



Mr S Barton,
London Borough of Ealing
By email

Our Ref:
Date:

PINS/ A5270/429/9
18 June 2026

Dear Mr Barton,

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

1. We write following the Council's completion of actions arising from the Block 2 hearings¹ and the related post hearings letters [EX36], [EX37], [EX38]² to set out the next steps for the Examination.
2. Considering all the written and oral evidence put to us, including the views of other parties, we are not in a position to conclude that the Plan as currently drafted meets the tests of soundness in paragraph 35 of the National Planning Policy Framework (Framework). Notwithstanding this, it can be made sound through Main Modification. As requested by you, we will recommend the Main Modifications which are necessary for soundness.

Main Modifications necessary for soundness

3. **Appendix 1** sets out the Main Modifications that are required to the Plan for soundness. Where relevant it should be read in conjunction with the referencing in the following Council documents:
 - Revised Schedule of Suggested Modifications, 27 March 2026 [S26]
 - Scheduled of Suggested Modifications, Appendix A [S24a]
 - Schedule of Suggested Modifications, Appendix B [S24b]

¹

https://www.ealing.gov.uk/info/201164/local_plan/3428/new_local_plan_regulation_22_%E2%80%93_index_of_examination_documents/5

² Document references 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

4. As an aid to understanding **Appendix 1** we have provided a draft soundness reason for each modification. The full and final soundness reasons will be set out in our final report.
5. The required Main Modifications are to the Plan at the starting point of the Examination, namely The Ealing Local Plan (Regulation 19), Consultation version, 28 February 2024 [S1] and the related errata note [S14].
6. The Council should now prepare a single schedule of proposed Main Modifications that should contain only three columns
 - Main modification ref. e.g. MM1, MM2 etc.
 - Policy/para ref.
 - Proposed Main Modification
7. Main Modifications should be shown clearly using the conventions of **bold and underlined** for new text and ~~strikethrough~~ for deleted text, using the text from the submitted plan as the basis. Where large sections of text are to be deleted this can be referred to as “delete para XX” or “delete para XX and replace with..”. It must be absolutely clear which text is to be deleted.
8. Where Main Modification to a Policy is indicated, there may be associated consequential minor updating to explanatory text to ensure consistency/clarity with the new policy wording. Unless specifically identified as a Main Modification, and provided such changes remain minor and do not alter the meaning of the source modification, they may be carried out by the Council as Additional Modifications. This will be entirely a matter for you.
9. We will work with you through the Programme Officer to give any necessary procedural guidance with putting the Main Modifications schedule together. This is likely to include directing where modifications need to be combined or separated out for clarity and ease of reporting.

Additional Modifications and Main Modifications not necessary for soundness

10. Our letter of 10 March 2026 [EX39] sets out our opinion on which of the suggested modifications advanced by the Council to that point may be regarded as Additional Modifications. As such modifications are outside the scope of this examination, and are entirely a matter for the Council, we did this to provide assistance rather than direction.
11. In the same spirit, we are of the opinion that the suggested modifications in **Appendix 2** may also be regarded as Additional Modifications. The modifications included in our 10 March letter are restated for completeness.

12. For the avoidance of doubt, the Council may be well advised to regard any of their suggested modifications that are neither in **Appendix 1**, nor Additional Modifications, as Main Modifications that are not necessary for soundness.

Next steps

13. We will agree a timetable for taking the modifications forward with you via the Programme Officer. We are not inviting any comments from other parties at this point as there will be a full consultation exercise on the Council's schedule of Main Modifications in due course. Following consideration of the responses, the reasons for any final Main Modification recommended will be set out in our report. Our Guidance Note [E15] provides a fuller explanation of the process we are following.

