



LOCAL PLAN

2015 - 2030

VOLUME TWO



London Borough
of Hounslow



INVEST HOUNSLOW

CONTENTS - VOLUME TWO

12 SITE ALLOCATIONS

238

	Site allocations overview	240
	Site allocations in Chiswick	244
01	Dukes Meadow	245
02	500 Chiswick High Road	246
03	Empire House	247
04	Hogarth Business Park 1	248
05	Wheatstone House	249
	Site allocations in Brentford	250
06	BSkyB	251
07	Gillette	252
08	Boston Manor House and Park	253
09	Gunnersbury Park	254
10	Reynard Mills	255
11	Albany Riverside	256
12	Alfa Laval	257
13	Lionel Road	258
14	Brentford Football Club	259
15	Brentford Police Station	260
16	Commerce Road	261
17	Brentford Waterside	262
18	Morrisons Supermarket and Car Park	263
19	Thames Water	264
20	Alexandra House	265
21	Brentford Bus Depot	266
22	69-77 Boston Manor Road	267
	Site allocations in Osterley and Spring Grove	268
23	632-652 London Road	269
24	Scout Hut at Star Road	270
25	South West of Gillette Corner	271

	Site allocations in Isleworth	272
26	John Busch House and the Telephone Exchange	273
27	Europa House	274
28	Swan Court	275
29	174 Twickenham Road	276
30	Rugby Road	277
31	Former West Thames College	278
32	Nazareth House	279
	Site allocations in Hounslow	280
33	Royal Mail Delivery Office	281
34	Bath Road	282
35	Bell Road	283
36	Central House	284
37	High Street Quarter	285
38	Hounslow House	286
39	Kingsley Road	287
40	Lampton Road	288
41	London Road North	289
42	London Road South - Site A	290
43	London Road South - Site B	291
44	Civic Centre	292
45	Staines Road East	293
46	Staines Road West	294
47	Vacant Site, Hanworth Road	295
48	Bus Garage	296
49	Upstage	297
50	Lampton House	298
51	Pears Road	299

CONTENTS - VOLUME TWO

52	Site allocations in Hounslow West	300
	Cavalry Barracks	301
53	Hounslow West Station	302
54	Bombardier Aerospace	303
55	Staines Road	304
56	Sutton Lane Indoor Bowls Club	305
	Site allocations in Cranford and Heston	306
57	Heston Leisure Centre	307
58	Rectory Farm	308
59	Cranford Lane	309
60	Master Robert Hotel	310
	Site allocations in Feltham	311
61	Feltham Arenas	312
62	Feltham Ex-Servicemens Club	313
63	Fern Grove	314
64	Ashmead Depot, Hounslow Homes	315
	Site allocations in Hanworth	316
65	Hanworth Library	317

Note: Site numbering has been revised since the publication of the August 2014 Submission version and the October 2014 Illustrative Minor Changes version of this document.

APPENDICES

318

1	Implementation and monitoring framework	320
2	Glossary	334
3	Infrastructure delivery schedule 2015 - 2030	338
4	Town centre boundary maps and designations	352
5	Frontages in town and neighbourhood centres	356



**CHAPTER SITE
TWELVE ALLOCATIONS**

SITE ALLOCATIONS

SITE ALLOCATIONS OVERVIEW

key information for each site

12.1 The key information provided in the following site allocation maps is outlined and explained in Table SA12.1 (below).

12.2 The London Borough of Hounslow Urban Context and Character Study will be used to identify and inform the context and design recommendations for each site.

SITE ALLOCATIONS

SITE ALLOCATIONS OVERVIEW

Table SA12.1: Site allocations overview

	Purpose	Source
Site name	'Popular' site description. The same names are used as in previous consultations where possible.	BAAP, UDP, Hounslow Town Centre Masterplan, Land owner, Draft London SHLAA 2013.
District	Through public consultation workshops for the Urban Context and Character Study, 10 identifiable study areas were formed (e.g. Chiswick), within which there are numerous character areas. The district boundaries align with physical features and buildings rather than the borough wards. This study will be used to guide the future design and character of each site.	London Borough of Hounslow Urban Context and Character Study 2014.
Site reference	Reference number to identify site. A new reference system is used in this document simply numbering 1-65. Where a site was included in the 'Policy Options' document its previous reference is noted under the 'source' section.	N/A
Source	How the site was identified. Where relevant, the previous site reference number is included.	Various. The most up to date source is used, so sites included in the 'Policy Options' document will reference this as the source.
Public Transport Accessibility Level (PTAL)	Site accessibility score from 1-6.	The London Plan 2011.
Site Area	To show the size of the site.	Local Authority.
Phasing	Projection completion. Phase 1 years 2015-2020 Phase 2 years 2021-2025 Phase 3 years 2026-2030	Various.
Land ownership	Whether the site is held in public or private ownership, or a combination of both.	Land Registry, previous consultation responses.
Context and constraints	All known planning constraints and designations are listed. The whole borough is designated as an Air Quality Management Area (AQMA) so this has not been listed for each site but affects all. The Flood Risk Sequential Test includes flood design constraints for those sites identified as at risk from flooding.	Various.

