



**London Borough  
of Hounslow**

**Hounslow Local Plan 2020-2041**

**Statement of Common Ground**

**Between**

**London Borough of Hounslow**

**And**

**London Borough of Ealing**

**06/03/2025**

## 1. Introduction

- 1.1. This Statement of Common Ground (SoCG) has been prepared between the London Borough of Hounslow (LBH) and London Borough of Ealing (LBE). LBH and LBE are neighbouring local authorities, and therefore subject to the duty to cooperate.
- 1.2. This SoCG seeks to inform the independent examination of the proposed submission version of the Hounslow Local Plan 2020-2041 and will be submitted to the Planning Inspector alongside the local plan and other supporting documents and the Ealing Local Plan that has already been submitted for examination to the Planning Inspectorate on 18<sup>th</sup> November 2024.
- 1.3. LBH adopted their Local Plan 2015-2030 Volumes 1 & 2 in 2015. As instructed by their Inspector at that time, LBH went on to undertake a partial review of the local plan focusing on 2 key growth areas: the Great West Corridor and Heathrow (known as the 'West of Borough') opportunity areas. Following extensive consultation, LBH submitted three development plan documents (DPDs, one for each area and an update to the Vol.2 Site Allocations DPD) for examination in December 2020, with examination hearing sessions taking place in November/December 2021. Following the hearing sessions, a number of procedural issues were identified which led LBH to withdraw these DPDs and pause work on a Focused Issues Review of the Local Plan Vol.1.
- 1.4. LBH undertook a Regulation 18 consultation between 1<sup>st</sup> November and 17<sup>th</sup> December 2023 focusing on a proposal to consolidate the emerging DPDs into a single Local Plan document, and to update emerging policies in line with relevant considerations. Following this, LBH prepared updates to key evidence base documents and developed the proposed submission version of the Hounslow Local Plan 2020-2041, undertaking a Regulation 19 consultation on the draft Local Plan between 6<sup>th</sup> September and 28<sup>th</sup> October 2024. LBH is now in the process of analysing and collating responses received and preparing any additional work required (including agreeing SoCG with relevant parties) prior to submission to the Secretary of State for examination.
- 1.5. LBE adopted their Development (or Core) Strategy in 2012 and their Development Management DPD and Development Sites DPD in 2013. LBE and the GLA also adopted a Southall opportunity Planning Framework for Southall in July 2014 and these are SPDs/SPGs. LBE also adopted a Planning for Schools DPD in May 2016.
- 1.6. LBE undertook a Regulation 18 consultation of their draft Local Plan (2024 – 2039) between 30 November 2022 and 8 February 2023. In addition, a further focused consultation on Additional Site Allocations for Gypsy and Traveller Pitch Provision was undertaken between 5 July 2023 and 16 August 2023.
- 1.7. LBE carried out a Regulation 19 consultation on its Local Plan Final Proposals between 28 February 2024 and 10 April 2024 and submitted its local plan for examination on 18 November 2024. Both parties have undertaken extensive engagement throughout the various stages of plan-production to this point. A full record of engagement to date is provided in Section 2 below.
- 1.8. This SoCG sets out both parties' agreed positions in relation to strategic cross boundary matters identified during duty to cooperate meetings and as set out in subsequent correspondence.

## 2. Background

- 2.1. LBH and LBE have engaged with one another to discuss duty to cooperate matters during the preparation of the draft Hounslow Local Plan 2020-2041.
- 2.2. Prior to initiating the current draft of the Hounslow Local Plan, engagement took place on the now-withdrawn Local Plan Review for the Great West Corridor, West of Borough, and Site Allocations DPDs. This process resulted in LBE signing up to the [LB Hounslow Joint Statement of Common Ground](#) (September 2020).
- 2.3. More recently, LBH has engaged with LBE on the production of the emerging New Local Plan (2024 to 2039), and LBE has engaged with LBH on the production of LBH's single Local Plan, now known as the Hounslow Local Plan 2020-2041. A timeline of the engagement between both parties (including key consultation stages for each plan) is set out in the table below:

