

# Development Management

## Development Plan Document

Northolt

Greenford

Perivale

Hanwell

Ealing

Southall

West  
Ealing

## 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.

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**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.