SITE ALLOCATIONS

SITE ALLOCATIONS OVERVIEW

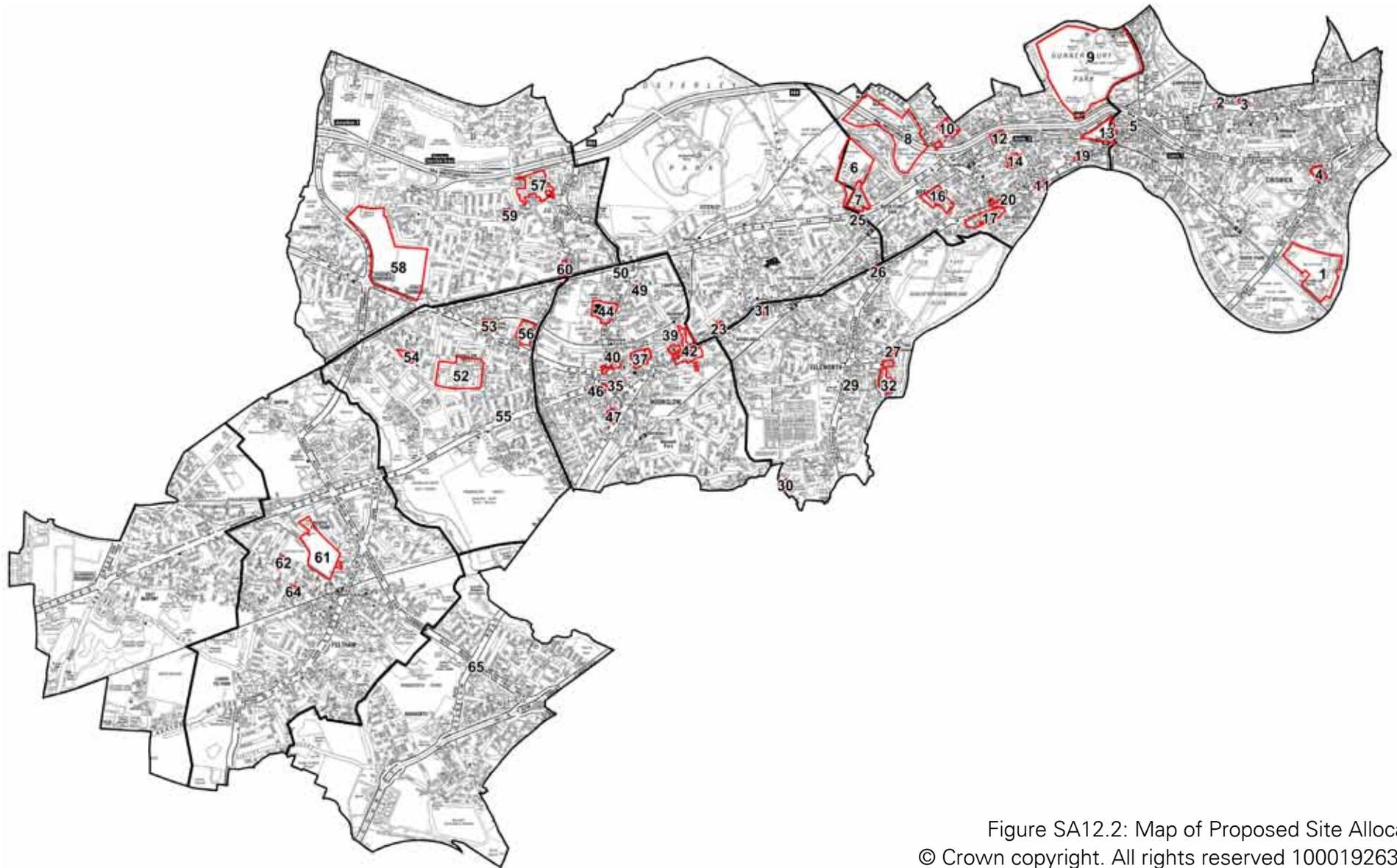


Figure SA12.2: Map of Proposed Site Allocations
© Crown copyright. All rights reserved 100019263 2013

SITE ALLOCATIONS

SITE ALLOCATIONS OVERVIEW

Table SA12.3: Site allocations list

SITE REF	NAME	PAGE	SITE REF	NAME	PAGE	SITE REF	NAME	PAGE
01	Dukes Meadow	245	26	John Busch House and the Telephone Exchange	273	50	Lampton House	298
02	500 Chiswick High Road	246				51	Pears Road	299
03	Empire House	247	27	Europa House	274	52	Cavalry Barracks	301
04	Hogarth Business Park	248	28	Swan Court	275	53	Hounslow West Station	302
05	Wheatstone House	249	29	174 Twickenham Road	276	54	Bombardier Aerospace	303
06	BSkyB	250	30	Rugby Road	277	55	Staines Road	304
07	Gillette	251	31	Former West Thames College	278	56	Sutton Lane Indoor Bowls Club	305
08	Boston Manor House and Park	252	32	Nazareth House	279	57	Heston Leisure Centre	307
09	Gunnersbury Park	253	33	Royal Mail Delivery Office	281	58	Rectory Farm	308
10	Reynard Mills	254	34	Bath Road	282	59	Cranford Lane	309
11	Albany Riverside	255	35	Bell Road	283	60	Master Robert Hotel	310
12	Alfa Laval	256	36	Central House	284	61	Feltham Arenas	312
13	Lionel Road	257	37	High Street Quarter	285	62	Feltham Ex-Servicemen's Club	313
14	Brentford Football Club	258	38	Hounslow House	286	63	Fern Grove	314
15	Brentford Police Station	259	39	Kingsley Road	287	64	Ashmead Depot, Hounslow Homes	315
16	Commerce Road	260	40	Lampton Road	288	65	Hanworth Library	317
17	Brentford Waterside	261	41	London Road North	289			
18	Morrisons Supermarket and Car Park	262	42	London Road South - Site A	290			
19	Thames Water	263	43	London Road South - Site B	291			
20	Alexandra House	264	44	Civic Centre	292			
21	Brentford Bus Depot	265	45	Staines Road East	293			
22	69-77 Boston Manor Road	267	46	Staines Road West	294			
23	632-652 London Road	269	47	Vacant Site, Hanworth Road	295			
24	Scout Hut at Star Road	271	48	Bus Garage	296			
25	South West of Gillette Corner	272	49	Upstage	297			

Note: Site numbering has been revised since the publication of the August 2014 Submission version and the October 2014 Illustrative Minor Changes version of this document.