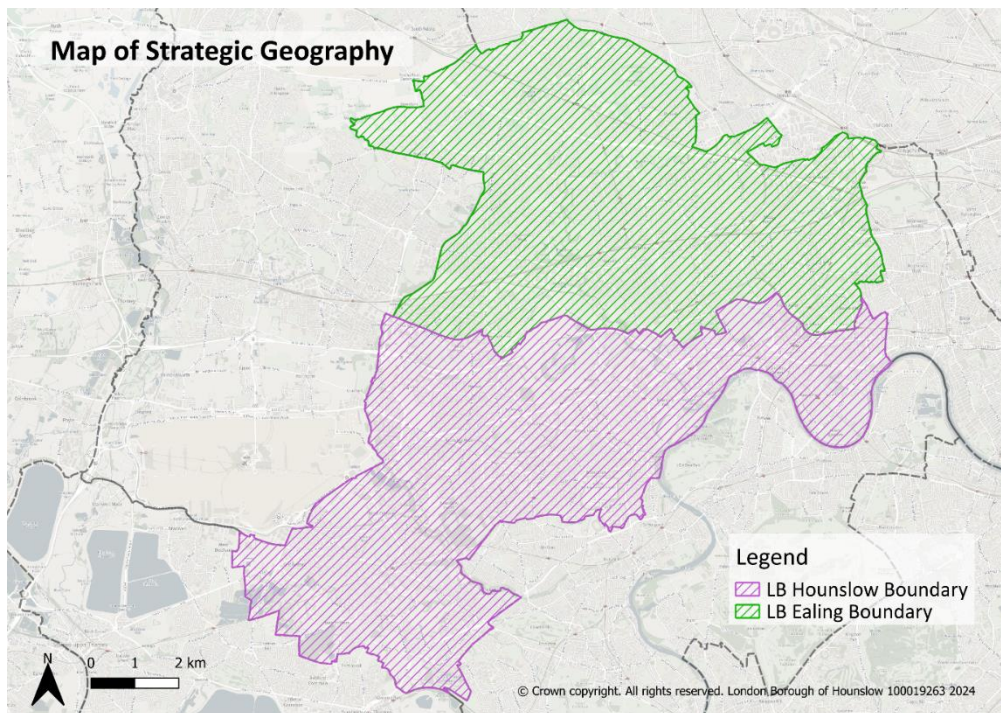
Date	LBE Local Plan engagement	LBH Local Plan engagement
30/11/2022	<i>LBE Regulation 18 Consultation begins</i>	-
03/02/2023	LBH submits a representation to LBE's Reg 18 consultation. Key matters raised: <ul style="list-style-type: none"> <li>Broad support for the plan approach</li> <li>Request that the emerging plan make more explicit mention of the Brentford to Southall Link to allow for better alignment between both party's emerging policies and infrastructure provision</li> </ul>	-
08/02/2023	<i>LBE Regulation 18 Consultation closes</i>	-
01/11/2023	-	<i>LBH Regulation 18 Consultation begins</i>
20/10/2023	-	LBH sends LBE Regulation 18 duty to cooperate meeting request. No response received
17/12/2023	-	<i>LBH Regulation 18 Consultation closes</i>
28/02/2024	<i>LBE Regulation 19 Consultation begins</i>	-
05/04/2024	DTC Meeting to discuss new LBE Local Plan (Reg 19 draft). Key matters discussed: <ul style="list-style-type: none"> <li>Employment</li> <li>Housing</li> <li>Gypsies, Travellers, and Travelling Showpeople</li> <li>Green Belt / MOL</li> <li>Transport (including Brentford-Southall Rail Link, WLO and approach to sustainable transport)</li> <li>Southall Gas Works site (including highways concerns).</li> <li>Community Infrastructure Levy (CIL)</li> </ul>	-