14. In the meantime, please contact us via the Programme Officer if we can be of further assistance.

Darren McCreery and Carole Dillon

INSPECTORS

Appendix 1 – Main Modifications necessary for soundness

Council ref no / new Main Modification	Plan paragraph/policy reference	Main Modification	Draft soundness reason(s)
FSMM1	Chapter 1 – About Ealing’s Local Plan After Para 1.19 and including Para 1.201.21	As set out in [S26] with the addition of the following text – This plan supersedes the following Development Plan Documents in full – Development Strategy 2026 (adopted 2012), Development Sites (adopted 2013), Development Management (adopted 2013), Planning for Schools (adopted 2016). It also replaces the Supplementary Planning Document, Southall Opportunity Area Planning Framework (published 2014).	Consistency with national policy and effective
FSMM57	Chapter 3 - Spatial strategy Preamble to Policies SP2-SP4	As set out in [S26]	Effective
SMM13	Chapter 3 - Spatial strategy SP2.2 B (iii)	As set out in [S26]	Effective
SMM14	Chapter 3 - Spatial strategy SP2.2 B (v)	As set out in [S26]	Effective and justified
FSMM3	Chapter 3 - Spatial strategy SP3.1 D and Para 3.39	As set out in [S26] with the addition of the following deletion: meet an identified future need of	Justified
SMM17	Chapter 3 - Spatial strategy SP3.3 B	As set out in [S26]	Effective
SMM18	Chapter 3 - Spatial strategy SP3.3 D	As set out in [S26]	Effective and consistency with national policy

SMM19	Chapter 3 - Spatial strategy SP3.3 H	As set out in [S26]	Effective
SMM20	Chapter 3 - Spatial strategy SP3.3 I	As set out in [S26]	Effective
SMM22	Chapter 3 - Spatial strategy Para 3.38	As set out in [S26]	Effective
FSMM58	Chapter 3 - Spatial strategy Para 3.39	As set out in [S26]	Consistency with national policy, justified and effective
FSMM59	Chapter 3 - Spatial strategy New Para. After Para 3.39	As set out in [S26]	Consistency with national policy and justified
FSMM5 & FSMM6	Chapter 3 - Spatial strategy Policy SP4.1 E & Para 3.45	As set out in [S26]	Effective, consistency with national policy and general conformity with London Plan
SMM28	Chapter 3 - Spatial strategy Table SS1	As set out in [S26]	Effective and justified
FSMM60	Chapter 4 – Town Spatial Strategy Maps	As set out in [S26]	Effective
FSMM62	Chapter 4 – Development Sites	As set out in [S26]	Effective
FSMM63	Chapter 4 – Development Sites	As set out in [S26] with exception of the revised capacity of site 02GR to reflect amended site boundary as per Council's letter dated 1 June 2026 [EX38]	Effective
FSMM64	Chapter 4 - Acton Town Plan Preambles to Policies A1 to A6	As set out in [S26]	Effective
FSMM65	Chapter 4 - Acton Town Plan Para 4.1.24	As set out in [S26]	Effective

SMM31	Chapter 4 (amendment to all overarching principles)	As set out in [S26] with the same modification to be made for all Towns.	Effective and consistency with national policy
SMM149	Development Sites : 01AC, 02AC, 07AC, 08AC, 01EA, 02EA, 03EA, 04EA, 05EA, 06EA, 07EA, 08EA, 09EA, 10EA, 11EA, 12EA, 13EA, 14EA, 15EA, 16EA, 17EA, 18EA, 19EA, 01GR, 02GR, 04GR, 05GR, 01HA, 04HA, 05HA, 07HA, 08HA, 01NO, 10NO, 01SO, 02SO, 03SO, 05SO, 07SO, 08SO, 09SO, 10SO, and 11SO.	As set out in [S26] (note – approach to reflecting this in other main modifications in this appendix is to be agreed and may result in some main modifications falling away). Add a revision to the design principles for each development site as follows: “Ensure building height, massing, and street layout proposals are developed in accordance with are guided by the Tall Buildings Strategy with any deviation justified. ” As set out in the Council’s letter dated 1 June 2026 [EX38]	Effective, justified and general conformity with London Plan
SMM41	Chapter 4 - Acton Town Plan Table A1	As set out in [S26] with the omission of: In Infrastructure Scheme “West London Orbital”: <u>“Maintain active travel connectivity across Bollo Lane.”</u>	Effective and justified
FSMM8	Preamble to the Acton, Ealing, Greenford, Hanwell, Northolt, Perivale and Southall Development Sites	As set out in [S26]	Effective
FSMM9	Preamble to the Acton, Ealing, Greenford, Hanwell, Northolt, Perivale and Southall	As set out in [S26] (except for the text relating to the Council’s explanation to the Inspectors)	Effective
SMM46 & FSMM67	Chapter 4 - Acton Town Plan Development site Acton - 01AC Acton Gateway (Morrisons)	As set out in [S26]	Effective, justified, consistency with national policy and general conformity with London Plan