SITE ALLOCATIONS

SITE ALLOCATIONS IN CHISWICK

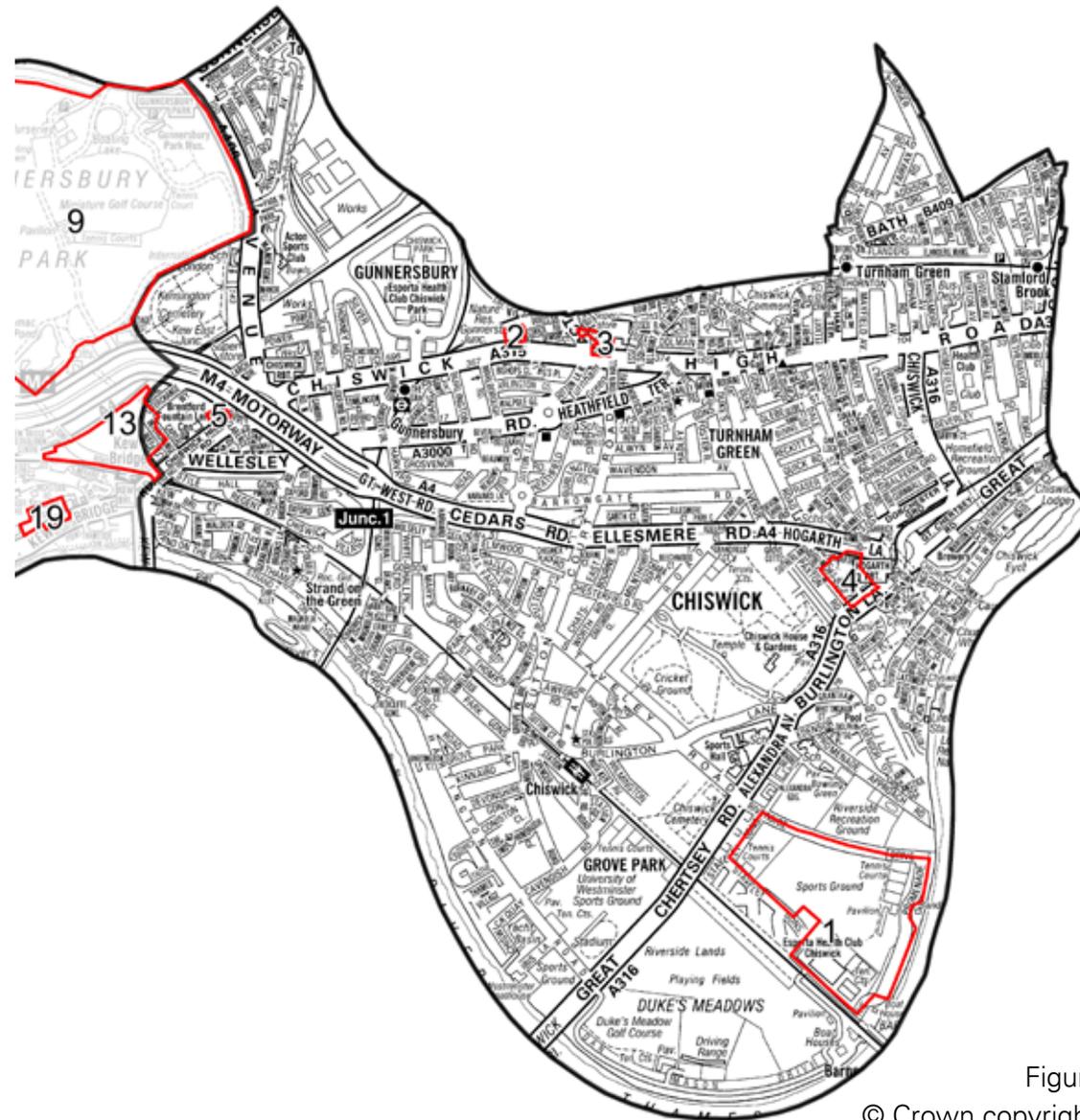


Figure SA12.4: Site Allocations in Chiswick
© Crown copyright. All rights reserved 100019263 2013

SITE ALLOCATIONS

01 CHISWICK - DUKES MEADOW

KEY INFORMATION

District: Chiswick

Site reference: 01

Address: Riverside Drive, London W4 2SH

Source: Development Management

PTAL: 1a

Site area (ha): 20.85

Existing use: Metropolitan Open Land with a mix of sporting clubs, allotments and open landscape

ALLOCATION AND JUSTIFICATION

Allocation: Leisure

Proposed use: Enhancement of sporting facilities with appropriate protection of the openness of the MOL. Open air recreational and relevant ancillary buildings to create a hub for sporting activity.

Justification: To support the retention of and enhancement of existing sports facilities on the site, maintaining openness and promoting public access to the open space.

Phasing: 2015-30

Land ownership: Public/Private

Context and constraints: The site is located within MOL, the Thames Policy Area and Flood Zone 3b (flood design constraints set out in Sequential Test). Sporting activities of national significance take place at the site, with the finish line for the Oxford Cambridge boat race located here (University of Westminster Boat House).

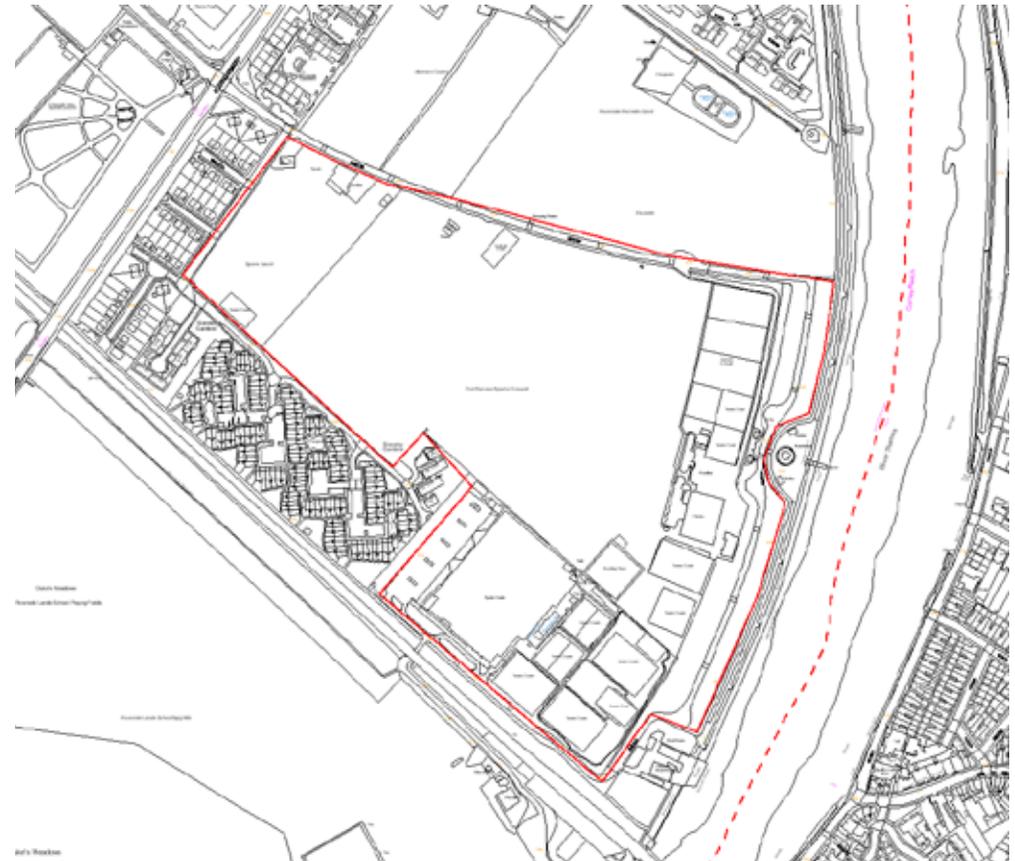


Figure SA12.5: Allocation 01 Site Map
© Crown copyright. All rights reserved 100019263 2013

SITE ALLOCATIONS

02 CHISWICK - 500 CHISWICK HIGH ROAD

KEY INFORMATION

District: Chiswick

Site Reference: 02

Address: 500 Chiswick High Road, Chiswick, W4 5RG

Source: London SHLAA 2013

PTAL: 5

Site Area (ha): 0.36

Existing use: Office and residential

ALLOCATION AND JUSTIFICATION

Allocation: Mixed use

Proposed use: Residential and commercial

Justification: This site has been identified through the London SHLAA 2013 as it has a potential housing capacity during the plan period. There should be appropriate retention of commercial use.

