

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

Ealing Council
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Your ref	My ref	Extension	Date
	CR/030	8056	27th January 2026

Dear Sir/Madam,

**Examination of the Ealing Local Plan 2024-2039:
Ealing LPA's Response to Post Hearing Action Logs,
Block 2, Part 3 - Dealing with items 9.16 and 9.17**

I wrote to you setting out a record of the agreed log of actions on 24th December 2024 that arose from the hearing sessions that dealt with Block 2, Matters 4 and 6-10 between 2 - 11 December 2025. This letter provides the second batch of council responses relating to Action Log items mentioned above.

Matter 9 – Development Sites

Action 9.16 – 05SO 31-45 South Road & Telephone Exchange, Quality Foods & Iceland - To consider a suggested modification regarding phasing of any future development and provide clarity regarding comprehensive/piecemeal development.

LPA Response: Phasing of delivery (Indicative timeframe for delivery) for each proposed site allocation is based on three five-year intervals: 1 – 5, 6 – 10 and 11 – 15 years, and combinations of these, for example 6 – 15 years, where appropriate.

The housing trajectory assigned 142 units to years 8, 9, 10 and 11 for this site allocation, which is at a more granular level than the phasing assumptions in the site allocation where delivery is assigned to years 6 – 15. Based on the housing trajectory assignation, years 8 – 11 fit correctly into the site allocation's indicative timeframe of 6 – 15 years. There is no inconsistency, just a difference in how the information is presented, and therefore council is of the opinion that no modification is required.

To provide clarity regarding comprehensive/piecemeal development, the council proposes the following suggested modification:

Add the following as a third 'Contextual Consideration':

"A phased approach to developing the site may be appropriate, depending on the extent of existing leases and any emerging considerations around site assembly and delivery."

Action 9.17 – 07SO The Limes, Maypole Court, Banqueting Centre, 13-19 The Green - To provide an update on the status of any 'pending' planning applications and any implications for the Plan and the housing trajectory.

LPA Response: Planning application 243547FUL for 13 – 19 The Green was submitted in September 2024, with permission granted in March 2025, which supersedes extant planning permission 216215FUL. This update to the site has been counted as part of the next update to the housing trajectory, as set out in the answer to Matter 9, 07SO. Question 10 (d):

"An extant permission 216215FUL for 96 units at 13-15 The Green relating to the western end of the site. Revised plans increased unit total from 95 to 96 units. The original bedsits at this site have long been vacant are not habitable and therefore are excluded from any existing unit count. Note this extant scheme has effectively been superseded by recent permission 243547FUL for student accommodation at 13-19 The Green. For now, 243547FUL is excluded from capacity calculations, as application received in September 2024 and approved March 2025. The capacity calculations for this allocation will be updated in the next iteration of the housing trajectory."

It is suggested that a modification be made as follows:

Amend 'Relevant Planning Applications' as follows:

"216215FUL, 223246FUL, **243547FUL**"

Planning application 223246FUL for Southall Community Centre (Banqueting Centre) submitted in July 2022 is still pending consideration and raises questions about the applicant's appetite to develop this site. The planning application is unlikely to be indicative of what is possible for this part of the larger site.

The council is of the opinion that there are no implications for the Plan or housing trajectory from pending planning applications because capacity was informed by the Tall Buildings Study {EB45 A & B}, which is comprehensive, and in this instance trumps any information from a pending scheme. The council is content to continue to revert to the tall building figure which is the best indicator of potential for the site.

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

Yours sincerely

Steve Barton

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