

Ealing Regulation 19 Duty to Cooperate Statement

November 2024

Legal Duty:

Section 33A (§33A) of the Planning and Compulsory Purchase Act 2004 came into effect in November 2011 and states that LPAs are ‘to engage constructively, actively and on an on-going basis’ with neighbouring boroughs and other public bodies in the preparation of development plan documents ‘so far as relating to a strategic matter.’

Ealing Local Planning Authority also sits within the area of the London Plan, and Section 24 (1)(b) of the Planning and Compulsory Purchase Act 2004 requires borough plans to be in general conformity with the London Plan. A part of the political boundary of Ealing sits within the Old Oak Park Royal Development Corporation (OPDC) and Ealing functions as the Local Planning Authority (LPA) only of the remainder of the borough, the division of responsibilities is set out in the agreed Scheme of Delegation, and further detail of material planning issues is provided by the Statement of Common Ground.

Statements of Common Ground:

Paragraph 27 of the NPPF now requires strategic policymaking authorities to ‘prepare and maintain one or more statements of common ground, documenting the cross-boundary matters being addressed and progress in cooperating to address these.’ This is required ‘in order to demonstrate effective and on-going joint working.’

Ealing has produced 7 Statements of Common Ground as follows:

- Brent
- GLA/Mayor of London Borough of Ealing (draft)
- Hillingdon (draft)
- Historic England (draft)
- OPDC (draft)
- Sport England
- TfL

These documents will serve to address strategic matters in more detail than is appropriate within this document. They evidence the work that LBB has done consistent with the DtC of seeking to address/ resolve issues raised with the relevant organisations through the Plan process. The documents are available on webpage

Consultation Statement:

At each stage of consultation, Ealing has received comments from stakeholders. The GLA, London Boroughs, and public bodies commented, in addition to a number of other, non-statutory consultees. Summaries of comments received and responses from these consultation processes are set out for each Local Plan stage and are available in the Examination Library as Documents S20 and S21.

London Plan:

Development of the London plan itself is a collaborative process, with joint working on several areas of evidence and considerable reliance upon boroughs to verify survey and supply data these include:

- London Strategic Housing Land Availability Assessment (2017)
- London Industrial Land Supply Study (2023)

Ealing is also home to two opportunity areas at Southall, and North Acton (in the form of OPDC). Ealing has cooperated with GLA in the preparation of several frameworks for Southall. Similarly, Ealing LPA maintains close ties with OPDC across our planning and regeneration functions, particularly in respect of North Acton. Ealing and OPDC have also agreed a Scheme of Delegation covering specific planning responsibilities in the shared area of North Acton.

Joint West London Evidence:

Under the auspices of the West London Alliance which brings together Ealing along with Harrow, Hillingdon, Brent, Barnet, Hounslow, Hammersmith and Fulham. Quarterly meetings are held at Officer and Chief officer levels to coordinate and discuss planning work and several pieces of Local Plan evidence have been jointly prepared with some or all of these LPAs, including;

- West London Waste Plan (2015)
- West London Small Sites SHLAA (2018)
- West London SFRA (2022)
- Ealing and OPDC Affordable Workspace Study (2022)
- West London Employment Land Review (2019), and update (2023)
- West London Town Centres Study (2023)

Heathrow Strategic Planning Group:

A group to coordinate sustainable planning of the airport if formed of Ealing and various partner organisations and boroughs; Thames Valley Buckinghamshire LEP, Elmbridge Borough Council, Enterprise M3 Local Enterprise Partnership, London Borough of Hounslow, Runnymede Borough Council, Slough Borough Council, Spelthorne Borough Council, Surrey County Council, Thames Valley Berkshire Local Enterprise Partnership.

Shared evidence includes:

- Heathrow Joint Spatial Planning Framework (2020)
- HSPG Position Statement (2020)

Schedule of meetings

The table below sets out meeting dates with statutory bodies excluding regular forums involved through the WLA or HSPG where many of the organisations will also be represented.