Phasing: 2015-20

Land ownership: Private

Planning Context and constraints: The allocation is based on a floorspace ration of 50:50 residential to office uses. The site is located within an APA and is adjacent to three TPOs.



Figure SA12.6: Allocation 02 Site Map
© Crown copyright. All rights reserved 100019263 2013

SITE ALLOCATIONS

03 CHISWICK - EMPIRE HOUSE

KEY INFORMATION

District: Chiswick

Site Reference: 03

Address: 408-418 Chiswick High Road, W4 5LY

Source: Development Management

PTAL: 5

Site Area (ha): 0.49

Existing use: Office and retail

ALLOCATION AND JUSTIFICATION

Allocation: Mixed Use

Proposed use: Hotel or office use with retail and residential.

Justification: This is a large, partly vacant site within Chiswick town centre which provides an opportunity for diversifying the mix of uses in the centre through redevelopment as a hotel or office and improving the quality of retail units along the frontage of Chiswick High Road. There may also be opportunities for a small proportion of residential units, to be provided above the retail and other commercial uses.

Phasing: 2015-25

Land ownership: Private

Context and constraints: The allocation is based on a floorspace ratio of 50:50 residential to non-residential uses. This site is located within Chiswick town centre and contains Primary Shopping Frontage. It is located within Turnham Green Conservation Area, an APA and adjacent to a Grade II Listed Building. It is within Flood Zone 3 and an AQMA.

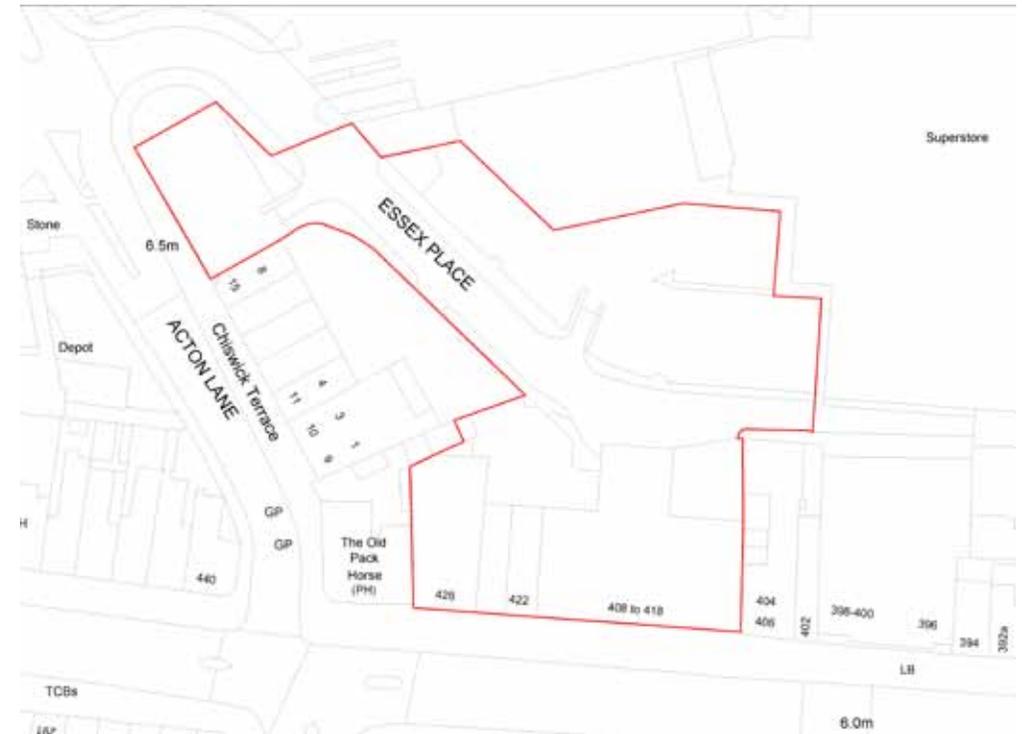


Figure SA12.7: Allocation 03 Site Map
© Crown copyright. All rights reserved 100019263 2013

SITE ALLOCATIONS

04 CHISWICK - HOGARTH BUSINESS PARK

KEY INFORMATION

District: Chiswick

Site Reference: 04

Address: Burlington Lane, Chiswick, W4 2TJ

Source: London SHLAA 2013

PTAL: 1

Site Area (ha): 1.74

Existing use: Industrial and office

ALLOCATION AND JUSTIFICATION

Allocation: Mixed use

Proposed use: Residential and Light Industrial (B1(b))

Justification: This site has been identified through the London SHLAA 2013 as it has potential housing capacity during the plan period. There should be appropriate retention of commercial use.

Phasing: 2015-20

Land ownership: Private

Context and constraints: The allocation is based on a floorspace ratio of 50:50 residential to light industrial uses. The site is located within Chiswick House Conservation Area and is adjacent to Grade I Listed Hogarth House. It is within Flood Zone 3.



Figure SA12.8: Allocation 04 Site Map
© Crown copyright. All rights reserved 100019263 2013

SITE ALLOCATIONS

05 CHISWICK - WHEATSTONE HOUSE

KEY INFORMATION

District: Chiswick

Site Reference: 05

Address: 650-654 Chiswick High Road, London, W4 5SA

Source: Call for Sites 2011

PTAL: 4

Site Area (ha): 0.31

Existing use: Vacant former telephone exchange

ALLOCATION AND JUSTIFICATION

Allocation: Mixed use

Proposed use: Residential with commercial (B1a office or C1 hotel) and ancillary retail.

Justification: This site has been identified through the London SHLAA 2013 as it has a potential housing capacity during the plan period. There should be appropriate retention of commercial use.

Phasing: Deliverable 2015-20

Land ownership: Private

Context and constraints: The allocation is based on a floorspace ratio of 75:25 residential to non-residential uses. This site is located within an APA and there is potentially land contamination on this site, given previous uses.