	<ul style="list-style-type: none"> <li>• Ealing Regional Park (including potential joint work with LBH).</li> <li>• Warren Farm site</li> </ul>	
17/04/2024	<p>LBH submits a representation to LBE's Reg19 consultation (extension agreed). Key matters raised:</p> <ul style="list-style-type: none"> <li>• Support for the overall spatial strategy</li> <li>• Brentford-Southall Rail Link</li> <li>• LBH raised concerns relating to the potential cumulative impact on the transport network relating to anticipated housing and mixed-use delivery in the Southall area (including the need for LBH transport officers to be involved in the scoping of Transport Assessments related to site 11SO The Green Quarter/Southall Gasworks), and need for further engagement on this matter through DtC</li> <li>• Request to be consulted on any future applications at site 16SO Warren Farm and Imperial College Land and site 23EA Old Actonians Sports Ground</li> <li>• LBH also noted LBE's Ealing Regional Park proposal and committed to further cooperation as this project progresses</li> <li>• Importance of WLA and HSPG for strategic cooperation at wider regional levels</li> </ul>	-
10/04/2024	<i>LBE Regulation 19 Consultation closes</i>	-
06/09/2024	-	<i>LBH Regulation 19 Consultation begins</i>
07/10/2024	-	<p>DTC Meeting to discuss LBH's proposed submission draft Local Plan (Reg19). Key matters discussed:</p> <ul style="list-style-type: none"> <li>• LBH provided an overview of the Local Plan Review to date and the reasons for progressing a consolidated 'single' Local Plan</li> <li>• Brentford-Southall Link</li> <li>• Ealing Regional Park</li> <li>• Housing Targets &amp; London Plan Review</li> <li>• Great West Corridor &amp; Heathrow Opportunity Area</li> <li>• Greenbelt Releases</li> <li>• Transport (including the West London Orbital (WLO) and alignment on cycling networks)</li> </ul>

		<ul style="list-style-type: none"> <li>Both councils expressed appreciation for ongoing collaboration and acknowledged the value of these discussions for strengthening their respective local plans.</li> </ul>
28/10/2024	-	<i>LBH Regulation 19 Consultation closes</i>
18/11/2024	<i>LBE Draft New Local Plan submitted for examination</i>	
31/01/2025	Joint Duty to cooperate meeting held. Both parties confirmed strategic matters discussed in previous meetings for inclusion in an updated SoCG.	

- 2.4. It should also be noted that LBH and LBE are members of the West London Alliance (WLA) Planning Policy Officers Group, and the Heathrow Strategic Planning Group (HSPG) Spatial Planning Group. These forums provide additional opportunities for cooperation on strategic matters relating to the West London sub-region and Heathrow Airport, respectively.

### 3. Strategic Geography



**Figure 1:** Map of strategic geography

- 3.1. The map above (Figure 1) describes the strategic geography considered for cooperation on strategic matters as part of this Statement of Common Ground. The area contains the administrative areas of LB Hounslow and LB Ealing. Ealing LPA includes the entire borough but not the NE corner which is part of the Old Oak and Park Royal Development Corporation (OPDC) which has separate plan making powers and also encompasses parts of neighbouring Brent and Hammersmith and Fulham as well.

#### 4. Strategic Matters and Record of Agreement

4.1. Through ongoing duty to cooperate engagement between LBH and LBE, the following key strategic matters have been identified:

- **Employment**
- **Housing (including Gypsy, Traveller and Travelling Showperson accommodation)**
- **Transport and Highways**
- **Brentford-Southall Link and the West London Orbital (WLO)**
- **Ealing Regional Park**
- **Heathrow**
- **West London Waste Plan**
- **The Rectory Meadows site**

4.2. These matters are set out in more detail below, with a description of the relevant background to the matter in question and a record of agreement provided. In cases where there are matters which cannot be agreed at this time, these are set out as outstanding matters under each matter below.

#### 4.3. Employment

##### ***Background***

4.3.1. Both parties have shared the findings of their respective employment evidence base studies during duty to cooperate meetings.

4.3.2. Ealing's Employment Land Review update (2022) confirms the analysis undertaken in the 2019 West London ELR of a net 1ha increase in industrial land needs over the plan period resulting from c. 22ha of net development gain in logistics and related economic sectors and c. 21ha of loss in manufacturing, transport and associated sectors. These needs will be met through reuse and intensification of existing industrial land and to this end SIL and LSIS designations are maintained by the local plan, with increases wherever possible.

4.3.3. LBH's most up to date employment land evidence (the Employment Land Review Update 2024, or ELR 2024) identifies a requirement for 255,600 sqm of additional industrial floorspace (255,300 sqm allowing for completions and permissions) in the West of the Borough area during the period 2020-41, and 208,200 sqm of net additional industrial floorspace (194,400 sqm allowing for completions and permissions) in the remainder of the borough. In terms of office floorspace (comprising offices and workshop floorspace), the ELR 2024 identifies a requirement for 204,621 sqm of additional floorspace over the period 2019-43 (197,240 sqm once completions and permissions are taken into account).

