



Mr S Barton,
London Borough of Ealing
By email

Our Ref:

PINS/ A5270/429/9

Date:

17 November 2025

Dear Mr Barton,

Examination of the Ealing Local Plan 2024-2039 (the Plan)

1. We write ahead of the commencement of the Block Two hearings on 2 December, which was delayed to allow the Council to undertake further work in response to the issues in our Block One Hearings Advice letter dated 3 July [EX18]¹.
2. The purpose of this letter is to signpost the Council's responses to those issues and other actions arising from the Block One hearing sessions, for the benefit of other parties. We also give information of relevance to the Matter 4 (housing) session that is scheduled for 2 December.
3. On 10 October we issued a more general guidance note on the Block Two Hearings [EX29], alongside the running order for the sessions [EX28], which is the source of more general procedural information about the hearings.

Council's responses to our Block One Hearings Advice letter

4. What follows should be read in conjunction with our Block One Hearings Advice [EX18] and is broken up by issue. To assist, and where relevant, we give a rough indication of where the further work may be considered during the upcoming Block Two hearing sessions.

¹ Document reference from the examination webpage -
https://www.ealing.gov.uk/info/201164/local_plan/3428/new_local_plan_regulation_22_%E2%80%93_index_of_examination_documents

Infrastructure

5. The Council's response is at [EX27]. It may be of specific relevance to the Block Two hearing sessions on Matter 8 (town plans) and Matter 9 (development sites), in relation to areas and sites, and Matter 10 (delivery and monitoring) at a plan level.

Housing Land Supply and Gypsies and Travellers

6. The Council's responses are at [EX31 and EX34]. They may be of specific relevance to the Block Two hearing session on Matter 4 (housing).

Statements of common ground (SoCG)

7. The Council have submitted SoCGs with Historic England [S22J] and National Highways [S22K].
8. The Historic England SoCG is likely to be of relevance to the Matter 6 (design and amenity, tall buildings, and the historic environment) and Matter 9 (development sites) hearing sessions. Also related to the SoCG are the Strategic Heritage Impact Assessments for selected sites [EX32] and Kew Gardens Screening Report [EX33].
9. The SoCG with National Highways, including an update on any planned further work, may be touched on in the Matter 10 (delivery and monitoring) session.

Strategic policies and the Duty to co-operate

10. The Council's responses are at [EX22] and [EX26]. We will provide further advice, if necessary, following the conclusion of the Block Two hearings.

Block one action responses

11. The Council's responses to the Block One hearing actions are at [EX30] and spread across nine parts (Part 1 to Part 9). As a guide only, the documents relating to the actions may also have relevance to the Matters scheduled for discussion at the Block Two hearings as indicated below:

Actions part [EX30]	Document	Potentially relevant Block Two matter
Part 1	Emerging and adopted site allocations table	Matter 9 – Development Sites
Part 1	Ealing Metropolitan Town Centre: Growth Strategy	Matter 8 – Town Plans
Part 2	Note on the proposed Gurnell Leisure Centre allocation	Matter 9 – Development Sites
Part 2	Note on housing viability questions from BNP Paribas	Matter 10 – Delivery & Monitoring

Part 4	Infrastructure funding statements	Matter 10 – Delivery & Monitoring
Part 6	Barriers to housing delivery note	Matter 4 – Housing
Part 7	Statement of Common Ground with the Canals and Rivers Trust	Matter 9 – Development Sites
Part 8	Revised Schedule of Suggested Modifications	All Matters
Part 9	Response to Inspectors' Additional Question Regarding Emerging and Allocated sites	Matter 9 – Development Sites

Matter 4 (housing)

12. Paragraph 5 of our guidance note [EX29] explains the purpose and scope of the programmed Matter 4 (housing) hearing on Tuesday 2 December. It is a focused session to allow the completion of the agenda from Block One and, as necessary, to consider the council's further work as indicated above. There will be no opportunity to revisit other unrelated agenda items already covered in the Block One session or to repeat points already made.

13. Agendas for the Matter 4 and other sessions will be published shortly.

Darren McCreery and Carole Dillon

INSPECTOR