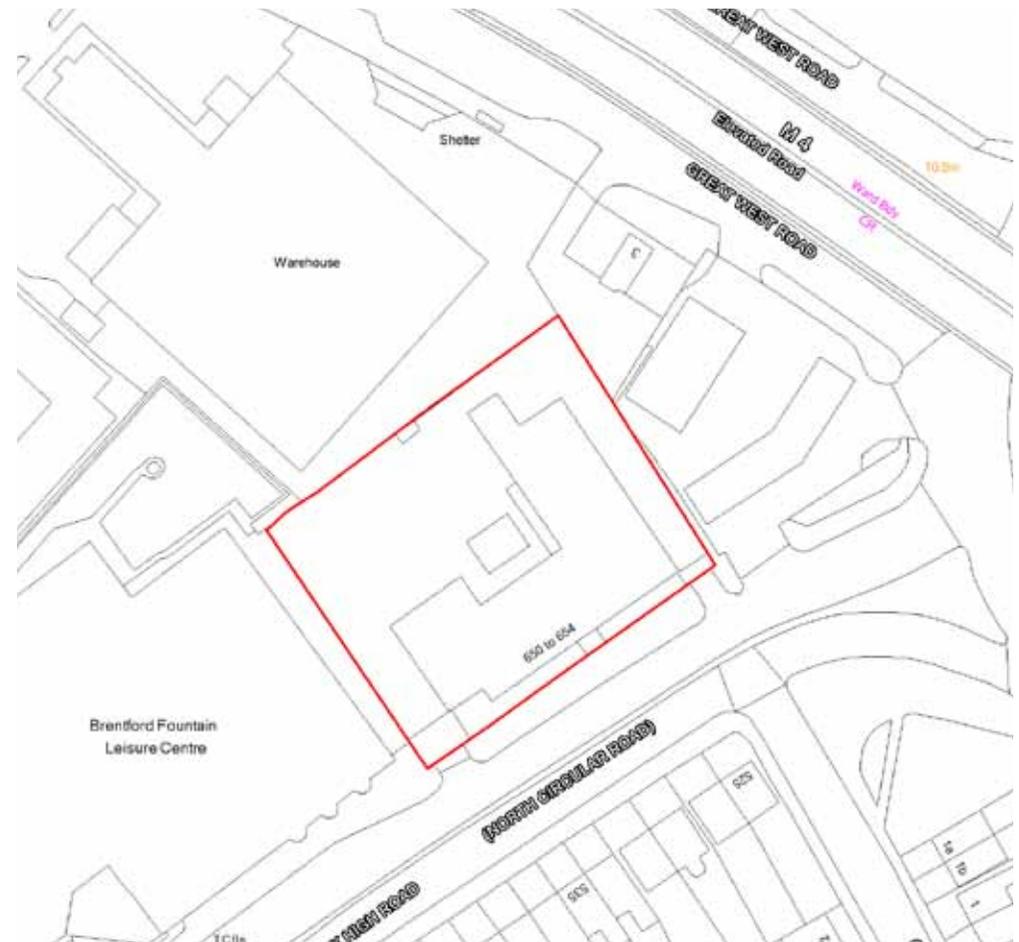


Figure SA12.9: Allocation 05 Site Map
© Crown copyright. All rights reserved 100019263 2013

SITE ALLOCATIONS

SITE ALLOCATIONS IN BRENTFORD

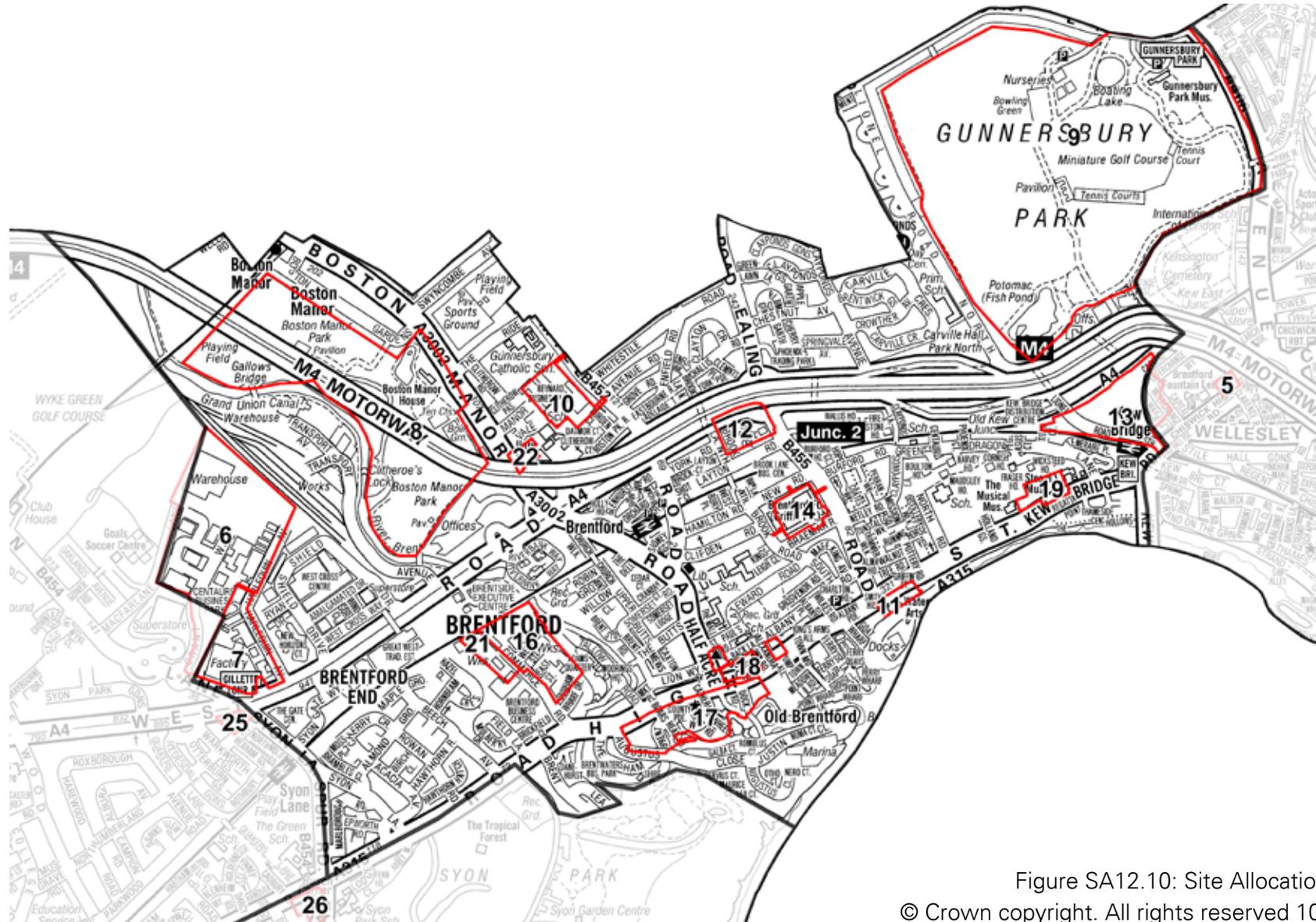


Figure SA12.10: Site Allocations in Brentford
© Crown copyright. All rights reserved 100019263 2013

SITE ALLOCATIONS

06 BRENTFORD - BSKYB

KEY INFORMATION

District: Brentford

Site Reference: 06

Address: Centaurs Business Park, Syon Lane, Isleworth, TW7 5QD

Source: Brentford Area Action Plan

PTAL: 1b-2

Site Area (ha): 14.49

Existing use: Media Campus (B1) and Warehousing (B8)

ALLOCATION AND JUSTIFICATION

Allocation: Mixed use

Proposed use: Employment

Justification: The continued use of this site as a media campus is supported as it makes a major contribution to the further development of the Great West Corridor as a digital and media hub and to the creation of jobs. It is recognised that the nature of broadcasting does not fit neatly into planning use classes so flexibility is imperative in order that the media campus can develop. Improvements to transport connectivity will be necessary to support employment growth at this site.