4.3.4. LBH has undertaken a capacity assessment of available sites across the borough. LBH has allocated existing sites for industrial intensification and has also needed to allocate additional new sites for additional employment development through selective releases from the Green Belt (in line with LBH green belt review evidence). Overall, LBH are seeking to allocate 138,600 sqm of net additional industrial floorspace (163,600 sqm gross floorspace) in the West of the Borough area; 86,300

sqm of net additional industrial floorspace (210,900sqm gross floorspace) in the remaining areas of the borough; and 61,200 sqm of net additional office floorspace (182,700 sqm gross floorspace) across the borough.

#### ***Record of agreement***

4.3.5. LBH is seeking to meet a significant proportion of its employment floorspace needs as identified through the ELR Update 2024. LBH does not have any spare employment floorspace capacity to assist LBE in meeting its unmet needs.

4.3.6. LBE is seeking to meet all of its employment floorspace needs. LBE does not have any spare employment floorspace capacity to assist LBH in meeting its unmet needs.

4.3.7. Both parties acknowledge the robustness of one another's evidence base for employment needs.

#### ***Outstanding Matters?***

4.3.8. There are no outstanding issues related to this matter at this time.

### **4.4. Housing (including Gypsy, Traveller and Travelling Showperson accommodation)**

#### ***Background***

4.4.1. LBE and LBH are London boroughs, and as such their strategic housing targets are established through the London Plan. The London Plan (2021) Policy H1 'Increasing housing supply' sets the following 10-year targets for net housing completions at Table 4.1:

- LBE: 21,570 dwellings (or 2,175 per annum/dpa)
- LBH: 18,720 dwellings (or 1,872 per annum/dpa)

4.4.2. Both parties are seeking to meet their 10-year London Plan housing targets, and have derived housing targets for the remainder of their plan periods which they are also planning to meet.

4.4.3. Both parties have produced housing evidence to support their draft plans, which seek to ensure that the housing provided meets the needs of the population in terms of tenure, type and size. LBE has produced the Ealing Local Housing Needs Assessment Update (November 2022). LBH has produced the Hounslow Local Housing Needs Assessment update (2024).

4.4.4. In terms of meeting Gypsy, Traveller and Travelling Showperson (GTTS) accommodation needs, both parties have undertaken evidence to identify the level of need over the plan period.

4.4.5. LBH commissioned a Gypsy, Traveller and Travelling Showpeople Accommodation Needs Assessment (GTTSANA) (2019) to establish objectively assessed housing needs for these groups.



4.4.6.LBH has a demonstrated need for 26 Gypsy and Traveller pitches and 12 Travelling Showpeople plots over the period from 2018-2033. This forms the basis of LBH's GTTS housing target in the emerging Hounslow Local Plan<sup>1</sup>.

4.4.7.LBH has demonstrated exceptional circumstances to release two sites from the green belt in order to fully meet the requirement for Travelling Showpeople plots and make a significant contribution toward meeting the requirement for Gypsy and Traveller pitches: Land South of Bedfont Road, Feltham (12 new Travelling Showpeople plots), and Land North of Church Road, Cranford (to provide 20 new Gypsy and Traveller pitches).

4.4.8.LBE has demonstrated the need for 6 Gypsy and Traveller pitches and no Travelling Showpeople plots over the period from 2024-2028. This forms the basis of LBE's GTTS housing target in the emerging Ealing Local Plan. This draws on the West London Alliance (WLA) Gypsy, Traveller and Travelling Showpeople Accommodation Assessment (GTAA) published in 2018 and information from the borough-wide pitch assessment conducted by Three Dragons and published in 2023.

#### ***Record of agreement***

4.4.9. LBH is planning to meet its London Plan 2021 10-year housing target, and its capacity-based target for the remaining years of the plan period to 2041 (in line with London Plan paragraph 4.1.11). LBH does not have any spare housing capacity to assist LBE in meeting its unmet needs.

4.4.10. LBE is planning to meet its London Plan 2021 10-year housing target, and a rolled over housing target (utilising the annualised London Plan 2010 target of 2,175dpa) for the remainder of the plan period (to 2039). LBE does not have any spare housing capacity to assist LBH in meeting its unmet needs.

4.4.11. LBH is planning to meet its housing target for travelling Showperson accommodation in full (12 plots) and a significant proportion of the housing target for Gypsy and Traveller accommodation (20 pitches). LBH does not have any spare capacity to assist LBE in meeting its unmet GTTS needs.

4.4.12. LBE is planning to meet all of its GTTS accommodation needs. LBE does not have any spare capacity to assist LBH in meeting its unmet GTTS needs.

