including the application stage.

E7.C.2 Designated heritage assets are defined in the glossary of the NPPF and include Conservation Areas as a whole. Designated heritage assets are subject to various forms of statutory protection and the LPA will make reference to these in determining their significance and the appropriateness of development proposals. All such designations will be recorded as a constraint. Reference will also be made to the Conservation Area Appraisals and Management Plans that Ealing maintains for each of its conservation areas, and relevant design guidance where this exists.

E7.C.3 Designated heritage assets, especially archaeological remains, and including registered parks and gardens, monuments and memorials are often subject to legal protections that extend beyond local planning powers and which do not require development activity in order to be activated. Ealing will use legal powers to protect assets at risk of harm whether this results from deliberate action or neglect.

E7.C.4 Significance is defined in the glossary of the NPPF and includes an asset's setting as well as its physical presence.

7. LIVING PLACES AND SPACES

POLICY 7.7

EALING LOCAL VARIATION - LOCATION AND DESIGN OF TALL AND LARGE BUILDINGS

Planning Decisions

- G** In addition to the above principles, tall buildings should;
- a) accord with the spatial objectives of the Development Strategy in being located on specified sites within Acton, Ealing and Southall town centres, gateways to Park Royal and identified development sites
 - b) offer an outstanding quality of design
 - c) make a positive and appropriate contribution to the local context and the broader area on which they impact
- H** Tall buildings are defined as those that are substantially taller than their neighbours and/or which significantly change the skyline

E7.7.1 Tall buildings have a greater impact on their surroundings and on the borough as a whole than other forms of development, including heritage context and local heritage assets and as such they must be held to higher standards than other development which will be less visually prominent. If the proposal complies with the spatial guidance of the Development Strategy, then the primary consideration for any scheme is therefore that it makes a positive contribution to the urban environment.

E7.7.2 The specific locations identified as suitable for tall buildings will be designated through the Development Sites DPD and also through Supplementary Planning Documents/Area Action Plans.

E7.7.3 After its location, the quality and suitability of design are the overriding considerations in assessing the appropriateness of a tall building. This includes the suitability of the proposed design to its surroundings.

POLICY 7.12

EALING LOCAL VARIATION - IMPLEMENTING THE LONDON VIEW MANAGEMENT FRAMEWORK

Planning Decisions

- J** Development proposals should consider opportunities to facilitate and enhance views of the Landmarks designated below.
- K** Proposals for the development of designated Landmarks should not compromise or detract from those elements that make them important as landmarks.
- 1) Earthen mounds, Northala Fields, Western Avenue UB5
 - 2) The Metropolitan Centre Tower, Bristol Road, Greenford UB6
 - 3) St Mary's Church, Church Road, Hanwell W7
 - 4) Wharncliffe Viaduct
 - 5) Hanwell Community Centre, W7
 - 6) St Thomas's Church, Boston Road, W7
 - 7) St Stephen's Court, W13
 - 8) Ealing Town Hall, Uxbridge Road, W5
 - 9) St Mary's Church, St Mary's Road, W5
 - 10) Christ the Saviour Church, New Broadway, W5
 - 11) Polish Catholic Church, Windsor Road, W5

7. LIVING PLACES AND SPACES

- 12) The Water Tower, Hillcrest Road, W5
- 13) St Mary's Church, The Mount, W3
- 14) Acton Town Hall, Acton High Street, W3
- 15) St Dunstan's Church, Friars Place Lane, W3

E7.12.1 Landmarks are structures of Borough-level importance that are notable for their visual prominence, and are also either characteristic of their area, or of high architectural value, or both. Development proposals should consider the ways in which they can benefit from their relationship with these Landmarks and enhance their context and surroundings.