Phasing: 2015-20

Land ownership: Private

Context and constraints: This site is located within a SIL (IBP) and has MOL and a listed landmark building adjoining.



Figure SA12.11: Allocation 06 Site Map
© Crown copyright. All rights reserved 100019263 2013

SITE ALLOCATIONS

07 BRENTFORD - GILLETTE

KEY INFORMATION

District: Brentford

Site Reference: 07

Address: Gillette Corner, Great West Road, Isleworth, TW7 5LW

Source: Brentford Area Action Plan

PTAL: 2

Site Area (ha): 4.32

Existing use: Vacant - former offices and industrial

ALLOCATION AND JUSTIFICATION

Allocation: Employment

Proposed use: Retention and reuse of the existing Listed building and associated redevelopment to provide high quality flexible business space compatible with the site's designation as an Industrial Business Park where B1b, B1c and high value B2 activities will be encouraged. Ancillary B1a offices will be considered acceptable if this is ancillary to the primary use of the premises for industrial related uses or does not exceed the level of existing office floorspace.

The beneficial re-use of the Listed building is considered a high priority and the council will take a flexible approach to deliver a positive use for the building. Appropriate non-industrial uses for the Listed Building would be a hotel, training or higher education. These would need to be accommodated without compromising the industrial offer of the wider area.

Justification: Policies seek to retain and enhance the Listed building as well its setting and maintain appropriate employment uses. Any new use or redevelopment should result in positive impacts on the Strategic Industrial Location and the area as a whole.



Phasing: 2015-20

Land ownership: Private

Context and constraints: This site includes a Grade II Listed Building and is located within a SIL (IBP). It is within the NEC 'D' noise contour.

Figure SA12.12: Allocation 07 Site Map
© Crown copyright. All rights reserved 100019263 2013

SITE ALLOCATIONS

08 BRENTFORD - BOSTON MANOR HOUSE AND PARK

KEY INFORMATION

District: Brentford

Site Reference: 08

Address: Boston Manor Road, Brentford, TW8 9JX

Source: Brentford Area Action Plan

PTAL: 2-3

Site Area (ha): 29.12

Existing use: Historic parkland, listed buildings (including Grade I), sporting facilities and open parkland.

ALLOCATION AND JUSTIFICATION

Allocation: Heritage Asset

Proposed use: Restoration of the historic buildings and parkland, together with improved sports facilities and waterside environment.

Justification: Boston Manor Park is a large historic park surrounding Boston Manor House, which was built in 1623 and remained in private ownership until 1924. Most of the land that is now the park was farmland until the end of last century. Heritage regeneration is required to protect and enhance the existing historic buildings, parklands and waterside environment.

Phasing: 2015-30

Land ownership: Public

Context and constraints: This site is within a Conservation Area; MOL; SINC and also includes two Listed Buildings. River Brent runs adjacent to the site and opportunities should be sought to create wetland and restore and enhance the river corridor as proposed in the Mayor's All London Green Grid and supporting Supplementary Planning Guidance.



Figure SA12.13: Allocation 08 Site Map
© Crown copyright. All rights reserved 100019263 2013

SITE ALLOCATIONS

09 BRENTFORD - GUNNERSBURY PARK

KEY INFORMATION

District: Brentford

Site Reference: 09

Address: Gunnersbury Park, London, W3 8LQ

Source: Development Management

PTAL: 1a-4

Site Area (ha): 72

Existing use: Grade II* English Heritage registered park, 22 listed buildings (including Grade I), museum, sports facilities and parkland.

ALLOCATION AND JUSTIFICATION

Allocation: Heritage Asset

Proposed use: Restoration of core heritage parkland, refurbishment of listed buildings including potential enabling development and creation of a sporting hub.

Justification: Gunnersbury is of national significance and is Grade II* putting it in the top 30 per cent of registered parks in the country. There are also 22 listed buildings on the site. Several studies have shown Gunnersbury to be in major decline. English Heritage has named Gunnersbury within the top 12 'at risk' properties in England due to the large amount of investment needed to restore and repair the Buildings and landscape. Heritage regeneration is required to protect and enhance the existing historic buildings and parklands.



Phasing: 2015-30

Land ownership: Public

Context and constraints: This site is within the Gunnersbury Park Conservation Area, MOL, SINC, a CDA and also includes Grade II, Grade II* and Locally Listed Buildings. It is a Historic Park and Garden.

Figure SA12.14: Allocation 09 Site Map
© Crown copyright. All rights reserved 100019263 2013

SITE ALLOCATIONS

10 BRENTFORD - REYNARD MILLS

KEY INFORMATION

District: Brentford

Site Reference: 10

Address: Windmill Road, Brentford, TW8 9LY

Source: London SHLAA 2013

PTAL: 2-3

Site Area (ha): 2.35

Existing use: Industrial Trading Estate (B1/B8 use)

ALLOCATION AND JUSTIFICATION

Allocation: Mixed Use

Proposed use: Residential and education

Justification: The mixed use allocation is based on a floorspace ratio of 75:25 education to residential use. This site has been identified through the London SHLAA 2013 as it has a potential housing capacity during the plan period. This site has also been identified through the council's Sequential Assessment of Potential School Sites Update 2014 as an appropriate location for new school places in the Brentford school place planning area. It is an available brownfield site in an area of need for both primary and secondary places.

Phasing: 2015-25

Land ownership: Private

Context and constraints: Site is within a CDA.