4.4.13. Both parties acknowledge the robustness of one another's evidence base for housing and GTTS.

4.4.14. Both parties note the early work being undertaken to review the London Plan and will continue to engage with the review process.

#### ***Outstanding Matters?***

4.4.15. There are no outstanding issues related to this matter at this time.

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<sup>1</sup> In accordance with Policy H14 of the London Plan, which states boroughs must include ten-year GTTS targets in their Development Plan Documents.

## 4.5. Transport and Highways

### ***Background***

- 4.5.1. At a duty to cooperate meeting on 05/04/2024 to discuss matters relating to LBE's Regulation 19 consultation draft Local Plan, LBH raised concerns relating to the Green Quarter/Southall Gasworks site allocation and the potential impact of growth in this area on the strategic transport network. LBH asked whether National Highways had responded to LBE consultations in relation to cumulative highways impacts, especially where this might impact key M4 junctions 2 and 3 as had been the case with LBH's previous local plan review. LBE agreed to liaise with LBH on this matter at the close of consultation, and to involve LBH transport colleagues within the scoping for the Southall Gasworks site Transport Assessment.
- 4.5.2. LBH responded to LBE's Regulation 19 consultation to note that no Highways Impact Assessment or Strategic Transport Study has been undertaken to support LBE's draft Local Plan. LBH raised concerns around the significant anticipated housing and mixed-use delivery in the Southall area, as well as high levels of delivery in the Ealing and Acton areas, over the plan period. LBH also noted the findings of Ealing's IDP Part 1: Infrastructure Baseline Report (2024) around congestion impacts in this area. LBH requested further information on potential cumulative impact on the transport network relating to anticipated housing and mixed-use delivery in these areas should statutory bodies request that LBE undertake this. LBH requested further engagement on this issue via duty to cooperate meetings.
- 4.5.3. At a duty to cooperate meeting on 07/10/2024 both parties discussed the matter again, with an update on the responses from TfL and National Highways to their Regulation 19 consultation, in particular with regard to concerns about motorway impacts, particularly near the Hayes Bypass and M4 junction. Both parties have since agreed to cover this matter through agreeing positions within a SoCG.
- 4.5.4. LBH have previously produced a Strategic Transport Study with TfL for the Great West Corridor (GWC) opportunity area, and a Highways Impact Assessment focusing on the West of Borough area to support our previous local plan review work. This work was updated in 2024 with a borough-wide Hounslow Local Transport Impact Assessment Update (2024). LBH are currently undertaking additional work to clarify approaches taken to this assessment in order to address a Regulation 19 response from National Highways.
- 4.5.5. LBE are separately in the process of agreeing a Statement of Common Ground with National Highways and it has been agreed that no Highways Impact Assessment or Strategic Transport Study is now necessary.

### ***Record of agreement***

- 4.5.6. LBE will include LBH in scoping work related to any future application at the Green Quarter/Southall Gasworks site to ensure any potential significant cumulative cross-boundary impacts on the highways network can be avoided or mitigated.

- 4.5.7. Both parties agree to keep each other updated as infrastructure evidence is produced and as discussions with key stakeholders (including infrastructure and service providers) continue.
- 4.5.8. Both parties will engage with one another if any relevant cross boundary transport matters arise, or if further infrastructure projects are found to be necessary.
- 4.5.9. Both parties agree to cooperate on the prioritisation of cross-boundary sustainable transport and active travel options in order to reduce reliance on the private car and to tackle congestion.

#### ***Outstanding Matters?***

- 4.5.10. There are no outstanding issues related to this matter at this time.

