

### Hillingdon/Ealing Statement of Common Ground

This statement of Common Ground addresses the matters raised by Hillingdon Council in its representation to Ealing's Regulation 19 Local Plan.

**Note:** new text is shown by underlining. Deleted text is shown by ~~striketrough~~.

**Table 1: Matters resolved – No further objection from LB Hillingdon**

Matter	Reference	Summary of Issues	Ealing Response	Hillingdon Response
1.1	General	<p>Please note that officers have restricted comments to matters that may have a material impact on residents and businesses within Hillingdon. The absence of commentary on other approaches should not be interpreted as support for such an approach, but recognition that they are unlikely to cause harm within Hillingdon.</p> <p>The Council welcomes the additional information which has been added to the site allocations. However, in line with our regulation 18 response, the allocations should include detail on what use classes are proposed under schemes described as mixed use or employment-led, including if they comprise main town centre uses as defined by the National Planning Policy Framework (NPPF). This is to ensure that officers can assess any</p>	<p>Comments and support noted.</p> <p>Generally where we have specified mixed uses or employment uses this is because we would prefer more flexibility for these sites.</p> <p>If you have any specific sites you would like us to look at, please let us know.</p>	No further comments.

Matter	Reference	Summary of Issues	Ealing Response	Hillingdon Response
		impact on the vitality of existing town centres.		
1.2	Green Belt and Metropolitan Open Land	In the Regulation 18 Consultation, Hillingdon Council had questioned the redesignation of a number of Green Belt sites to Metropolitan Open Land. Hillingdon Council notes that, as set out on Page 12 of the Local Plan, Ealing are not proceeding with the original proposals regarding changes to Green Belt and Metropolitan Open Land designations because of the objections raised, including by the Mayor of London in his Statement of General Conformity, and that Green Belt and MOL boundary changes are proposed only where a site has been identified for development and allocated in this Local Plan.	Noted	No further comment.
1.3	Blair Peach Primary School and allotments	Hillingdon Council advocates for the protection of the Allotments adjacent to the Blair Peach Primary School. This site should be retained as allotments. We note that the site is designated as a Community Open Space and as such is protected from development under the plan.	<p>The new Local Plan does not propose any reduction in the allotment space available in the borough.</p> <p>Allotments have Community Open Space designation which reflects their local importance and safeguards them from development.</p> <p>There are no plans that would affect the allotments on this site and the council is keen to retain them.</p>	No further comment.

Matter	Reference	Summary of Issues	Ealing Response	Hillingdon Response
1.4	Site Allocations	Hillingdon Council previously identified that the draft plan included site allocations with potential for cross-boundary impact. Hillingdon Council noted that site allocations did not include information indicating the scale of the development, design parameters, or adequate information on uses including the proportions of different uses or use classes proposed.	Noted	No further comment.
1.5	06NO Yeading Lane I	The Council notes that additional content related to use, design, and open space has been added. The site is allocated as not suitable for tall buildings.	Noted	No further comment.
1.6	07NO Yeading Lane II	The Council notes that additional content related to use, design, and open space has been added. The site is allocated as not suitable for tall buildings.	Noted	No further comment.
1.7	19SO Cranleigh Gardens Industrial Estate & Kingsbridge Crescent	The Council notes that additional content related to use, design, and open space has been added. The site is allocated as not suitable for tall buildings. This development has a frontage to the canal. We suggest that the following policy should be added to this site allocation:	<p>Comment and support noted. Suggested additional design principle accepted:</p> <p>After the 2nd Design Principle, add a new Design Principle as follows:</p>	No further comment.