POLICY 7D EALING LOCAL POLICY - OPEN SPACE

Planning Decisions

- A** All developments that increase demand for open space will be expected to make an appropriate contribution towards meeting this additional demand, having regard to the standards detailed in table 7D.2.
- B** Any development adjacent to or neighbouring existing open space should seek to enhance and not compromise the character of that open space or its function

E7.D.1 The provision of open space and facilities for sports & recreation underpin people's quality of life. The Council views such provision as being important to individual health and wellbeing, and to the promotion of sustainable communities. Where new development occurs it is important that sufficient open space, sport and recreation provision is made in order that the scheme is acceptable.

E7.D.2 'Contribution' can include actual space provision or a monetary contribution. Financial contributions will be sought in accordance with the tests identified in the NPPF.

E7.D.3 The open space needs generated will depend on the type of development being considered. Table 7D.1 details those uses which generate demand for different categories of open space, sports and recreation space, and for which space provision/financial contributions will be required.

7. LIVING PLACES AND SPACES

Table 7D.1 Qualifying development

	Private & Communal Garden Space	Amenity Space****	Public Open Space	Children's Play Space*****	Allotments	Active Recreation (Outdoor)
Housing/Flats 1-9 Units	Y	NA	Y*	Y	Y***	NA
Housing/Flats 10-149 Units	Y	NA	Y*	Y	Y***	NA
Housing/Flats 150+ Units	Y	NA	Y**	Y	Y**	Y
Student Accommodation (Major)	NA	Y	Y	NA	NA	Y
Active Elderly	Y	NA	NA	NA	Y	NA
Less Active Elderly	Y	NA	NA	NA	NA	NA
Commercial (Major)	NA	Y	NA	NA	NA	Y

Key:

* Financial contribution may be sought

** Space or financial contribution sought

*** Financial contribution only

**** This provision requirement is primarily intended to satisfy the needs of none C3 and commercial uses, including although not limited to B1a and A1 uses. Where appropriate this will be substituted with a financial contribution for Public Open Space improvement.

***** A contribution for child play space will be required where the child occupancy rate is calculated as having 10 or more children.

E7.D.4 Where development triggers a need for open space, the amount of provision should be calculated using the following standards. These standards have been informed by local evidence including the Council's Green Space Strategy and also build on the standards set out in the London Plan and associated Supplementary Planning Guidance. It should be noted that whilst these standards are set out separately below, they are not intended to be applied in isolation, or necessarily calculated in addition to one another. In fact the successful implementation of these standards will be dependent on maximising the multi-functional potential of open space. For example if public open space or garden space is genuinely playable this may substitute the need for additional child play space. This interaction between standards is key to ensuring that proposals respond to their context and the spatial priorities in relation to open space provision.

In an area of public open space deficiency for example, the policy is designed to prioritise the provision of new public open space over additional garden space provision. It is also designed to prioritise financial contributions over space provision, where for example the existing quantity of provision is sufficient, but is of low quality, and would therefore benefit from further investment. Where space constraints, context or Council priorities necessitate financial contributions in place of space provision, these standards provide a measure to calculate shortfall which can be converted to a financial contribution to offset the difference.

7. LIVING PLACES AND SPACES

Table 7D.2 Space provision requirements

Provision Type	Area Requirement
Private Garden Space (House)	5 sq. m. per 1-2 person unit, plus 1 sq. m. for each additional occupant*
Private Garden Space (Flat)	5 sq. m. per 1-2 person unit, plus 1 sq. m. for each additional occupant**
Amenity Space	50 sq. m per 1,000 sq. m of floorspace
Public Open Space	19.5 sq. m. per person***
Children's Play Space	10 sq. m. per child****
Allotments	1.7 sq. m per person
Active Recreation (Outdoor)	7.3 sq. m. per person*****

Key:

* This minimum baseline requirement derives from the Mayor's Housing SPG, and in most circumstances will need to be supplemented by additional private garden space to satisfy other policy requirements/design considerations. The amount and form of provision should respond to the physical context, respecting the established local character and pattern of building, public space, landscape & topography. This provision should therefore seek to preserve the established urban grain, and by providing a relationship between the proposed development and neighbouring buildings and spaces, safeguard the privacy and amenity of existing and future occupants. Typically this would equate to an area of 50 sq. m of private garden space per house. This space must be fit for purpose, genuinely private, screened from roads and not permanently overshadowed. Narrow, unusable areas and leftover strips adjacent to parking areas should not count towards this provision requirement. In respect of strategic development some of this additional provision may be substituted by Public Open Space provision.