### **4.6. Brentford-Southall Link and the West London Orbital (WLO)**

#### ***Background***

- 4.6.1. LBH is promoting a new passenger service to connect Brentford (Golden Mile) to Southall using an existing freight line. This service would provide quick access to the Elizabeth Line at Southall from the Great West Corridor Opportunity Area, thereby increasing accessibility to a strategic employment hub and allowing residents of the area easier access to jobs in the wider sub-region and the Thames Valley. The project details, including current funding position, are set out in the draft Hounslow Infrastructure Plan which supports the emerging Hounslow Local Plan.
- 4.6.2. The West London Orbital (WLO) is a proposed 11-mile-long extension of the Transport for London Overground rail network that will link Hendon to the north-east with Kew and Hounslow in the south-west via South Acton and Acton Central. Both parties have been working together and with Transport for London and other West London authorities to develop the business case for the WLO, particularly in identifying development capacity around WLO stations. The Strategic Narrative (October 2021) produced jointly by the West London Alliance and TfL suggests that it will help generate 15,800 new homes. Both parties have also ensured the WLO is fully supported in their emerging local plans and supporting Infrastructure Delivery Plans (IDP).
- 4.6.3. Both parties have discussed the need to ensure better alignment on planning for a Brentford to Southall transport link as this would represent a key strategic cross-boundary sustainable transport improvement which will improve connectivity and sustainable transport movements between both boroughs.

#### ***Record of agreement***

- 4.6.4. LBH welcomes the additional wording around the Brentford-Southall Link in LBE's emerging New Local Plan which had previously been requested.

4.6.5. Both parties note continued support for the WLO extension and will engage with key stakeholders through the established channels.

4.6.6. Both parties will continue to engage on these cross-boundary strategic transport infrastructure links as the projects develop.

***Outstanding Matters?***

4.6.7. There are no outstanding issues related to this matter at this time.

**4.7. Ealing Regional Park**

4.7.1. LBE included a reference to the creation of an Ealing Regional Park in the 'Final Proposals' (Regulation 19) draft of the New Local Plan. The Ealing Regional Park is intended to become a new destination for lovers of nature, culture and play as well as a space for people to replenish their health, enjoy cultural events, support the local economy and have fun. The park will act as a green lung for London, strengthening climate resilience whilst improving air quality for future generations.

4.7.2. Both parties discussed the potential for further cooperation on this cross-boundary strategic open space/green infrastructure proposal at a duty to cooperate meeting on 05/04/2024.

4.7.3. LBH proposed an update to emerging Policy GB4 'The Green Infrastructure Network' in the proposed submission draft of the Hounslow Local Plan around working with neighbouring authorities to develop opportunities for cross-boundary green infrastructure improvements. It is hoped that this policy will provide a hook for future cooperation on delivering a cross-boundary Regional Park centred on the Brent River valley in future.

**Record of agreement**

4.7.4. Both parties will continue to engage on the delivery of a cross-boundary Ealing Regional Park as part of future Local Plan and infrastructure planning work.

***Outstanding Matters?***

4.7.5. There are no outstanding issues related to this matter at this time.

**4.8. Heathrow**

***Background***

4.8.1. Heathrow airport is recognised as having a major economic influence upon both LBE and LBH, and the surrounding area. Both parties are members of the HSPG and regularly attend the Spatial Planning Group to discuss strategic planning matters relating to Heathrow Airport.

4.8.2. Under the auspices of HSPG, both LBH and LBH are signatories to a non-statutory Joint Spatial Planning Framework (JSPF) for the future development of the Heathrow Sub Region which was agreed in February 2020.

4.8.3. Previous Heathrow expansion proposals were left in abeyance following the COVID19 lockdown related impacts upon the aviation industry. On 29/01/2025 the UK Government announced renewed support for Heathrow expansion and confirmed that it will be undertaking a review of the Airports National Policy Statement (ANPS). The Government also confirmed it will be inviting proposals for a third runway at Heathrow to be brought forward by Summer 2025. The JSPF is currently being reviewed in the light of these developments.

#### ***Record of agreement***

4.8.4. Both parties acknowledge the importance of the HSPG for facilitating strategic cooperation on Heathrow Airport related matters at a wider regional level and will continue to engage with Heathrow Airport Ltd and other key stakeholders on emerging airport expansion plans through the HSPG.

#### ***Outstanding Matters?***

4.8.5. There are no outstanding issues related to this matter at this time.

### **4.9. West London Waste Plan**

#### ***Background***

4.9.1. The West London Waste Plan (WLWP) is a joint waste plan prepared by 7 Local Planning Authorities with responsibilities for waste: LB Brent, LB Ealing, LB Harrow, LB Hillingdon, LB Hounslow, LB Richmond upon Thames and the Old Oak and Park Royal Development Corporation (OPDC). The WLWP sets out a planning strategy for sustainable waste management within the plan area and includes policies which enable the adequate provision of waste management facilities in appropriate locations to meet our needs for processing Household, Commercial and Industrial (HCI) waste; Hazardous Waste; and Construction, Demolition and Excavation Waste (CDE). The plan also safeguards various sites for the processing of different waste streams and allocates waste sites throughout the plan area. Another key focus of the WLWP is to ensure all LPAs can meet the pooled London Plan derived waste apportionment targets set by the Mayor of London.