Matter	Reference	Summary of Issues	Ealing Response	Hillingdon Response
		<p>“Development adjacent to the canal should enhance the waterside environment and biodiversity by demonstrating a high design quality which respects the historic significance of the canal and character of the waterway and provides access and improved amenity to the waterfront.</p> <p>The development should make a significant contribution to the improvement of the Canal”</p> <p>The council supports the requirement that pedestrian access should be provided to the canal towpath via a safe route with good surveillance.</p>	<p><u>“Development adjacent to the canal should enhance the waterside environment and biodiversity by demonstrating a high design quality which respects the historic significance of the canal and character of the waterway and provides access and improved amenity to the waterfront. The development should make a significant contribution to the improvement of the Canal.”</u></p>	
1.8	20SO Hambrough Tavern	The Council notes that additional content related to use, design, and open space has been added. The site is allocated as not suitable for tall buildings. The Council support the policy requiring improvements to canal access, public realm and landscaping improvements.	Noted	No further comment.
2.2	11SO The Green Quarter (Southall Gasworks)	It is noted that a revised masterplan was submitted to Ealing Council in October 2023. Hillingdon Council has provided feedback on the proposed changes. This included concerns regarding:	<p>Noted.</p> <p>A suggested modification is proposed to supporting text that reflects the extant and revised planning</p>	No further comment.

Matter	Reference	Summary of Issues	Ealing Response	Hillingdon Response
		<ul style="list-style-type: none"> <li>• Design</li> <li>• Highways/Bridges</li> <li>• Education</li> <li>• Minet Country Park</li> <li>• Air Quality</li> </ul> <p>It is anticipated that discussions will take place between the two local authorities and the developer to address these issues. Any changes will need to be reflected in the site allocation so that these are secured in the future. It is considered that the site allocation, as currently worded, is not sound due to the fact it is not aligned with discussions that are occurring at present or elements of the original scheme. For example, the allocation currently includes the following:</p> <p>Create new public open spaces and children's play areas linked with green routes to the canal and Minet Country Park beyond, with a new bridge crossing the canal, and improvements to the canal walk.</p> <p>The existing proposal requires the delivery of three bridges crossing the canal, which consist of the Western Access Road (complete but not open) and two pedestrian bridges crossing the canal.</p>	<p>permissions at Para. 4.7.53 and the proposed use at 11SO.</p> <p>Amend Para 4.7.53 as follows:</p> <p>"The Southall Green Quarter development (on the former Southall Gas works site) <del>originally included</del> currently includes the provision of 20 ha of public realm and parkland, 3,750 new homes (30% affordable) in a range of different sizes and tenures, 25,300 sq. m of flexible commercial space, 20,050 sq. m of retail space, 14,090 sq. m of community uses and 9,650 sq. m. of hotel space. A cinema, health centre, primary school, and public parkland are also included in the scheme. It represents one of the largest regeneration schemes in London. The site is strategically placed directly west of Southall Major Centre and Southall Station is opposite the eastern site entrance. Work has started on earlier phases and the rest of the development will be built out over the plan period.</p> <p><u>Outline planning permission for the comprehensive redevelopment of the Green Quarter Site was originally granted on 29th September 2010 to</u></p>	

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		<p>The allocation also seeks to include maximum heights for development, despite this being an area of continued discussion between the two local authorities. It is likely that modifications will be required to this allocation to accurately reflect the latest position with the development.</p>	<p><u>deliver a large residential led mixed use development (which has been subsequently amended by S73 applications, a non-material amendment application and reserved matters). Phase 1 is now complete and in occupation, Phase 3 is due to be completed in 2024 and Phase 2 thereafter. A new outline planning permission was granted on 6 November 2024 for a revised masterplan within Phases 4-9 (comprising just under half of the developable area of the extant permission) which connects to the wider Green Quarter site and will optimise development. The revised scheme includes a significant uplift in the number of housing units (circa 5566 homes in total) with an increase in the proportion of affordable housing. It also includes flexible non-residential commercial uses that will support a range of uses including makers spaces, affordable workspace, co-working and incubator hubs alongside more traditional retail and leisure uses including a new indoor sports hall. Other key features include a new primary school, a health centre, an energy centre, a park and wetlands</u></p>	