SMM47	Chapter 4 - Acton Town Plan Development site Acton - 02AC Acton Gardens	As set out in [S26]	Effective, justified and general conformity with London Plan
SMM48	Chapter 4 - Acton Town Plan Development site Acton - 02AC Acton Gardens	As set out in [S26]	Effective
FSMM68	Chapter 4 –Acton Town Plan Development site Acton – 03AC Ealing Common Depot	As set out in [S26] with the omission of ‘subject to agreement with Transport for London’	Effective
New Main Modification	Chapter 4 –Acton Town Plan Development site Acton - 04AC Builders Merchants Bollo Bridge Road	Modify fourth design principle as follows: Limit building heights up to 7 storeys (24.5m) are appropriate across the site.	Effective, justified and general conformity with London Plan
SMM50	Chapter 4 –Acton Town Plan Development site Acton – 06AC Acton Vale Industrial Park & Westgate House	As set out in [S26]	Effective and justified
SMM51	Chapter 4 –Acton Town Plan Development site Acton – 07AC Dean Court	As set out in [S26]	Effective, justified and general conformity with London Plan
FSMM10	Chapter 4 –Acton Town Plan Development site Acton – 07AC Dean Court	As set out in [S26]	Effective
FSMM69	Chapter 4 –Acton Town Plan Development site Acton – 07AC Dean Court	As set out in [S26]	Effective
SMM52	Chapter 4 –Acton Town Plan Development site 08AC Oaktree Court	As set out in [S26]	Effective, justified and general conformity with London Plan
FSMM70	Chapter 4 - Ealing Town Plan Preambles to Policies E1 to E6	As set out in [S26] with the exception of substituting ‘vision’ with ‘approach’	Effective
FSMM71	Chapter 4 - Ealing Town Plan Para 4.2.24	As set out in [S26]	Effective

FSMM72	Chapter 4 - Ealing Town Plan Policy E4 (i)	As set out in [S26]	Effective
SMM55	Chapter 4 - Ealing Town Plan Development site Ealing – 01EA Broadway Connection & Arcadia Shopping Centre	As set out in [S26]	Effective, justified and general conformity with London Plan
FSMM73	Chapter 4 - Ealing Town Plan Development site Ealing – 01EA Broadway Connection & Arcadia Shopping Centre	As set out in [S26]	Consistency with national policy, justified, and effective
SMM56	Chapter 4 - Ealing Town Plan Development site Ealing – 02EA Ealing Broadway Shopping Centre & Crystal House	As set out in [S26]	Effective, justified and general conformity with London Plan
FSMM74	Chapter 4 - Ealing Town Plan Development site Ealing – 02EA Ealing Broadway Shopping Centre & Crystal House	As set out in [S26]	Consistency with national policy, justified, and effective
SMM57	Chapter 4 - Ealing Town Plan Development site Ealing – 03EA Sandringham Mews	As set out in [S26]	Effective, justified and general conformity with London Plan
FSMM75	Chapter 4 - Ealing Town Plan Development site Ealing – 03EA	As set out in [S26]	Consistency with national policy, justified and effective
SMM58	Chapter 4 - Ealing Town Plan Development site Ealing – 04EA Eastern Gateway	As set out in [S26]	Effective, justified and general conformity with London Plan
SMM59	Chapter 4 - Ealing Town Plan Development site Ealing – 05EA Perceval House	As set out in [S26]	Effective, justified and general conformity with London Plan
SMM60	Chapter 4 - Ealing Town Plan Development site Ealing – 06EA 49–69 Uxbridge Road	As set out in [S26]	Effective, justified and general conformity with London Plan
SMM61	Chapter 4 - Ealing Town Plan Development site Ealing – 07EA CP House	As set out in [S26]	Effective, justified and general conformity with London Plan

FSMM76	Chapter 4 - Ealing Town Plan Development site Ealing – 07EA CP House	As set out in [S26]	Effective and justified
SMM62	Chapter 4 - Ealing Town Plan Development site Ealing – 08EA Craven House	As set out in [S26]	Effective, justified and general conformity with London Plan
FSMM77	Chapter 4 - Ealing Town Plan Development site Ealing – 08EA Craven House	As set out in [S26]	Effective and justified
SMM63	Chapter 4 - Ealing Town Plan Development site Ealing – 09EA 66–86 Broadway, West Ealing	As set out in [S26]	Effective, justified and general conformity with London Plan
SMM64	Chapter 4 - Ealing Town Plan Development site Ealing – 10EA 59–65 Broadway, West Ealing (Lidl)	As set out in [S26]	Effective, justified and general conformity with London Plan
SMM65	Chapter 4 - Ealing Town Plan Development site Ealing – 11EA Sainsbury's & Library, West Ealing	As set out in [S26]	Effective, justified and general conformity with London Plan
FSMM78	Chapter 4 - Ealing Town Plan Development site Ealing – 11EA Sainsbury's & Library, West Ealing	As set out in [S26]	Consistency with national policy, justified and effective.
SMM66	Chapter 4 - Ealing Town Plan Development site Ealing – 12EA Chignell Place, West Ealing	As set out in [S26]	Effective, justified and general conformity with London Plan
New Main Modification	Chapter 4 - Ealing Town Plan Development site Ealing – 12EA Chignell Place, West Ealing	As set out in Council letter dated 1 June 2026 [Ref EX38]	Effective, justified and general conformity with London Plan
SMM67	Chapter 4 - Ealing Town Plan Development site Ealing – 13EA 99–115 Broadway, West Ealing	As set out in [S26]	Effective, justified and general conformity with London Plan

