

## New Ealing Local Plan

# Hearing Statement prepared by DP9 Ltd on behalf of Spaceworks Properties Ltd

**10 July 2025**

### **Introduction**

1. This Hearing Statement has been prepared by DP9 Ltd on behalf of Spaceworks Properties Limited in response to EX16 - Matters, Issues and Questions (MIQs) issued by the Inspectors on 8th April 2025 and EX17 - Supplementary MIQs for Matter 6, on 27 June 2025.
2. This Hearing Statement is submitted following earlier representations to the Regulation 18 and 19 stage to the London Borough of Ealing ('LBE') New Local Plan in the context of Spaceworks Properties ownership of CP House, Uxbridge Road, London, W5 5TL ("the Site").
3. The Site forms part of the proposed site allocation '07EA - CP House' of the New Local Plan, which this Hearing Statement focusses on.
4. This Hearing Statement seeks to reinforce the points made in the previously submitted representations and requests modifications to ensure the policies are justified, effective, and consistent with national policy and reflective of recent appeal decisions.

### **MATTER 9: DEVELOPMENT SITES**

#### **QUESTION 28.**

**Is the proposed scope of uses justified, effective and consistent with national policy?**

5. It is noted that Site Allocation 07EA – CP House remains principally unchanged from the Regulation 19 version of the plan, with the exception of the proposed minor modifications submitted by LBE in examination document S24 - Schedule of Suggested Modifications, November 2024 which relate to height, covered under Question 29 below.
6. The Site is proposed to be allocated for office use alone. While the desire to maintain the 'Uxbridge Road office corridor' and provide commercial floorspace in LBE is acknowledged, a



mixed-use site allocation is more appropriate for the Site's context and reflective of actual market needs and demand.

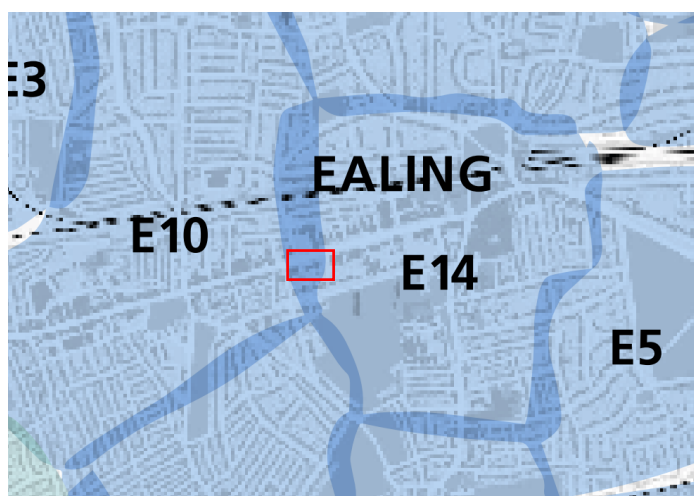
7. As noted in previous representations, there are a number of recent unimplemented office consents or changes of use along Uxbridge Road and the Town Centre. This includes the Site's 'Extant Consent' (Ref: 210030FUL) granted in 2022 for 30,421 sqm GIA of new office floorspace. Other notable examples include:
  - Ref: 19526CPE - 55-58 Uxbridge Road (Exchange Plaza) for 25,273sqm (GEA) of office floorspace.
  - Ref: 203275FULR3 – 14-16 Uxbridge Road (LBE, Perceval House) for the redevelopment of the existing 21,927 sqm GIA office building for a mixed-use development.
  - Ref: 251339PACBSD – 7 High Street Ealing (International House) changing the use from 11,912 sqm GIA office to 148 residential uses under permitted development rights.
8. Indeed, the Exchange Plaza site mentioned above has subsequently had a new planning permission issued in June 2025 for a mixed use scheme containing Purpose Built Student Accommodation (the majority of floorspace at 16,618sqm) alongside an element of office (now 7,683sqm). This is reduction of over 17,500 sqm of office floorspace over the previous consent.
9. This reflects the challenges of delivering office floorspace within the current market and the 'Office Corridor' is no longer reflective of the actual 'mixed-use corridor' along Uxbridge Road, with a number of delivered and consented hotels, residential and Purpose Built Student Accommodation (PBSA) developments. This is acknowledged in the supporting evidence base including the Tall Buildings Strategy Document by Allies and Morrison, which refer to Uxbridge Road as a "Mixed Use" and "Commercial" area.
10. We therefore consider that residential, co—living, student accommodation and/or senior living accommodation i.e identified 'Specialist Housing' products would be well suited to be delivered alongside renewed employment uses as part of a mixed-use development on site.
11. A mixed-use scheme would also increase the chances of securing a pre-let office tenant on site, by making it more fundable and deliverable.
12. Moreover, the Site's wider policy context within Ealing Metropolitan Town Centre is appropriate for mixed-use development and would contribute towards its vitality and viability.

