

Ealing Council
Perceval House
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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

My ref
CR/018

Extension
8056

Date
9th October 2025

Dear Sir/Madam,

**Examination of the Ealing Local Plan 2024-2039:
Ealing LPA's Response to Post Hearing Action Logs, Part 2 -
dealing with item 2.4 (in part), 3.5, 4.7, 4.8, 4.9 and 4.11.**

I wrote to you setting out a record of the agreed log of actions on 3rd July 2025 {EX19} that arose from the hearing sessions that dealt with Matters 1 to 5 in Block 1 between June 16th and June 19th 2025. I also note the further clarification by you in subsequent correspondence on 12th September 2025 (EX24) that related to Matter 9.

This letter provides the second batch of council responses relating to Action Log item 2.4 (in part), 3.5, 4.7, 4.8, 4.9 and 4.11.

Matter 2 – Duty to cooperate

Action 2.4: SoCGs for National Highways and Historic England to be completed

LPA Response: The SoCG between Historic England and Ealing is now attached. It is in two parts. Part 1 deals with Policies and Part 2 deals with Development Sites. A placeholder has already been assigned in the examination library under Publication and Submission Documents on Page 2 at S22 j and I suggest these documents are uploaded there so that all of the statutory bodies are kept together.

Historic England and Ealing have agreed to a number of suggested modifications, and these will also be included in a revised schedule that is in preparation to satisfy the separate requirements of Action Log 1.1 and 1.2.

Please note, an update to the council's response to Post Hearing Advice on the Duty to Cooperate, dated 25th September 2025, {EX26} at Appendix D, Section 4, to record the following additional meetings between Historic England and Ealing:

- 16th July 2025
- 1st August 2025
- 1st October 2025

For ease of reference and information, there remains two areas of outstanding difference between Ealing and Historic England relating to:

- Policy ENA (referred to in Part 1 of the SoCG)
- Site allocation 01EA (referred to in Part 2 of the SoCG)

Regarding National Highways, a draft SoCG is currently with them, and we are awaiting formal sign off. This will be with you shortly.

Matter 3: Vision, Objectives and Spatial Strategy

Action 3.5: To provide a note on alternative site selection for the Gurnell Leisure Centre (19EA)

LPA Response: Please see attached note.

Matter 4 - Housing

Action 4.7: Any evidence arising from the emerging London G&T Needs Assessments on future accommodation needs requirements

LPA Response: Discussions are on-going with the GLA on a draft report with misgivings by many London boroughs about the scope of the report, the methodology and interim findings. Until these matters are resolved it is most unlikely a report will be published before the new year. If the situation changes, we will provide a further update.

Action 4.8: Note to account for the steps taken in testing housing viability.

and

Action 4.9: Confirmation of where in the viability evidence is the 40% affordable housing threshold and higher large-scale purpose-built shared living margins set out?

and

Action 4.11: Additional viability modelling that substitutes London Living Rent with Social Rent.

LPA Response: Please see attached note authored by BNP Paribas Real Estate.

Please let me know if you require any further information or clarification on these matters.

Yours sincerely

Steve Barton

Steve Barton,
Strategic Planning Manager

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