** This minimum baseline requirement derives from the Mayor's Housing SPG. This will typically take the form of private balcony areas for upper floor units and private garden areas for ground floor units. In addition communal provision should also be provided of a sufficient size to accommodate the need for recreation and landscaping. The amount and form of provision should respond to the physical context, respecting the established local character and pattern of building, public space, landscape & topography. This provision should therefore seek to preserve the established urban grain, and by providing a relationship between the proposed development and neighbouring buildings and spaces, safeguard the privacy and amenity of existing and future occupants. Typically this would equate to an area of 15 sq. m per flat. This space must be fit for purpose, genuinely private, screened from roads and not permanently overshadowed. Narrow, unusable areas and leftover strips adjacent to parking areas should not count towards this provision requirement. For smaller schemes such provision may also offset the need for additional child play space. Roof space should where possible also be maximised.

*** This standard derives from the Council's Green Space Strategy. Public Open Space provision should be determined, having regard to the borough target of 19.5 sq. m. per person, the amount of Private and Communal garden space proposed beyond the baseline standard, and the overall site area. Typically, for those developments, which make a high level of provision of private/communal garden space beyond the baseline standards, additional Public Open Space provision may not be required. Where planned garden space provision is low, provision will be sought on site where space allows, or via a financial contribution where space is constrained. Onsite provision will be prioritised in areas of deficiency. Reference in this regard should be made to the deficiency mapping provided in the Policies Map Booklet. In addition where existing Public Open Space exists in an area, but is already intensively used exceeding its capacity, the creation of new space may be preferable to securing further contributions. Typically strategic developments will have greatest potential to accommodate new Public Open Space onsite.

7. LIVING PLACES AND SPACES

**** This standard derives from the London Plan and Children and Young People's Play and Informal Recreation SPG. This provision standard should also be informed by the amount of Private and Communal garden space proposed, and the form/arrangement of this space. Where the upper level of provision is achieved in respect of private gardens for each individual house, or in respect of communal space for flatted development, separate child play space provision may not be required. In respect of larger developments separate provision onsite may be desirable, although this may substitute any enhanced private/communal garden space provision beyond the baseline standard. Occupancy levels should be calculated based on the methodology outlined in the Mayor's SPG 'Draft Shaping Neighbourhoods: Children & Young People's Play and Informal Recreation (February 2012).

***** This standard derives from the Council's 'Sports Facility Strategy 2012 to 2021', and in light of further revisions to this, supersedes the requirement in policy 5.6 of the Development (or Core) Strategy. In some instances the provision of outdoor space for sports may be accommodated within any new public open space provision.

E7.D.5 In addition to securing adequate open space provision to meet the demands of new occupants/users, careful consideration should be given to ensure that new development on land adjoining existing designated open space is carefully sited/designed to enhance and minimise any impact on the function/character of the open space. Particular consideration in this regard should be given to the siting, scale, massing of buildings and the choice of boundary treatment. In assessing such proposals the Council will place particular attention on minimising the impact in terms of shadowing, the loss of views too and across the open space, and the creation of wind flow problems. To achieve this policy objective, where appropriate and necessary, the Council will expect a buffer strip around existing or proposed open spaces to be provided/retained, which is protected from built development. The depth of this strip will be guided by the particular circumstances of the case, including the existence of existing buildings. More sensitive treatment may be warranted where the open space is recognised for its nature conservation or heritage value. Typically, a buffer strip in the region of 5-10m should be provided/retained.