4.9.2. The current WLWP was adopted 2015 and now needs updating in line with national policies and the London Plan 2021 (including the new waste apportionment targets). The review of the plan has now begun with the lead consultant preparing baseline evidence base of waste capacity and waste flows to inform the plan approach.

4.9.3. The current timeline for the new WLWP aims to undertake first round (Reg18) consultation in late 2025, the second-round consultation in autumn 2026 before

being submitted in December 2026. It is then anticipated that the new WLWP will undergo examination before being adopted in early 2028.

- 4.9.4. LBE and LBH both contribute to the production of the new WLWP via the Principal Policy Officers Group (PPOG), the Chief Planner Group, and the more recently established Members Group.

#### ***Record of agreement***

- 4.9.5. Both parties recognise the importance of updating the WLWP to ensure both boroughs benefit from up-to-date strategic waste planning policies.

- 4.9.6. Both parties will continue to engage on the production of the new WLWP to ensure the waste plan is updated in line with the current project timetable.

#### ***Outstanding Matters?***

- 4.9.7. There are no outstanding issues related to this matter at this time.

### **4.10. The Rectory Meadows site**

#### ***Background***

- 4.10.1. Rectory Meadows is a site on the boundary of LBH and LBE, with approximately half of the site sitting within each borough. The site is located to the north of Osterley Lane, approximately 1.7 miles south of Southall town centre. The site comprises of two grass fields divided by a small watercourse, currently being used as a paddock on a short-term tenancy.
- 4.10.2. The LBH portion of the site is designated as Metropolitan Open Land (MOL), a Site of Importance for Nature Conservation (SINC) of borough grade importance 2, and is within the Osterley Park Conservation Area and an Archaeological Priority Area. The site scores a PTAL level of 1a and 1b ('very poor').
- 4.10.3. The LBE portion of the site is designated Community Open Space, a SINC of borough importance grade 2, and is within the Norwood Green Conservation Area. Ealing's submitted new Local Plan proposes to designate the part of the site that is currently Community Open Space as Metropolitan Open Land in order to be consistent with the designation on Hounslow's side. This can be seen in the Atlas of Change, Map 13: Boundary changes: addition – land east of St Mary's Primary School (MOL8).
- 4.10.4. The portion of the site within the administrative boundary of LBH was put forward for consideration in a representation from London Diocesan Land submitted to the Regulation 18 consultation on the emerging Local Plan on 11/12/2023 as a potential housing/education/renewable energy (solar farm) development. A further Regulation 19 representation promoting the site for these purposes was received on 28/10/2024.

4.10.5. LBH assessed the portion of the site within its administrative boundary for its development potential in the Hounslow SACA 2024 Update. The SACA site assessment concluded the site did not meet the required tests of deliverability (i.e. whether it is suitable, available and achievable), and therefore the site was not taken forward for allocation in the emerging Hounslow Local Plan.

4.10.6. LBE is content with LBH's assessment of the development potential of the site.

***Record of agreement***

4.10.7. Both parties consider that the site is not suitable for allocation for housing or any other uses within their emerging Local Plans.

***Outstanding Matters?***


4.10.8. There are no outstanding issues related to this matter at this time.

## 5. Governance Arrangements

- 5.1. It is agreed that informal discussions will occur between both parties on the cross boundary issues and strategic matters referred to in this Statement of Common Ground in the form of officer level meetings at least once every twelve months, with reporting of matters to Member level if necessary. This is in addition to the opportunities for further inter-borough collaboration on strategic matters through the WLA and HSPG.
- 5.2. It is agreed that this Statement of Common Ground will be reviewed by both parties at a joint duty to cooperate meeting which will be held on an annual basis.

## 6. Signed confirmation

- 6.1. The contents of this Statement of Common Ground are agreed for the purposes of the examination of the proposed submission version of the LB Hounslow Local Plan 2020-2041.

Signed on behalf of LB Hounslow		
Name and position	Signature	Date
Vincent Lacovara Director of Planning and Buildings		06/03/2025

Signed on behalf of LB Ealing		
Name and position	Signature	Date
Steve Barton, Strategic Planning Manager, Ealing Council		06/03/2025