Body	Dates of Duty to Cooperate Meeting with Ealing	Notes
GLA	2024.04.08	Housing supply, affordable housing, industrial monitoring, industrial capacity,

Body	Dates of Duty to Cooperate Meeting with Ealing	Notes
	2024.07.24 2024.07.30	time centres, GB/MOL, two buildings, various site allocations Affordable Housing Industrial policies and site allocations
TfL	2023.03.03 2024.04.08 2024.08.28 2024.10.28	Relationship with OPDC, Infrastructure requirements, developer contributions, car parking, active travel
LB Brent	2023.03.01 2023.03.28	Reg 19 reps
LB Harrow	2024.08.24 2024.05.16 2023.03.28	Reg 19 reps
LB Hillingdon	2023.03.01 2024.04.23	Green Belt/MOL Allotments – Blair Peach Primary School, use classes, West London Shooting Ground/Kingdom Workshop, Southall Gasworks (Green Quarter), Cranleigh Gardens,
LB Hounslow	2024.10.07 2024.04.05	Reg 19 reps
LBHF	2023.03.01	Reg 19 reps
OPDC	2024.04.18 2024.03.28 2023.03.13	Reg 19 reps
Historic England	2024.04.24	Policy formats, policy D9, building heights in site allocations, Kew World Heritage Site, archaeological priority areas, design codes, Heritage Impact Assessment
Sport England	2024.06.12	Reg 19 reps

Summary of engagement:

Body	Regulation 18		Regulation 19	
	Notified	Comment	Notified	Comment
GLA	✓	✓	✓	✓
LB Brent	✓	✓	✓	✓
LB Barnet	✓		✓	
LB Harrow	✓	✓	✓	✓
LB Hillingdon	✓	✓	✓	✓
LBHF	✓	✓	✓	✓
OPDC	✓	✓	✓	✓
Historic England	✓	✓	✓	✓
Environment Agency	✓	✓	✓	✓
Natural England	✓	✓	✓	✓

Body	Regulation 18		Regulation 19	
	Notified	Comment	Notified	Comment
Civil Aviation Authority	✓		✓	
Network Rail	✓	✓	✓	✓
West London NHS	✓	✓	✓	✓
Transport for London	✓	✓	✓	✓
MoD (RAF Northolt)	✓	✓	✓	✓
Highways England	✓		✓	✓
Metropolitan Police Service	✓	✓	✓	✓
Thames Water	✓	✓	✓	✓

Summary of Reg 19 Issues:

Affinity Water - Noteworthy issues raised include clarifications regarding:

- Proximity of select development sites to significant mains water apparatus and infrastructure

Brent – a Statement of Common Ground has been agreed. Noteworthy issues raised include clarifications regarding:

- Hanger Lane LSIS
- Development Site: EA30 - Twyford Abbey (in Regulation 18 draft)

Environment Agency - Noteworthy issues raised include clarifications regarding:

- Policy SP2.2 (Climate Action)
- Policy DAA (Design and Amenity)

Greater London Authority/Mayor of London – a Statement of Common Ground is in draft and is expected to be agreed shortly. Noteworthy issues raised include clarifications regarding:

- Housing supply targets and affordable housing
- Industrial capacity and monitoring
- Policy E4 (Land for Industry, etc)
- Policy E7 (Industrial Intensification, co-location and substitution),
- Policy D9 (Tall Buildings)
- Green Belt/Metropolitan Open Land
- Development Sites including:
 - 19EA – Gurnell
 - 04GR – Westway Cross
 - 04NO – Northolt Driving Range
 - 09NO - Kingdom Workshop
 - 16SO - Warren Farm and Imperial College Land

Hammersmith & Fulham - No noteworthy issues raised.

Harrow - No noteworthy unresolved issues.

Hillingdon - a Statement of Common Ground is in draft and is expected to be agreed shortly. Noteworthy issues raised include clarifications regarding:

- Green Belt and Metropolitan Open Land
- Blair Peach Primary School and allotments
- Development Sites including:
 - 06NO - Yeading Lane I
 - 07NO – (Yeading Lane II
 - 09NO - Kingdom Workshop
 - 11SO - The Green Quarter
 - 19SO - Cranleigh Gardens Industrial Estate & Kingsbridge Crescent
 - 20SO - Hambrough Tavern

Historic England – a Statement of Common Ground is in draft and is expected to be agreed shortly. Noteworthy issues raised include clarifications regarding:

