

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

Ealing Council
Perceval House
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London W5 2HL

Tel 020 8825 8056

Your ref	My ref	Extension	Date
	CR/039	8056	20th March 2026

Dear Sir/Madam,

**Examination of the Ealing Local Plan 2024-2039:
Ealing LPA's Response to Post Hearing Action Logs,
Block 2, Part 11 - Dealing with items 6.1, 9.4 and 9.24.**

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 eleventh batch of council responses relating to the Action Log items mentioned above.

Matter 6 – Design and Amenity, Tall Buildings and the Historic Environment

Action Log 6.1 - Policy D9 - To clarify that the Tall Building threshold height is the finished floor level (as per the London Plan, measured from ground to the floor level of the uppermost storey) and not the absolute building height and consider a modification to the Plan to clarify.

LPA Response: The council proposes a suggested modification as follows:

Add a new supporting text before Paragraph 5.12 as follows:

"For the purposes of this policy, Ealing defines a storey as 3.5 m, measured to the top of the building excluding plant. Plant will be subject to design and massing assessment under separate policies. This is different from the London Plan, which measures height to the finished floor level of the uppermost storey. A building of 6 storeys in Ealing (up to 21 m in height) exceeds the London Plan's minimum threshold of 18 m and is therefore in conformity with that plan. A building does not have to reach 7 storeys in order to qualify as tall."

Matter 9: Development Sites

Action Log 9.4 - Development Sites: Cross Cutting Issue - To check if there any inconsistencies between appropriate heights between the design analysis carried out in the TB Study and the individual Development Sites in the Plan (in particular, 06EA, 10EA, 13EA, 15EA and 16EA).

LPA Response: Sites have now been checked by GIS overlay to address any confusion that may have occurred due to the changes in site numbering between Reg 18 and Reg 19, and the realignment of streets in EB45 A & B relative to the existing street layout.

There are no further changes to site heights beyond those set out in the existing recommended modifications.

The 16 storeys in SMM65 for site 11EA is in fact correct contrary to the Statement of Common Ground between the council and Historic England and appears in EB45 B as the then site EA18 in Cluster B.

Action Log 9.24 - 11SO The Green Quarter - To clarify the origins of the Tall Building Study recommendations for the Southall Green Quarter and whether this was derived from the relevant planning application.

LPA Response: The 18 storey (63m) plan allocation was informed by the then current design work at the original publication of the sites assessments in February 2024. Consent was ultimately granted in November 2024 for 16 storeys equivalent at (57m). There was potential confusion in the context of the recommendations, because of the significance of the AOD height of 89 m and its relevant for Heathrow safeguarding.

SMM118 should therefore be revised as follows:

Amend 'Tall Buildings' text as follows:

"~~Design analysis indicates a maximum height of 18 storeys (63 metres).~~ Design analysis indicates an appropriate height of up to 16 storeys (56 metres)."

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

Yours sincerely

Steve Barton

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