SMM68	Chapter 4 - Ealing Town Plan Development site Ealing – 14EA Western Gateway, 131–141 Broadway, West Ealing	As set out in [S26]	Effective, justified and general conformity with London Plan
SMM69	Chapter 4 - Ealing Town Plan Development site Ealing – 15EA Waitrose, West Ealing	As set out in [S26]	Effective, justified and general conformity with London Plan
SMM70	Chapter 4 - Ealing Town Plan Development site Ealing – 16EA West Ealing Station Approach	As set out in [S26]	Effective, justified and general conformity with London Plan
FSMM16	Chapter 4 - Ealing Town Plan Development site Ealing – 16EA West Ealing Station Approach	As set out in [S26]	Effective and general conformity with London Plan
SMM71	Chapter 4 - Ealing Town Plan Development site Ealing – 17EA Castle House	As set out in [S26]	Effective, justified and general conformity with London Plan
SMM72	Chapter 4 - Ealing Town Plan Development site Ealing - 18EA Access House & T Mohan, West Ealing	As set out in [S26]	Effective, justified and general conformity with London Plan
SMM73	Chapter 4 - Ealing Town Plan Development site Ealing – 19EA Gurnell Leisure Centre	As set out in [S26]	Effective, justified, consistency with national policy and general conformity with London Plan
SMM75	Chapter 4 - Ealing Town Plan Development site Ealing – 21EA Former Barclays Sports Ground	As set out in [S26] with exception that site area is a correction and hence an additional modification. Reference to the school is not required for soundness and should be deleted.	Justified and effective
SMM76	Chapter 4 - Ealing Town Plan Development site Ealing -22EA 96 Queens Drive & Telephone Service Centre	As set out in [S26]	Justified and effective
SMM77	Chapter 4 - Ealing Town Plan Development site Ealing - 23EA Old Actonians Sports Ground	As set out in [S26]	Consistency with NPPF, justified and effective

FSMM80	Chapter 4 - Greenford Town Plan Preambles to Policies G1 to G6 {New Policy numbering reflects SMM147}	As set out in [S26]	Effective
SMM80	Chapter 4 - Greenford Town Plan Spatial vision for Greenford	As set out in [S26]	Justified and effective
SMM81	Chapter 4 - Greenford Town Plan Policy G1 I (ii) and (iii)	As set out in [S26]	Consistency with NPPF and effective
FSMM81	Chapter 4 - Greenford Town Plan Para 4.3.33	As set out in [S26]	Effective
FSMM82	Chapter 4 - Greenford Town Plan Policy G6: Greenford Industrial Estate	As set out in [S26]	Effective
SMM83	Chapter 4 - Greenford Town Plan Development site Greenford – 01GR Greenford Hall, Methodist Church former Police Station, former Clinic & Greenford Library	As set out in [S26]	Effective, justified and general conformity with London Plan
FSMM83	Chapter 4 - Greenford Town Plan Development site Greenford – 01GR Greenford Hall, Methodist Church former Police Station, former Clinic & Greenford Library	As set out in [S26]	Consistency with NPPF, justified and effective
SMM84	Chapter 4 - Greenford Town Plan Development site Greenford – 02GR Greenford Broadway Car Park	As set out in [S26] except site boundary not to be extended in the context of the Council's letter dated 1 June 2026 [EX38]	Effective, justified and general conformity with London Plan
FSMM17	Chapter 4 - Greenford Town Plan Development site Greenford – 02GR Greenford Broadway Car Park	As set out in [S26], except delete all wording for further contextual consideration relating to the former Tesco building. in the context of the Council's letter dated 1 June 2026 [EX38]	Effective
FSMM84	Chapter 4 - Greenford Town Plan Development site Greenford – 03GR 370-388 Oldfield lane North	As set out in [S26]	Justified and effective