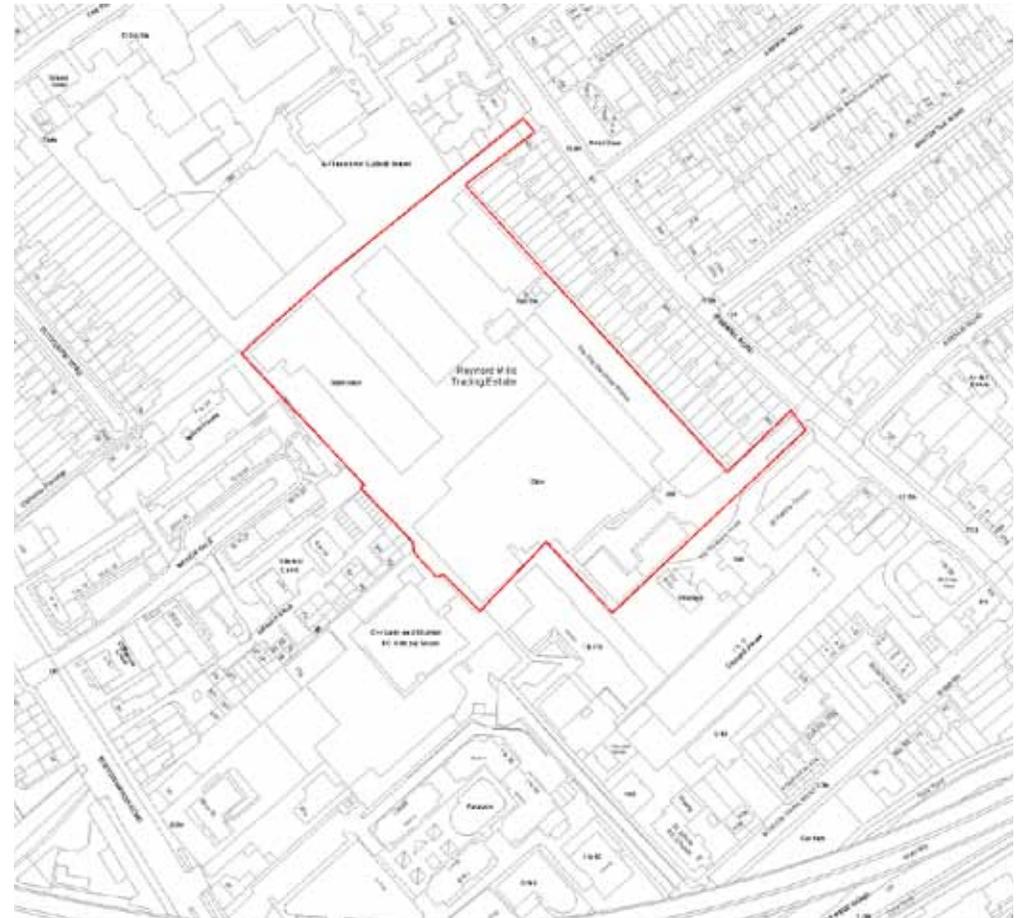


Figure SA12.15: Allocation 10 Site Map
© Crown copyright. All rights reserved 100019263 2013

SITE ALLOCATIONS

11 BRENTFORD - ALBANY RIVERSIDE

KEY INFORMATION

District: Brentford

Site Reference: 11

Address: High Street, Brentford, TW8 0BB

Source: London SHLAA 2013

PTAL: 3

Site Area (ha): 0.63

Existing use: Waterman's Arts Centre plus adjoining commercial uses.

ALLOCATION AND JUSTIFICATION

Allocation: Mixed use

Proposed use: Residential and re-provision of the Arts Centre either on-site or within Brentford town centre. The site should be developed comprehensively in order to optimise the residential capacity of the site as a whole. This will help achieve regeneration of the overall area and avoid the sterilisation of individual elements of the site.

Justification: The mixed use allocation is based on a floorspace ratio of 50:50 residential to non-residential uses. Waterman's Arts Centre is of strategic importance as a cultural and leisure facility in the borough. As such, a town centre location would be more suitable and would leave this site available for residential and retention of an employment use as appropriate, while supporting the regeneration of Brentford town centre. The redevelopment of this site must include re-provision of the Arts Centre either in the town centre or on-site. Educational, health and water-related uses, particularly those that support greater use of the river and canal for education and recreational purposes, could also form part of a mixed use scheme in order to contribute to the overall goal of regenerating the area. Any scheme should enable public access to the riverside.



Phasing: 2021-25

Land ownership: Public / private

Context and constraints: This site is located within an APA and in Flood Zone 3a (adjacent to 3a(i) and 3b), and in the presence of the Thames Tidal Flood Defence (flood design constraints set out in Sequential Test). It is part of the Thames Policy Area and is in an existing SINCC. The site is historic landfill.

Figure SA12.16: Allocation 11 Site Map
© Crown copyright. All rights reserved 100019263 2013

SITE ALLOCATIONS

12 BRENTFORD - ALFA LAVAL

KEY INFORMATION

District: Brentford

Site Reference: 12

Address: Great West Road, Brentford, TW8 9BU

Source: Brentford Area Action Plan

PTAL: 3

Site Area (ha): 1.8

Existing use: Vacant mixed employment site

ALLOCATION AND JUSTIFICATION

Allocation: Mixed use

Proposed use: Residential and commercial (B1b/c and C1) uses with ancillary retail and services (A1-A4)

Justification: The mixed use allocation is based on a floorspace ratio of 50:50 residential to non-residential uses. This site has been identified through the London SHLAA 2013 as it has a potential housing capacity during the plan period.

Phasing: 2015-20

Land ownership: Private

Context and constraints: NEC 'D' noise contours along the frontage of the site with the Great West Road.



Figure SA12.17: Allocation 12 Site Map
© Crown copyright. All rights reserved 100019263 2013

SITE ALLOCATIONS

13 BRENTFORD - LIONEL ROAD

KEY INFORMATION

District: Brentford

Site Reference: 13

Address: Lionel Road South, Brentford, TW8 0JA

Source: Development Management

PTAL: 3

Site Area (ha): 5.34

Existing use: Waste transfer

ALLOCATION AND JUSTIFICATION

Allocation: Mixed use

Proposed use: Community Football Stadium with enabling residential and hotel (C1) with ancillary retail and services (A1-A4).

Justification: The mixed use allocation is based on a floorspace ratio of 75:25 non-residential to residential uses. Planning permission has been granted for a community football stadium with enabling residential and commercial uses, including retail.

Phasing: 2021-25

Land ownership: Private

Context and constraints: This site is adjacent to Flood Zone 2 and 3a (flood design constraints set out in Sequential Test). It is within an APA and CDA. Part of the site is used for waste processing and transfer, and therefore the London Plan requires the re-provision of this use in another location. There is potentially land contamination on this site, given previous uses.



Figure SA12.18: Allocation 13 Site Map
© Crown copyright. All rights reserved 100019263 2013

SITE ALLOCATIONS

14 BRENTFORD - BRENTFORD FOOTBALL CLUB

KEY INFORMATION

District: Brentford

Site Reference: 14

Address: Griffin Park, Braemar Road, Brentford, TW8 0NT

Source: London SHLAA 2013

PTAL: 3

Site Area (ha): 1.63

Existing use: Football Stadium

ALLOCATION AND JUSTIFICATION

Allocation: Housing

Proposed use: Residential

Justification: The site has outline planning permission for housing and has been identified in the London SHLAA 2013 as it has a potential housing capacity during the plan period.

