

Ealing Council
Perceval House
14-16 Uxbridge Road
London W5 2HL

Tel 020 8825 8056

Mr D. McCreery and Ms C Dillon,
The Planning Inspectorate
c/o Paige Gaughan,
Local Plan Programme Officer,
Ealing LPA

Your ref
EX8

My ref
CR/005

Extension
8056

Date
23 January 2025

Dear Sir/Madam,

**Examination of the Ealing Local Plan 2024-2039:
Ealing LPA's Response to Initial Questions, Part 3, re. IQ18**

Further to my note, dated Friday 10th January 2025, please find response below in relation to IQ18 regarding the initial question on transport.

IQ18. Please provide a note setting out how any policies in the Plan that propose to set local energy efficiency standards are justified and evidenced in light of the Written Ministerial Statement dated 13 December 2023.

LPA Response: The December 2023 Written Ministerial Statement (WMS) does not prevent Ealing from setting its own local policy which utilise an energy-based metric which is distinct from the Part L framework. The 2023 WMS is policy guidance only, it does not constitute a default instruction, and it can be deviated from where robust evidence is provided. The WMS does not constrain or limit the extent of the duty in section 19(1A) of the Planning and Compulsory Purchase Act 2004.

The relevant policies in the Ealing's Local Plan have been underpinned by a substantial body of evidence, see: 'Delivering Net Zero: An Evidence Study To Support Planning Policies Which Deliver Net Zero Carbon Developments' published in May 2023 {see EB33 and EB34}. Ealing worked collaboratively with a client team that included seventeen London boroughs and the Greater London Authority. The consultant team included five different organisations who have previously collaborated on a range of net zero guidance and policy work.

The study tested the proposed policies in terms of technical feasibility and viability. Chapter 9 of the Delivering Net Zero study {EB34} provides detailed cost modelling for the various archetypes and scenarios. This demonstrated that policy option 2 (as progressed via Ealing's Local Plan) would result in modest uplift in construction costs of around 1% to 4% relative to a Part L baseline.

Viability has also been tested in the round alongside the full suite of local plan policies as part of a whole plan viability assessment {see EB120}.

In conclusion, the Council considers that the policy approach taken with regards local energy efficiency standards is justified, effective and consistent with national planning policy objectives.

Yours sincerely

Steve Barton

Steve Barton,
Strategic Planning Manager

Tel 020 8825 8056
Email bartons@ealing.gov.uk