## **QUESTION 29.**

**Is the maximum storey height specified in the Plan, correct?**



13. It is noted that Site Allocation 07EA – CP House remains principally unchanged from the Regulation 19 version of the plan, with the exception of the proposed minor modifications submitted by LBE in examination document S24 - Schedule of Suggested Modifications, November 2024. The modifications amend the ‘tall building’ and ‘design principles’ part of the allocation to state that the Site is “appropriate” for height up to 10-storeys (35m) rather than “minimum”.
14. It is acknowledged that Question 29 queries if the “maximum” storey height specified in the plan is correct. We also assume, and are concerned that LBE would use the identified “appropriate” height range as an absolute maximum or minimum when assessing the appropriateness of a tall building on Site. This approach is not consistent with London Plan policy which GG2 which stresses the importance of making the best use of land and Policy D3 which seeks to optimise site capacity through the design-led approach that optimises the capacity of sites, including site allocations.
15. The Extant Consent has demonstrated a design-led approach can be achieved to suitably optimise site capacity, securing planning permission for a 13-storey office building – taller than the evidence base considers as appropriate. This undermines the proposed evidence based approach and the soundness of the allocation in this respect.
16. Maintaining the proposed wording of “appropriate” or former “minimum” (or “maximum”) is therefore not positively prepared and would restrict the ability to achieve the best use of land and wider local plan objectives. This approach has been reinforced by the recent appeal decision for ‘Waitrose’ as outlined further in our response to Matter 6, Supplementary Question 3 below.
17. Notwithstanding, in response to whether the identified height specified is actually correct – it continues to be unclear to us given the Site appears to overlap two tall building zones or boundaries. Where Figure and Table DMP1 (extract below from Page 461 identifying the Site in red for ease of reference) identifies the site between E10, which defines a tall building as 7-storeys, and E14 which defines a tall building as 21-storeys.



Ealing	E1	24.5	7
	E2	21	6
	E3	21	6
	E4	21	6
	E5	21	6
	E6	21	6
	E7	21	6
	E8	21	6
	E9	21	6
	E10	24.5	7
	E11	21	6
	E12	21	6
	E13	21	6
	E14	73.5	21



18. To add to this confusion, EB44 'Tall Buildings Strategy' evidence base document by Allies and Morrison dated December 2023 identifies the Site within both 'West Ealing / Zone C' with a guidance for prospective tall buildings between 24.5-45.5m or 7-13 storeys (See Page 28); as well as 'Ealing Town/ Zone D' for 31.5 – 73.5m or 9-21 storeys (See Page 29). Extracts below outlining the Site in red for ease of reference.



19. Pages 30 and 31 'Appropriate locations for tall buildings in Ealing' also reflects the unclear and undefined boundary line between Zones C and D (CP House extant scheme outlined in red and suggestive of being in Zone D).



20. The report does note for both Zone C and D that they are "contiguous" with one another. Furthermore, both Zones clearly relate to Uxbridge Road and were intended to overlap each other. However, this is a confusing approach and does not explain any such areas of overlap and how the relevant height guidance should therefore apply.
21. Given the above, we therefore consider the 'correct' indicative height to be in accordance with the taller threshold under Zone E14 of DMP1 of the Local Plan.

## MATTER 6

### SUPPLEMENTARY QUESTION 3.

**Does appeal decision Ref: APP/A5270/W/24/3347877 for Waitrose, 2 Alexandria Road, Ealing W13 0NL have any implications on the soundness of the Council's evidence underpinning Policy D9 and the**



**policy requirements and capacities of the proposed site allocations?  
Please qualify your response.**

22. Appeal decision Ref: APP/A5270/W/24/3347877 reinforces our concerns that Site Allocation 07EA – CP House and others is not in accordance with Policy D9 of the London Plan requiring site capacity, including allocations, to be optimised through a design-led approach.
23. Paragraph 26 is clear that setting upper limits or appropriate heights are not reflective of a site's true optimised capacity.
24. Furthermore, permissions granted elsewhere (or on the same site previously in our case) for larger heights than prescribed in the evidence base *"undermine[d] that suggested hierarchy"* – Paragraph 27.
25. We strongly agree with the Inspector's conclusion at Paragraph 30 that in *"the changing context of the appeal site, and the approach the Council has taken to other tall buildings in the Borough, against the background of the London Plan, suggest very strongly to me that the approach to the appeal site, and indeed the approach to other sites expected to house tall buildings, in the new Local Plan, is very unlikely to remain intact in any event"*. In the context of Site Allocation 07EA – CP House and others.

**Conclusions**

26. For the reasons explained above, it is considered that further modifications to Site Allocation 07EA - CP House, are required to ensure that the Plan has been positively prepared, justified, effective and consistent with national policy and in general conformity with the London Plan.