London Borough of Ealing

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Mr Sadiq Khan
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Dear Mayor,

EALING COUNCIL RESPOSNE TO THE DRAFT LONDON PLAN 2026

London needs a plan that matches the scale of our ambition.
We need more genuinely affordable homes. We need better jobs, higher productivity and stronger local economies. We need growth that reaches every community and gives Londoners a greater stake in the success of the city they call home.

That is why Ealing supports the principle of a strategic London-wide Plan. We remain committed to working with the Mayor and the GLA to tackle the housing crisis and deliver sustainable growth. We also strongly support the ambitions set out in the London Growth Plan to create good jobs, raise living standards and restore London's economic dynamism.

However, a successful London Plan cannot simply be a housing plan. It must also be an economic plan. It must recognise that thriving places are built through the combination of homes, jobs, transport, public services, open space, culture and community infrastructure. If we get that balance wrong, we risk undermining the very growth we are trying to create.

Our detailed technical response addresses the Draft Plan's policies and evidence in full. In this covering letter, I want to focus on two issues that are fundamental to its success: whether the proposed housing targets are genuinely deliverable and whether the spatial strategy does enough to support the jobs and economic growth on which London's future prosperity depends.

1. Ambition must be matched by deliverability

Ealing understands the scale of London's housing challenge. We know more homes are needed, particularly genuinely affordable homes. Our borough has a strong track record of delivering growth and will continue to play a leading role in meeting London's housing needs.

But ambition only matters if it can be delivered.

The proposed target for Ealing would see our borough accommodate around a quarter of London's additional housing growth. We do not challenge the need for ambition. We do, however, question whether this level of growth is supported by a realistic assessment of deliverability, infrastructure, funding and market capacity. Ealing's approach to growth is rooted in a simple principle: communities should have a meaningful stake in shaping the future of the places where they live. Through our Connected Communities approach, we have engaged residents, businesses and community organisations on the Draft London Plan and used that engagement to inform our response.

Residents understand the housing crisis. They want their children and grandchildren to be able to afford a home in London. They support growth where it creates better opportunities and stronger neighbourhoods. But they have also expressed legitimate concerns about the scale and concentration of development being proposed, the pressure it could place on infrastructure and public services, and whether homes are being planned alongside the jobs, amenities and open spaces that successful communities need.

These concerns reflect Ealing's long-term vision for growth. Our seven towns should each be able to thrive as complete and connected places. Growth must mean more than housing numbers. It must create the conditions for people to access good jobs, strong town centres, quality public services, culture, transport and green space. That is how we build public confidence in development and ensure growth improves people's lives.

There is a significant contradiction between the housing ambitions of the Draft Plan and the funding available to deliver them.

Ealing has already sought grant funding to support 2,500 affordable homes and has been unsuccessful. At the GLA's proposed affordable housing assumptions, this level of support would have unlocked approximately 10,000 homes in total. Without the investment required to deliver those affordable homes, the wider housing numbers are unlikely to materialise.

Put simply, increasing the target does not make homes deliverable. Deliverability depends on a credible partnership between planning policy, infrastructure investment and affordable housing funding.

2. **London's housing challenge cannot be solved by weakening London's economy**

The second strategic concern relates to the role of industrial land.
The Draft London Plan assumes that approximately 11,000 homes can be delivered on industrial land within Ealing. Our analysis indicates that this assumption is not realistic and risks causing substantial economic harm.

Industrial land in West London performs a critical economic function. It provides space for logistics, manufacturing, creative industries, servicing businesses and emerging growth sectors. It supports local employment, regional supply chains and economic activity that benefits London as a whole.

The Council's initial assessment is that the proposed approach could result in the loss of around 7,000 jobs in Ealing. That outcome is unacceptable.

Homes and jobs should not be viewed as competing priorities. Londoners need both. A successful city requires productive businesses as well as thriving neighbourhoods. If the capital continues to lose the spaces where businesses grow, innovate and employ people, we will weaken the foundations of long-term prosperity.

West London is one of the UK's most important economic engines. It generates around £70 billion of economic output each year and plays a vital role in supporting national growth. Ealing sits at the heart of this opportunity.

Our industrial areas are not simply pieces of land waiting for redevelopment. They are strategic economic assets. Once lost, they are seldom replaced. The displacement of businesses would have consequences that extend far beyond individual sites, affecting jobs, supply chains and investment across the wider economy.

This concern is particularly important at a time when London is seeking to reverse years of weak productivity growth.

Alongside our West London partners, Ealing is helping to build West Tech London as one of the capital's globally significant innovation corridors, connecting world-class science, technology, creative industries and advanced manufacturing. The London Plan should be helping to unlock this opportunity. Instead, its overall

spatial strategy remains weighted towards housing delivery, often at the expense of the productive land and employment space needed to support economic growth. The London Growth Plan rightly identifies the importance of improving productivity, creating good jobs and supporting innovation. The London Plan should be equally clear about protecting and enabling the land uses that make those ambitions possible.

A better balance for London's future

Taken together, the assumed delivery of 11,000 homes from industrial land and the uncertainty surrounding affordable housing grant funding create serious doubts about the deliverability of the additional housing requirement proposed for Ealing. The consequence would be a target that the borough cannot realistically achieve, while simultaneously placing at risk the jobs and economic activity required to support sustainable growth.

We will not accept a future where Ealing's role is reduced to simply accommodating London's housing pressures while jobs, investment and opportunity are pushed elsewhere.

Our residents want growth, but they want growth that improves their lives. They want genuinely affordable homes, good local jobs, thriving neighbourhoods and a borough where people can build their futures close to where they live.

We therefore ask the Mayor and the GLA to revise the Draft Plan so that:

- Housing targets are based on transparent and robust evidence of realistic delivery capacity.
- Industrial land is not relied upon to meet housing assumptions where this would result in unacceptable economic and employment impacts.
- Economic growth, productivity and job creation are given equal strategic weight alongside housing growth.
- Housing ambitions are supported by a credible framework for affordable housing investment and infrastructure funding.

Ealing stands ready to work with the Mayor, the GLA and our West London partners to achieve these objectives.

We want more homes, more genuinely affordable homes, more good jobs and stronger communities. We believe all of these ambitions can be achieved together. But they can only be achieved if the London Plan reflects the realities of delivery and recognises that London's future success depends just as much on creating opportunity as it does on building homes.

The Council's technical paper sets out our detailed response and proposed modifications. We would welcome further engagement with you and your officers to develop a shared approach before the Plan proceeds to examination.

Yours sincerely,



Councillor Peter Mason
Leader of Ealing Council

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