SMM85	Chapter 4 - Greenford Town Plan Development site Greenford – 04GR Westway Cross	As set out in [S26]	Effective, justified and general conformity with London Plan
FSMM18	Chapter 4 - Greenford Town Plan Development site Greenford – 04GR Westway Cross	As set out in [S26]	Effective and consistency with national policy
FSMM85	Chapter 4 - Greenford Town Plan Development site Greenford – 04GR Westway Cross	As set out in [S26]	Effective and consistency with national policy
SMM86	Chapter 4 - Greenford Town Plan Development site Greenford – 05GR Former Greenwich School of Management	As set out in [S26]	Effective, justified and general conformity with London Plan
FSMM86	Chapter 4 - Greenford Town Plan Development site Greenford – 05GR Former Greenwich School of Management	As set out in [S26]	Effective and consistency with national policy
SMM87	Chapter 4 - Greenford Town Plan Development site Greenford – 06GR Smiths Farm	As set out in [S26]	Effective
FSMM87	Chapter 4 - Hanwell Town Plan Preambles to Policies H1 to H2 {New Policy numbering reflects SMM147}	As set out in [S26]	Effective
FSMM88	Chapter 4 - Hanwell Town Plan	As set out in [S26]	Effective
SMM88 & FSMM89	Chapter 4 - Hanwell Town Plan Development site Hanwell – 01HA Land to the front of Ealing Hospital	As set out in [S26] with amendment to the second last 'design principle' as follows: 'Provide new podium car parking for hospital based on meeting justified operational requirements and limited defined needs. Any residential parking should be on the basis of car free/low car development.'	Effective, justified and general conformity with London Plan
FSMM90	Chapter 4 - Hanwell Town Plan Development site Hanwell – 01HA Land to the front of Ealing Hospital	As set out in [S26]	Consistency with national policy and general conformity with London Plan

New Main Modification	Chapter 4 - Hanwell Town Plan Development site Hanwell – 02HA Gray's Garage	Replace the third design principle with – 'Heights up to 5 storeys (18 metres) are appropriate across the site'	Effective, justified and general conformity with London Plan
SMM89	Chapter 4 - Hanwell Town Plan Development site Hanwell - 04HA Site of Lidl and discount store	As set out in [S26]	Effective, justified and general conformity with London Plan
SMM90	Chapter 4 - Hanwell Town Plan Development site Hanwell - 05HA Marshall Site, Gold's Gym & Garages on Montague Ave	As set out in [S26]	Effective, justified and general conformity with London Plan
SMM91	Chapter 4 - Hanwell Town Plan Development site Hanwell - 07HA Copley Close Estate	As set out in [S26]	Effective, justified and general conformity with London Plan
SMM92	Chapter 4 - Hanwell Town Plan Development site Hanwell - 08HA High Lane Housing Estate	As set out in [S26]	Effective, justified and general conformity with London Plan
SMM93	Chapter 4 - Northolt Town Plan Table N1	As set out in [S26] with the omission of 'Fourth column (delivery phasing): "TBC 10 – 15 years"'	Justified
SMM94, FSMM94 & FSMM95	Chapter 4 - Northolt Town Plan Development site Northolt – 01NO Car Sales Site and Northolt Leisure Centre	As set out in [S26]	Effective, justified and general conformity with London Plan
SMM95	Chapter 4 - Northolt Town Plan Development site Northolt – 03NO Northolt Sorting Office	As set out in [S26]	Effective
SMM96 & FSMM97	Chapter 4 - Northolt Town Plan Development site Northolt – 04NO Northolt Driving Range	As set out in [S26]	Effective and consistency with national policy
FSMM98	Chapter 4 – Northolt Town Plan Development site Northolt – 05NO Medlar farm Estate	As set out in [S26]	Effective and justified

