

EALING BOROUGH COUNCIL**Examination of the Ealing Local Plan 2024-2039 (the Plan)**

Inspectors: D. McCreery MA BA (Hons) MRTPI and C. Dillion BA (Hons) MRTPI

Programme Officer: Paige Gaughan

Programme Officer Address: Perceval House, 14-16 Uxbridge Road,
London W5 2HL

Tel: 020 8825 9562

Email: localplanprogrammeofficer@ealing.gov.uk

HEARING SESSION AGENDA**Matter 4: Housing**

- Questions relevant to this Matter are set out in the Inspectors Matters, Issues and Questions (MIQs)¹.
- This agenda is an abridged version of the MIQs designed to indicate the specific areas that the Inspectors would like to focus on in the Hearing session. This is to assist all participants with preparation (with the relevant question number from the MIQ document also included to allow cross referencing). Having read the hearing statements, it may be necessary to pose some supplementary questions in this session. Other MIQs within this matter that are not on the agenda are still open for discussion at the Hearing session under 'other soundness points'.
- Guidance on the format and taking part in the Hearing sessions can be found in the Inspectors Guidance Notes². Participants will be assumed to have read paragraphs 25 to 37 of the notes in particular and should be aware that the hearings are focused sessions with limited time. As such, repeating statements already put to the Examination at length will not be permissible. Contributions should be succinct and to the point in the interests of making the best use of the time available and fairness to everyone.
- Any specific needs or questions about the procedure should be drawn to the attention of the Programme Officer as soon as possible.

Issue

Whether the Plan has been positively prepared and whether it is justified, based on up-to-date and reliable evidence, effective, consistent with national policy and in general conformity with the London Plan in relation to housing development management policies.

Plan policy focus – Policies SP4, HOU, H16 and SSC

¹ https://www.ealing.gov.uk/downloads/download/8246/local_plan_miqs_v2

² https://www.ealing.gov.uk/downloads/download/8243/local_plan_guidance_notes

Agenda

Item 1: Housing requirement, spatial distribution and needs

- a) Approach to setting housing target after 2028/29 [**MIQ1**]
- b) Distribution of housing growth [**MIQs2 and 3**]
- c) Meeting local housing needs [**MIQ4**]
- d) Plan approach to managing development in Strategic Regeneration Areas [**MIQ6**]
- d) Other soundness points
- e) Modifications

Item 2: Five-year Housing Land Supply Position

- a) Components of supply [**MIQs 12, 14, 15 and 16**]
 - Windfall allowance
 - 'Unconventional' pipeline supply
 - Completions
 - Small sites
- b) Site capacity assumptions
- c) Site deliverability assumptions [**MIQ13**]
- d) Policy effectiveness for maintaining supply and contingencies [**MIQ18**]
- e) Housing Land Supply position for years 1-5, 6-10 and 11-15 [**MIQ19**]
- f) Other soundness points
- g) Modifications

Item 3: Affordable Housing (Policy HOU)

- a) Policy justification:
 - Background and evidence [**MIQ5a**]
 - Necessity of HOU(B) [**MIQ5e**]
- b) Interaction with adopted London Plan:
 - Policies H4 and H6 of London Plan [**MIQ5a and f**]
 - Policy H5(B)(1) [**MIQs5c and 5g**]
 - Any other general conformity issues [**MIQ5m**]
- c) Policy thresholds:

- General conformity with 50% strategic target of Policies GG4 and H4 [**MIQ5b**]
 - Evidence of effectiveness of 40% policy threshold [**MIQ5g**]
 - Deliverability [**MIQ5h**]
- d) Policy requirements:
- Large scale purpose built shared living developments (HOU(E)) [**MIQ5j**]
 - Purpose-built student accommodation (PBSA) (HOU(F)) [**MIQ5k**]
 - Build to Rent developments (HOU (C)) [**MIQ5a and h**]
- e) Effectiveness of wording:
- Clarity of identified housing needs [**MIQ5d**]
 - Interpretation of what is 'appropriate' [**MIQ5a, b and f**]
 - Locational policy requirements for affordable provision (HOU(D)) [**MIQ5i**]
- f) Other soundness points
- g) Modifications

ITEM 4: Gypsies and Travellers and Travelling Show people

- a) Policy context
- b) Soundness of policy approach:
- Robustness of evidence base and findings [**MIQ7a and d**]
 - Scope of Travellers' needs addressed [**MIQ7b and c**]
 - Current supply position for years 1-5, 5-10 and 11-15 [**MIQ17**]
 - Effectiveness of the policy approach to maintaining a supply of pitches [**MIQ7e**]
 - General conformity with London Plan
- c) Other soundness points
- d) Modifications

Item 5: Other Specialist Housing (Policy H16 local variation)

- a) Justification for policy [**MIQ8a**]
- b) Soundness of approach to shared living [**MIQ8b**]
- c) Scope of local needs identified and assessed [**MIQ8c**]
- d) Approach to determining over concentration of uses [**MIQ8d**]
- e) General conformity with London Plan [**MIQ8e**]
- f) Effectiveness of policy criteria (Policy H16 (A)(2) and (B)(iii)) [**MIQ8f**]

g) Other soundness points

h) Modifications

Item 6: Small Sites (Policy SSC)

a) Justification for policy

b) Approach to delivering well-designed homes on small sites [**MIQ9**]

c) Policy thresholds [**MIQ10a**]

d) Consistency with national policy [**MIQ10b**]

e) Effect on deliverability of small sites [**MIQ10c**]

f) Other soundness points

g) Modifications