POLICY EA
EALING LOCAL POLICY -
PRESUMPTION IN FAVOUR OF
SUSTAINABLE DEVELOPMENT

When considering development proposals the Council will take a positive approach that reflects the presumption in favour of sustainable development contained in the National Planning Policy Framework. It will always work proactively with applicants jointly to find solutions which mean that proposals can be approved wherever possible, and to secure development that improves the economic, social and environmental conditions in the area.

Planning applications that accord with the policies in this Local Plan (and, where relevant, with policies in neighbourhood plans) will be approved without delay, unless material considerations indicate otherwise.

Where there are no policies relevant to the application or relevant policies are out of date at the time of making the decision then the Council will grant permission unless material considerations indicate otherwise – taking into account whether:

- Any adverse impacts of granting permission would significantly and demonstrably outweigh the benefits, when assessed against the policies in the National Planning Policy Framework taken as a whole; or
- Specific policies in that Framework indicate that development should be restricted.

APPENDIX ONE

The table below has been prepared to identify the relevant 'policy hook'/antecedents for each of the designations/layers shown on the Policies Map. The source of these policies include the adopted London Plan, Ealing's Development (Core) Strategy, Development Management DPD and the Development Sites DPD. A separate column for the Development Sites DPD has been omitted, as only the Development Sites designation relies on this DPD for its policy hook.

The primary 'policy hook(s)' for each designation is highlighted in bold. Other policies of relevance are identified in italics. Please note that whilst other policies of relevance have been included, this list is not exhaustive.

Designation/Layer	London Plan	Development Strategy	Development Management DPD
Green Belt	2.18 'Green Infrastructure: The Network of Open and Green Spaces' <i>7.16 'Green Belt'</i> <i>Map 2.8 'London's strategic open space network'</i>	<i>5.1 'Protect and Enhance Metropolitan Green Belt'</i> Map 7	2.18 'Green Infrastructure: The Network of Open and Green Spaces (Local Variation)'
Metropolitan Open Land	2.18 'Green Infrastructure: The Network of Open and Green Spaces' <i>7.17 'Metropolitan Open Land'</i> <i>Map 2.8 'London's strategic open space network'</i>	<i>5.2 'Protect and Enhance Metropolitan Open Land (MOL)'</i>	2.18 'Green Infrastructure: The Network of Open and Green Spaces (Local Variation)'
Public Open Space	2.18 'Green Infrastructure: The Network of Open and Green Spaces' 7.18C 'Protecting Local Open Space and Addressing Local Deficiency'	<i>5.5 'Promoting Parks, Local Green Space and Addressing Deficiency'</i>	2.18 'Green Infrastructure: The Network of Open and Green Spaces (Local Variation)'
Proposed Public Open Space	2.18 'Green Infrastructure: The Network of Open and Green Spaces' 7.18C 'Protecting Local Open Space and Addressing Local Deficiency'	<i>5.5 'Promoting Parks, Local Green Space and Addressing Deficiency'</i>	2.18 'Green Infrastructure: The Network of Open and Green Spaces (Local Variation)'
Areas of Park Deficiency	7.18C(b) 'Protecting Local Open Space and Addressing Local Deficiency' <i>2.18 'Green Infrastructure : The Network of Open and Green Spaces'</i>	<i>5.5 'Promoting Parks, Local Green Space and Addressing Deficiency'</i>	<i>7D 'Open Space' – accompanying text.</i>
Community Open Space	7.18C(a) 'Protecting Local Open Space and Addressing Local Deficiency' 7.22C 'Land for Food'	<i>5.6 'Outdoor Sports and Active Recreation'</i>	2.18 'Green Infrastructure: The Network of Open and Green Spaces (Local Variation)'