- Policy format
- Heritage specific policy
- Policy D9 (Tall Buildings) including specific clauses in the policy, building heights for certain Development Sites, and views and the Kew World Heritage Site.
- Archaeological Priority Areas
- Policy DAA (Design and Amenity)
- Design Codes
- Policy ENA (Enabling Development)
- Glossary
- Monitoring and review
- Development Sites including:
 - 01AC – Acton Gateway
 - 01EA – Broadway Connection and Arcadia
 - 02EA – Ealing Broadway Shopping Centre
 - 03EA – Sandringham Mews
 - 11EA – Sainsbury's and Library, West Ealing
 - 01GR – Greenford Hall et al
 - 01NO – Car Sales Site and Northolt Leisure Centre

Hounslow - Noteworthy issues raised include clarifications regarding:

- Brentford-Southall Rail Link
- Traffic and Cumulative Highways Impacts
- Development Sites including:
 - 11SO - The Green Quarter (Southall Gasworks)
 - 23EA - Old Actonians Sports Ground

London Underground Infrastructure Protection – No noteworthy issues other than a reminder to consult them on any planning application within London Underground zone of interest or where there are intended works in the Highway.

Metropolitan Police -

- Policy P5 (Perivale Industrial Estate)
- Development Sites including:
 - 06EA – 49-69 Uxbridge Road

Ministry of Defence - Noteworthy issues raised include clarifications regarding:

- SP2.2 (Climate Action) in relation to RAF Northolt

- Policy G6 (Biodiversity and Access To Nature)
- Reminder that safeguarding criteria would apply to certain potential development sites

Natural England - No noteworthy issues raised.

National Gas Transmission - Noteworthy issues raised include clarifications regarding:

- Policy DAA (Design and Amenity)

National Grid Electricity Transmission - Noteworthy issues raised include clarifications regarding:

- Policy DAA (Design and Amenity)

National Highways - Noteworthy issues raised include clarifications regarding:

- Welcome and encourage the use of active travel and is supportive of any policies which may off-set strategic car journeys.
- Express concerns with any proposals which have the potential to impact the M4.

NATS – No noteworthy issues raised.

NHS (London) - Noteworthy issues raised include clarifications regarding:

- Policy SP3.3 (Healthy Lives)
- Policy A1 (Acton Spatial Strategy)
- Policy E2 (Ealing Metropolitan Town Centre)
- Policy DAA (Design and Amenity)
- Development Sites including:
 - 01HA - Land to the front of Ealing Hospital
 - 07SO - The Limes, Maypole Court, Banqueting Centre

NHS (Property Services) - Noteworthy issues raised include clarifications regarding:

- Policy SP2.3 (Thriving Communities)
- Policy HOU (Affordable Housing)

Network Rail - Noteworthy issues raised include clarifications regarding:

- AC12 - Acton Crossrail Station (in Regulation 18 draft)
- Policy DAA (Design and Amenity)
- Level crossings

Old Oak and Park Royal Development Corporation (OPDC) - a Statement of Common Ground is in draft and is expected to be agreed shortly. Noteworthy issues raised include clarifications regarding:

- OPDC's role and boundary
- Cartographic representations
- Infrastructure Delivery Schedules
- Policy A6 (North Acton and Park Royal)

Sport England – a Statement of Common Ground has been agreed. Noteworthy issues raised include clarifications regarding:

- Strategic Objectives and Priorities
- Policy G4 (Open Space)
- Policy S5 (Sports and Recreation Facilities)
- Development Sites including:
 - 19EA – Gurnell

- 21EA - Former Barclays Sports Ground
- 23EA - Old Actonians Sports Ground
- 05HA - Marshall Site, Gold's Gym & Garages on Montague Avenue
- 04NO - Northolt Driving Range
- 04SO - Southall West London College
- 16SO - Warren Farm and Imperial College Land
- 18SO - Golf Link Estates

TfL - a Statement of Common Ground has been agreed. Noteworthy issues raised include clarifications regarding:

- Policy SP2 (Tackling the Climate Crisis)
- Policy SP3 (Fighting Inequality)
- Policy SP4 (Creating Good Jobs and Growth)
- Infrastructure Delivery Schedules
- Development Sites (several) – to clarify car parking provision and requirements.

Thames Water - Noteworthy issues raised include clarifications regarding:

- SP2 (Tackling the Climate Crisis)
- SP4.1 (Good Growth)