FSMM20	Chapter 4 – Northolt Town Plan Development site Northolt – 07NO Yeading Lane II	As set out in [S26]	Effective
SMM99	Chapter 4 - Northolt Town Plan Development site Northolt – 10NO Airways Estate	As set out in [S26]	Effective, justified and general conformity with London Plan
FSMM21	Chapter 4 - Northolt Town Plan Development site Northolt – 10NO Airways Estate	As set out in [S26]	Effective, justified and general conformity with London Plan
FSMM99	Chapter 4 - Perivale Town Plan Preambles to Policies P1 to P5	As set out in [S26]	Effective
FSMM22	Chapter 4 - Perivale Town Plan Policy P1: Perivale Spatial Strategy	As set out in [S26]	Justified
FSMM100	Chapter 4 - Perivale Town Plan	As set out in [S26]	Effective
SMM100	Chapter 4 - Perivale Town Plan Policy P5: Perivale Industrial Estate	As set out in [S26]	Effective
SMM101	Chapter 4 - Perivale Town Plan Development site Perivale – 01PE BP Garage	As set out in [S26] amended as follows : Add new 'design principle' as follows: "Incorporate no low levels of car parking for any residential development, with rapid EV charging provision. " Add new 'design principle' as follows: "Any changes to access should be discussed with TfL and designed to minimise impacts on the A40."26	Effective, justified and general conformity with London Plan

SMM102 & FSMM101	Chapter 4 - Perivale Town Plan Development site Perivale – 02PE Land on the South Side of Western Avenue	As set out in [S26] with SMM102 amended as follows : Add new 'design principle' as follows: "Incorporate no low levels of car parking for any residential development, with rapid EV charging provision. " Add new 'design principle' as follows: "Any changes to access should be discussed with TfL and designed to minimise impacts on the A40."	Effective, justified and general conformity with London Plan
FSMM102	Chapter 4 - Southall Town Plan Preambles to Policies S1 to S5	As set out in [S26]	Effective
FSMM103	Chapter 4 – Southall Town Plan Paragraph 4.7.23	As set out in [S26]	Effective
SMM104	Chapter 4 – Southall Town Plan Table S1	As set out in [S26]	Effective and justified
FSMM23 & SMM105	Chapter 4 – Southall Town Plan Policy S3: King Steet Neighbourhood Centre and Para 4.7.46	As set out in [S26]	Effective
SMM106	Chapter 4 – Southall Town Plan Policy S4: West Southall	As set out in [S26] with the omission of 'and improving connectivity to destinations in Hillingdon'.	Effective
SMM108	Chapter 4 – Southall Town Plan Development site Southall – 01SO Southall Crossrail Station & Gurdwara	As set out in [S26]	Effective, justified and general conformity with London Plan
SMM109	Chapter 4 – Southall Town Plan Development site Southall – 02SO Southall Sidings	As set out in [S26]	Effective, justified and general conformity with London Plan
SMM110	Chapter 4 – Southall Town Plan Development site Southall – 03SO Former Sorting Office & Kings Hall Methodist Church	As set out in [S26]	Effective, justified and general conformity with London Plan

FSMM105	Chapter 4 – Southall Town Plan Development site Southall – 03SO Former Sorting Office & Kings Hall Methodist Church	As set out in [S26]	Effective
SMM111	Chapter 4 – Southall Town Plan Development site Southall – 04SO Southall West London College	As set out in [S26] with the omission of ‘and retail’ as the allocation does not propose retail uses.	Effective, consistency with National Policy and general conformity with London Plan
SMM112	Chapter 4 – Southall Town Plan Development site Southall – 05SO 31– 45 South Road & Telephone Exchange etc	As set out in [S26]	Effective, justified and general conformity with London Plan
SMM113	Chapter 4 – Southall Town Plan Development site Southall – 06SO Fairlawn Hall and Science of the Soul	As set out in [S26]	Effective and general conformity with London Plan
SMM114 & FSMM107	Chapter 4 - Southall Town Plan Development site Southall – 07SO The Limes, Maypole Court, Banqueting Centre	As set out in [S26]	Effective, justified and general conformity with London Plan
SMM115	Chapter 4 - Southall Town Plan Development site Southall – 08SO Middlesex Business Centre	As set out in [S26] with the omission of the part of the modification saying ‘with a focus on active frontages being maximised along all street edges.’ Please leave the original plan text.	Effective, justified and general conformity with London Plan
SMM116	Chapter 4 - Southall Town Plan Development site Southall – 09SO Havelock Estate	As set out in [S26] with the omission of the suggested modification to the key infrastructure requirements.	Effective, justified and general conformity with London Plan