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			<p><u>and measures to improve connectivity and active travel."</u></p> <p>Amend Proposed Use:  <u>"A new neighbourhood comprising residential, employment and commercial uses, school and health centre."</u></p> <p>Amend contextual considerations, third bullet:  "The <u>original</u> outline planning permission <u>approved in 2010</u> has established general principles regarding layout and built form, however a revised masterplan for phases 4–9 was <u>approved submitted</u> in November 2024 <del>October 2023</del> for residential, flexible commercial uses, a drinking establishment, education uses, a new sports hall, energy centre and canal crossing.</p>	

**Table 2: Matters outstanding – LB Hillingdon objection maintained**

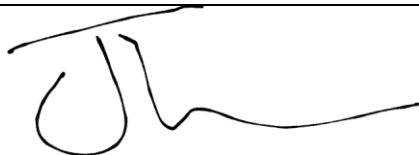
Matter	Reference	Summary of Issues	Ealing Response	Hillingdon Response	Ealing Response
2.1	09NO Kingdom Workshop, Sharvel Lane	<p>The site is allocated as a Gypsy and Traveller Site residential providing six pitches. The Council also notes that the boundary of the site has now been defined, so more precise comments can be provided. The Council notes this follows a public consultation exercise in July and August 2023 on the Gypsy and Traveller Pitch Provision Site Assessment, June 2023. The Council responded to this consultation and set out concerns with this site including status as Green Belt, potential impacts on the Down Barns Moat Ancient Monument, site access, transport access and availability. It also highlighted that there were three alternative sites that were more justified when viewed against the evidence presented.</p> <p>Hillingdon Council notes that Ealing Council has responded to some of the issues raised with the site in the document:</p> <p>Summary of Regulation 18 Issues and Responses. While this</p>	<p>Noted. Alternative sites were assessed and the allocated site is deemed the most suitable.</p> <p>The site fits the government's grey belt definition, as it is previously developed land and makes a negligible contribution to the NPPF's five Green Belt purposes. Moreover, the removal of the GB designation from this part of the site will not affect the greater GB site that includes West London Shooting School. In fact, the proposed G&amp;T site only makes up 0.6% of the wider GB parcel.</p>	We consider that the issues highlighted in previous correspondence remain unresolved.	We have no further comments to make



Matter	Reference	Summary of Issues	Ealing Response	Hillingdon Response	Ealing Response
		<p>document responds to some of the broad issues raised, there are others that have not been addressed:</p> <p>Green Belt – The Council previously raised that the great importance Green Belt carries in national policy had not been applied to the site selection process. The allocation now states that the site is Green Belt (adjacent), but the existing site is currently within the Green Belt. Due the prevalence of alternative sites, it is not considered that exceptional circumstances exist to justify changes to the Green Belt boundary.</p> <p>Availability – The Council previously raised issues regarding availability. These have not been addressed in the summary of issues and responses document.</p> <p>Accessibility – The Council previously raised concern with the site being categorised as ‘relatively less accessible than other sites’, but still being progressed. These have not been addressed in the response. This has not been addressed in the</p>			

Matter	Reference	Summary of Issues	Ealing Response	Hillingdon Response	Ealing Response
		<p>summary of issues and responses document.</p> <p>The Council's previous response outlined three sites which, based on the evidence presented, it considered would be more appropriate:</p> <p>Site 11 - Northolt Driving Range</p> <p>Site 12 - Northolt Golf Club</p> <p>Site 9 - Marnhams Field</p> <p>The Council requests a response which addresses the previous points raised and to demonstrate that alternatives have been fully assessed and the position reached is justified.</p>			

Signed on behalf of LB Ealing		
Name and position	Signature	Date
Steve Barton, Strategic Planning Manager, Ealing Council	<i>Steve Barton</i>	30/04/2025

Signed on behalf of LB Hillingdon		
Name and position	Signature	Date
Julia Johnson Director of Planning and Sustainable Growth		08/05/2025