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

Your ref	My ref	Extension	Date
	<b>CR/007</b>	<b>8056</b>	<b>28 February 2025</b>

Dear Sir/Madam,

**Examination of the Ealing Local Plan 2024-2039:  
Ealing LPA's Response to Initial Questions,  
Part 5, re. IQ4, IQ9 and IQ11.**

Further to my note, dated Friday 10<sup>th</sup> January 2025, please find a response below regarding the initial questions on the 5YHLS and housing trajectory (IQ4), identified planned growth through the proposed site allocations against the identified development requirements (IQ9) and the 5-year housing land supply and the overall housing land supply position over the plan period (IQ11).

***IQ4. Please can you confirm when the following documents will be added to the examination library:***

- ***5-year Housing Land Position Statement [EB73]***
- ***Housing trajectory (including affordable housing trajectory)***

**LPA Response:** A Five-Year Housing Land Supply Position Statement and Housing Trajectory is attached and includes a cover report {EB73} and the housing trajectory {EB73A}. I have asked for these to be published on the council's web pages in the examination library.

***IQ9. Please provide a summary table which sets out the identified planned growth through the proposed site allocations against the identified development requirements in the context of both the boroughwide and individual 7 town spatial strategies.***

**LPA Response:** Please see Table 7 of the 5-YHLS Position Statement and Housing Trajectory report, recreated below for reference. This

details the projected cumulative completions for each of the seven towns broken down by source. Whilst separate headings are included for site allocations as highlighted below, it should be noted that this may not comprehensively reflect total capacity projected to be delivered across the site allocations. These highlighted totals exclude any potential contribution (conventional only) from small site allocations which are instead subsumed under the 'Small Sites' column. Moreover, where site allocations benefit in full or part from extant planning permission or are subject to pending applications, any associated capacity may instead have been assigned under the pipeline or pending columns.

Town	Pipeline Conventional Large	Pipeline NSC	Pending Conventional Large	Pending NSC	Allocations Conventional Large	Allocations NSC	Windfall Conventional Large	Small Sites	Total Net Units
Acton	2499	0	95	214	1504	0	1844	750	6906
Ealing	531	455	721	252	2423	0	319	1560	6261
Greenford	1654	0	505	0	1541	0	0	915	4615
Hanwell	837	0	0	0	919	0	153	555	2464
Northolt	92	0	106	0	1086	0	0	915	2199
Perivale	278	0	0	0	335	0	0	495	1108
Southall	8396	0	2140	0	2515	0	723	1170	14944
<b>Total</b>	<b>14287</b>	<b>455</b>	<b>3567</b>	<b>466</b>	<b>10323</b>	<b>0</b>	<b>3039</b>	<b>6360</b>	<b>38497</b>

**IQ11. Please complete the following summary forms at:**  
**a. Annex 1 – for each site that the Council assumes will contribute to the claimed 5-year housing land supply upon adoption.**

**Annex 1**  
**Local Plans: 5-year housing land supply**

**The following information should be provided for every site that the Council assumes will contribute to the claimed 5-year supply.**

**A. All sites with detailed planning permission, and sites of <10 homes and <0.5ha that have outline planning permission**

**Site name**

**Local plan ref**

**Total capacity**

**Plan period completions**

**5-year completions**

**(Please specify years)**

<b>YR 1</b>	<b>YR 2</b>	<b>YR 3</b>	<b>YR 4</b>	<b>YR 5</b>
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**Completions**

**These sites can be considered deliverable unless there is clear evidence that homes will not be delivered within 5 years.**

**LPA Response:** This information can be found in the 'Conventional Pipeline (Large)' and 'NSC Pipeline' tabs of the February 2025 Housing Trajectory {EB73 and EB73A}. These tabs contain both permitted conventional and non-conventional housing capacity yet to be

completed. This includes permissions and prior approvals which have not started (extant) or started (under construction / partially implemented). Where a development scheme has been partially implemented, only the outstanding capacity yet to be delivered has been included as part of any future delivery.

The pipeline tabs cover a range of application types, including full detailed permissions, outline permissions, hybrid permissions and reserve matters. Typically, the type of application is denoted in the assigned planning reference (see column A), although this is also often separately identified under column G (Development Proposal), column AC (Notes), and it informs column AD (Phasing).

The capacity associated with each permission / site is assigned to future years of the trajectory based on the anticipated timing of delivery. This is detailed in columns AM to column BA for each scheme, with columns AM to AQ covering the 5-year supply window. It is therefore possible to determine which capacity from which permissions and application type is anticipated to complete over the next 5 years. Only capacity from sites which qualify as 'deliverable' have been assigned to the next 5 years. Sites with full detailed planning permission therefore make up the bulk of the identified supply underpinning the 5YHLS calculations. Capacity from sites with outline permission only make a smaller contribution.

Noting the specific parameters related to site size and yield in your request, we felt that it was important to draw your attention to the methodology employed locally in pulling together Ealing's 5-YHLS and housing trajectory.

Mirroring the methodology underpinning the establishment of the strategic target set through the London Plan, future supply as detailed in Ealing's trajectory is categorised around three main groups with varying size thresholds:

- Large (conventional) sites supply
- Small (Conventional) sites supply
- Non-conventional supply (any size)

Large sites (pipeline, pending, allocations) are those with an area of 0.25ha or greater, and small sites are those with an area of less than 0.25ha. Permitted or potential yield (in respect of number of homes) has not factored in their inclusion. A contribution from small sites also features (for all years covered by the trajectory), but this is based off a modelled/forecast input, rather than being determined from capacity arising from actual identifiable small sites or permissions.

Non-conventional supply can take the form of permitted capacity, pending capacity or allocated capacity of any size. Permitted capacity is recorded in the 'NSC Pipeline' tab.

Further information regarding the methodology, assumptions and calculations are included in the cover report.

**B. Other sites (including those of at least 10 homes or at least 0.5ha with outline permission, with a grant or permission in principle, allocations, or identified on brownfield register)**

**Site name**

**Local plan ref**

**Total capacity**

**Plan period completions**

**5-year completions**

**(Please specify years)**

	YR 1	YR 2	YR 3	YR 4	YR 5
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**Completions**

**Clear evidence relating to:**

**Developer's delivery intentions including anticipated start and build out rates**

**Current planning status and progress towards the submission of an application**

**Progress with site assessment work**

**Site viability**

**LPA Response:** See answer to IQ11, Question A above.

The 'Projections Summary Table' tab details at an aggregated level for each source the contribution from sources other than the pipeline. As noted above and evident in this table the bulk of supply predicted to be delivered over the next 5 years comes from the pipeline. The contribution at a scheme / site level of these sources is detailed in the respective pending, allocation and windfall tabs.

Additional information can be found for each site within each tab which should assist with understanding site status, progress and readiness to deliver. The notes also explain the interaction of multiple inputs where it has been necessary to split capacity for a given site across various rows and tabs. Phasing notes summarise the rationale for how capacity has been assigned across the trajectory period, including referencing any relevant evidence and assumptions.

***b. Annex 2 – to summarise the overall housing land supply position over the plan period.***

***Annex 2***

***Local plans: summary of overall housing land supply***

***Use the table below (extended to cover the whole plan period) to summarise the overall housing land supply identified in the Plan.***

**LPA Response:** This is effectively covered in the published trajectory, albeit at a scheme / site level the information is split across multiple tabs based on planning stage / status. Aggregated outputs are published in the 'Projections Summary Table' and 'Trajectory' tabs'.

Yours sincerely

*Steve Barton*

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