APPENDIX ONE

Designation/Layer	London Plan	Development Strategy	Development Management DPD
Green Corridor	2.18 'Green Infrastructure: The Network of Open and Green Spaces' 7.19F(e) 'Biodiversity and Access to Nature'	5.3 'Protect & Enhance Green Corridors' Map 7	2.18 'Green Infrastructure: The Network of Open and Green Spaces (Local Variation)'
Acton Green Corridor Policy Area	-	5.3 'Protect & Enhance Green Corridors' Map 7	
Blue Ribbon Network	2.18 'Green Infrastructure: The Network of Open and Green Spaces' Map 7.5 7.24 'Blue Ribbon Network' 7.25 'Increasing the use of the Blue Ribbon Network for passengers and tourism' 7.26 'Increasing the use of the Blue Ribbon Network for Freight Transport' 7.27 'Blue Ribbon Network: Supporting infrastructure and recreational use' 7.28 'Restoration of the Blue Ribbon Network' 7.30 'London's canals and other rivers and waterspaces'	5.3 'Protect & Enhance Green Corridors' Map 7	2.18 'Green Infrastructure: The Network of Open and Green Spaces (Local Variation)'
Site of Importance for Nature Conservation	7.19F 'Biodiversity and Access to Nature'	5.4 'Protect the Natural Environment – Biodiversity and Geodiversity'	2.18 'Green Infrastructure: The Network of Open and Green Spaces (Local Variation)'
Heritage Land	7.8A, F & G 'Heritage Assets and Archaeology'	Map 7 1.2 (g)	2.18 'Green Infrastructure: The Network of Open and Green Spaces (Local Variation)' 7C 'Heritage'
Regionally Important Geological Site	7.20B (b) Geological Conservation'	5.4 (b) 'Protect the Natural Environment – Biodiversity and Geodiversity'	-
Archaeological Interest Area	7.8A, F & G 'Heritage Assets and Archaeology'	-	7C 'Heritage'
Landmarks	-	-	7.12J 'Implementing the London View Management Framework'
Town Centre	2.15D (a) 'Town Centres' Map 2.6 Annex Two – London's Town Centre Network 4.7 'Retail and Town Centre Development' 4.8 'Supporting a successful and diverse retail sector'	1.1(d) 'Spatial Vision for Ealing 2026' Key Diagram Map 4	-

APPENDIX ONE

Designation/Layer	London Plan	Development Strategy	Development Management DPD
Neighbourhood Centre	2.15D (b) 'Town Centres' <i>4.7 'Retail and Town Centre Development'</i> <i>4.8 'Supporting a successful and diverse retail sector'</i>	<i>1.1(d) 'Spatial Vision for Ealing 2026'</i> <i>Key Diagram</i>	<i>4C 'Main Town Centre Uses'</i>
Primary Shopping Frontage	2.15D (a) 'Town Centres' <i>4.8 'Supporting a successful and diverse retail sector'</i>	-	<i>4B 'Retail'</i>
Secondary Shopping Frontage	2.15D (a) 'Town Centres' <i>4.8 'Supporting a successful and diverse retail sector'</i>	-	<i>4B 'Retail'</i>
Strategic Industrial Location	2.17D 'Strategic Industrial Locations' Annex 3 Map 2.7	-	-
Locally Significant Industrial Area	4.4B (a) 'Managing Industrial Land and Premises'	-	-
Preferred Industrial Locations	2.17D 'Strategic Industrial Locations' Annex 3 Map 2.7	-	-
Preferred Industrial Locations/Industrial Business Park	2.17D 'Strategic Industrial Locations' Annex 3 Map 2.7	-	-
Mineral Aggregate Distribution Site	5.20F 'Aggregates'	-	-
Development Site	-	-	-

This is not a designation per se, but rather derives from the main layers.

Policy 'hook' provided by Development Sites DPD

APPENDIX TWO - ADOPTED POLICIES MAP

The Adopted Policies Map is appended to this document but is provided separately.

Go to [http://www.ealing.gov.uk/local plan](http://www.ealing.gov.uk/local%20plan) and click on the link for Adopted Policies Map

APPENDIX THREE - POLICIES MAP BOOKLET

The Policies Map Booklet is appended to this document but is provided separately.

Go to [http://www.ealing.gov.uk/local plan](http://www.ealing.gov.uk/local%20plan) and click on the link for Policies Map Booklet

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