FSMM109	Chapter 4 - Southall Town Plan Development site Southall – 09SO Havelock Estate	Amend [S26] as follows : Add new contextual consideration - “The canal is a designated conservation area and retains a landscaped character. Developments should consider the impacts on users of the waterway and any key views along the canal corridor.” Amend the 6th Design principle as follows: “Design should concentrate building height in prominent locations such as opposite Bixley fields, along primary streets and opposite public open spaces to improve wayfinding and to maximise scenic views.”	Effective and consistency with national policy
SMM117	Chapter 4 - Southall Town Plan Development site Southall – 10SO The Green	As set out in [S26] with the omission of the amendment the last ‘design principle’ regarding parking.	Effective, justified and general conformity with London Plan
SMM118 & FSMM110	Chapter 4 - Southall Town Plan Development site Southall – 11SO The Green Quarter (Southall Gasworks)	As set out in [S26]	Effective, justified and general conformity with London Plan

FSMM111	Chapter 4 - Southall Town Plan Development site Southall – 13SO Endsleigh Industrial Estate	<p>Amend [S26] as follows :</p> <p>In 'contextual considerations' addition of the following text after the first bullet point:</p> <p>"Adelaide Dock Yard provides essential operational services for the maintenance of the Canal. Development proposals should not prejudice the continued operation of the dock."</p> <p>In 'design principles' amended the 5th bullet point to read:</p> <p>"Residential development will need to take into account the 24 hour/7 days a week operation of Adelaide Dock and address any potential issues such as noise, access and odour resulting from the dock's operational requirements in line with Agent of Change principles."</p>	Effective
FSMM26	Chapter 4 - Southall Town Plan Development site Southall – 13SO Endsleigh Industrial Estate	<p>Amend [S26] as follows :</p> <p>Delete the second and third design principles of 13SO and replace it, as follows:</p> <p>"Development should establish an open and legible street network as far as possible. Constraints on access to the canal and to the south of the site in general must be fully assessed, with consideration given to consolidation of individual sites where a piecemeal and fragmented approach would give rise to demonstrably unacceptable planning impacts."</p>	Effective

SMM120 & FSMM27	Chapter 4 - Southall Town Plan Development site Southall – 14SO Witley Works	<p>Take forward only the following from [S26]:</p> <p>Add the following as a 2nd bullet point to 'contextual considerations':</p> <p>"Development proposals will need to consider the continued operations of the adjacent Adelaide Dock Yard."</p> <p>Delete the second design principle of 14SO and replace it as follows:</p> <p>"Development should establish an open and legible street network as far as possible."</p> <p>Amend 5th design principle as follows:</p> <p>Enhance the tow path and ensure provision of natural surveillance, active frontages and improved pedestrian activity, which should include considering the potential for incorporating new mooring and boating facilities.</p> <p>Omit the rest of the modification.</p>	Effective
FSMM112 & FSMM104	Chapter 4 - Southall Town Plan Development site Southall 15SO - Monorep site and Table S2: Southall development Sites	As set out in [S26]	Justified
FSMM113	Chapter 4 - Southall Town Plan Development site Southall – 16SO Warren farm and Imperial College Land	As set out in [S26]	Effective and justified

SMM123	Chapter 4 - Southall Town Plan Development site Southall - 19SO Cranleigh Gardens Industrial Estate & Kingsbridge Crescent	As set out in [S26] amended as follows: Omit the addition of a second 'contextual consideration' Omit the word 'significant' from the new design principle.	Effective
SMM124	Chapter 4 - Southall Town Plan Development site Southall 20SO Hambrough Tavern	As set out in [S26]	Effective
FSMM28	Chapter 4 - Southall Town Plan Development site Southall - 21SO Toplocks Estate	As set out in [S26]	Effective and consistency with National Policy
FSMM29	Chapter 4 - Southall Town Plan Development site Southall - 21SO Toplocks Estate	As set out in [S26] with the omission of the amendment to the key infrastructure requirements to include an accessible route to the canal via Baxter Close.	Effective
FSMM114	Chapter 5 - Development Management Policies Policy DAA	As set out in [S26]	Effective
New Main Modification	Chapter 5 - Development Management Policies Policy D9	Modification as set out in 'c) Consolidated and revised Policy D9' in the Council's letter dated 1 June 2026 [Ref EX38].	Effective, Justified and general conformity with London Plan
SMM131 & FSMM35	Chapter 5 - Development Management Policies Policy D9/Table DMP1	As set out in [S26]	Justified
FSMM36	Chapter 5 - Development Management Policies Policy HOU	As set out in [S26]	Effective
SMM133	Chapter 5 - Development Management Policies Policy HOU	As set out in [S26]	General conformity with London Plan and effective
FSMM37	Chapter 5 - Development Management Policies Para 5.16	As set out in [S26]	General conformity with London Plan and effective
FSMM116	Chapter 5 - Development Management Policies Para 5.25	As set out in [S26]	Effective

FSMM117	Chapter 5 - Development Management Policies Policy SSC New Para after 5.26	As set out in [SX26]	Effective
FSMM118	Chapter 5 - Development Management Policies Policy GTW	As set out in [S26]	Effective, justified and in general conformity with the London Plan
FSMM40, SMM136, SMM137 & SMM138	Chapter 5 - Development Management Policies Policy E3	As set out in [S26]	Justified and effective
FSMM43 & SMM140	Chapter 5 - Development Management Policies Policy E6	As set out in [S26]	Effective
SMM141	Chapter 5 - Development Management Policies Policy E6	As set out in [S26]	Effective
FSMM45	Chapter 5 - Development Management Policies Policy G4 Supporting Text	As set out in [S26]	Effective
FSMM119	Chapter 5 - Development Management Policies Policy G4 Supporting Text	As set out in [S26]	Effective and general conformity with the London Plan
New Main Modification	Chapter 5 - Development Management Policies Policy G5	Delete Policy G5 and supporting text at paragraph 5.37 as set out in the Council's letter dated 1 June 2026 [EX38]	General conformity with the London Plan and justified
SMM143	Chapter 5 - Development Management Policies Policy G6 F	As set out in [S26]	Effective, consistency with national policy and justified
FSMM46	Paragraph 5.42	As set out in [S26]	Effective, consistency with national policy and justified
SMM144	Chapter 5 - Development Management Policies Policy S5 supporting text (paras 5.44 -5.46)	As set out in [S26]	Effective and consistency with national policy
FSMM120	Chapter 5 - Development Management Policies Policy S5 Supporting Text	As set out in [S26]	Effective

FSMM121	Chapter 5 - Development Management Policies Policy OEP Para 5.55	As set out in [S26]	Effective and general conformity with London Plan
FSMM122	Chapter 5 - Development Management Policies Policy ECP	As set out in [S26]	Effective and justified
FSMM49	Chapter 5 - Development Management Policies Policy ECP Supporting Text	As set out in [S26]	Effective
FSMM123	Chapter 5 - Development Management Policies Policy SI 7 D	As set out in [SX26]	Effective
New Main Modification	Chapter 5 - Development Management Policies Policy ENA	Remove Policy ENA and associated references from the Plan as per Council letter dated 1 June 2026 [Ref] EX38	Justified and effective
FSMM125	Monitoring Framework	As set out in [S26]	Effective
FSMM126	Monitoring Framework Table 1	As set out in [S26]	Effective and justified
SMM151	Glossary of terms Heritage	As set out in [S26]	Consistency with national policy and general conformity with London Plan
FSMM127	Glossary of terms Major Development	As set out in [S26]	Effective and general conformity with London Plan
New Main Modification	Atlas of Change	Create Appendix 3 by inserting Atlas of Change [S17] as per Council letter dated 1 June 2026 [Ref EX38]	Effective

New Main Modification	Housing trajectory	<p>As per Council letter dated 1 June 2026 [Ref EX38] create Appendix 4 by inserting updated housing trajectory which reflects implication of boundary change to site) 2GR. Add following supporting text to the appendix:</p> <p>This housing trajectory represents a snapshot in time and regard must be had to any future updates, as and when by the council.</p>	Effective
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ENDS

Appendix 2 – Inspectors opinion of which suggested modifications in [S26] can be regarded as Additional Modifications

Already identified in our letter of 10 March 2026 [EX39]

SMM1 SMM2 SMM3 SMM4 SMM5 SMM6 SMM7 FSMM2 SMM8 SMM9 SMM10
SMM11 SMM12 SMM16 SMM21 SMM23 FSMM4 SMM26 (noting that the LPA do not intend to take this forward) SMM29 SMM30 SMM32 SMM33 FSMM7 SMM34
SMM35 SMM36 SMM37 SMM38 SMM40 SMM43 SMM44 SMM45 SMM53 SMM54
FSMM11 FSMM13 FSMM14 FSMM15 SMM74 SMM79 SMM82 SMM97 SMM107
SMM122 SMM125 SMM126 FSMM30 SMM132 SMM134 FSMM38 SMM135
FSMM41 SMM139 FSMM44 SMM145 FSMM48 SMM146 SMM148 SMM150

Further additional modifications

SMM15 FSMM56 SMM25 SMM147 FSMM61 FSMM66 FSMM79 SMM98 FSMM106
FSMM42 Unreferenced - 20EA boundary change