Phasing: 2015-20

Land ownership: Private

Context and constraints: This site is local open space. A small part of this site is in Flood Zone 3 and it is adjacent to an APA. The football stadium on this site must be retained or reprovided off-site as part of any redevelopment.

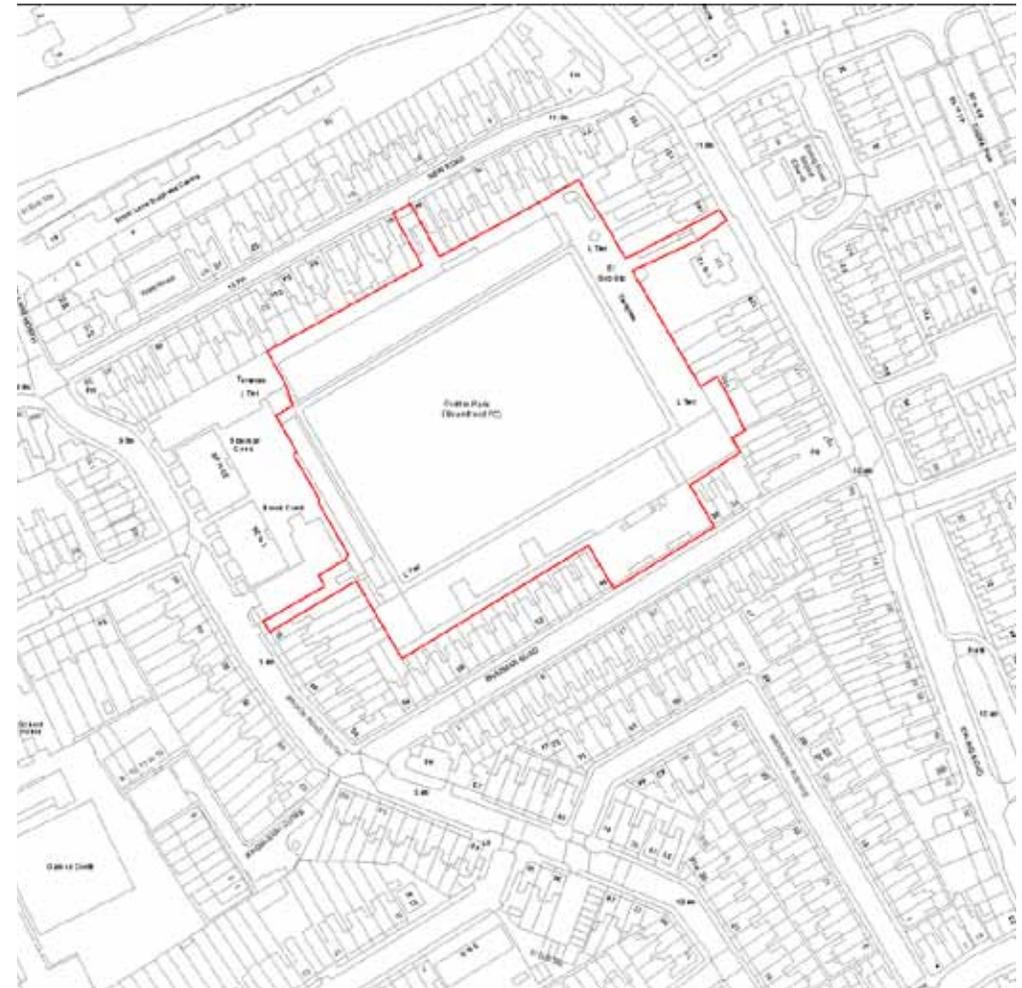


Figure SA12.19: Allocation 14 Site Map
© Crown copyright. All rights reserved 100019263 2013

SITE ALLOCATIONS

15 BRENTFORD - BRENTFORD POLICE STATION

KEY INFORMATION

District: Brentford

Site Reference: 15

Address: Half Acre, Brentford, TW8 8DH

Source: London SHLAA 2013

PTAL: 4

Site Area (ha): 0.27

Existing use: Police station

ALLOCATION AND JUSTIFICATION

Allocation: Mixed use

Proposed use: Education, residential and retail.

Justification: The mixed use allocation is based on a floorspace ratio of 75:20:5 education, residential and retail uses respectively. This site has been identified through the council's Sequential Assessment of Potential School Sites Update 2014 as an appropriate location for provision of new school places in the Brentford school place planning area. It is an available brownfield site in an area of need for both primary and secondary places.

Phasing: 2015-25

Land ownership: Private

Context and constraints: This site lies adjacent to Brentford town centre, St Paul's Conservation Area and is within an APA.



Figure SA12.20: Allocation 15 Site Map
© Crown copyright. All rights reserved 100019263 2013

SITE ALLOCATIONS

16 BRENTFORD - COMMERCE ROAD

KEY INFORMATION

District: Brentford

Site Reference: 16

Address: Commerce Road, Brentford, TW8 8LR

Source: London SHLAA 2013

PTAL: 2

Site Area (ha): 3.69

Existing use: Industrial

ALLOCATION AND JUSTIFICATION

Allocation: Mixed use

Proposed use: To include a mix of residential, commercial (B1a and ancillary retail/ services (A1-A4)), waterside leisure, education and community uses.

Justification: The mixed use allocation is based on a floorspace ratio of 75:25 residential to non-residential uses. Planning consent has been partly implemented with residential development completed on the southern part of the site. There is potential for educational or employment uses on the northern end of the site. This site has been identified in the council's School Place Planning Site Review Sequential Assessment of Potential School Sites Update 2014 as an appropriate location for the provision of new school places.

Phasing: 2015-20

Land ownership: Public / private



Context and constraints: This site is adjacent to a Conservation Area and a SINC. Part of this site falls within Flood Zone 2 - 3a(i) to 3b, in the presence of the Thames Tidal Flood Defence (flood design constraints set out in Sequential Test). This site also includes a PIL.

Figure SA12.21: Allocation 16 Site Map
© Crown copyright. All rights reserved 100019263 2013

SITE ALLOCATIONS

17 BRENTFORD - BRENTFORD WATERSIDE

KEY INFORMATION

District: Brentford

Site Reference: 17

Address: Land south of the High Street, Brentford, TW8 0BB

Source: London SHLAA 2013

PTAL: 3

Site Area (ha): 4.76

Existing use: Mixed use - retail, commercial, light industrial, residential and waterside related uses. Some buildings are vacant.

ALLOCATION AND JUSTIFICATION

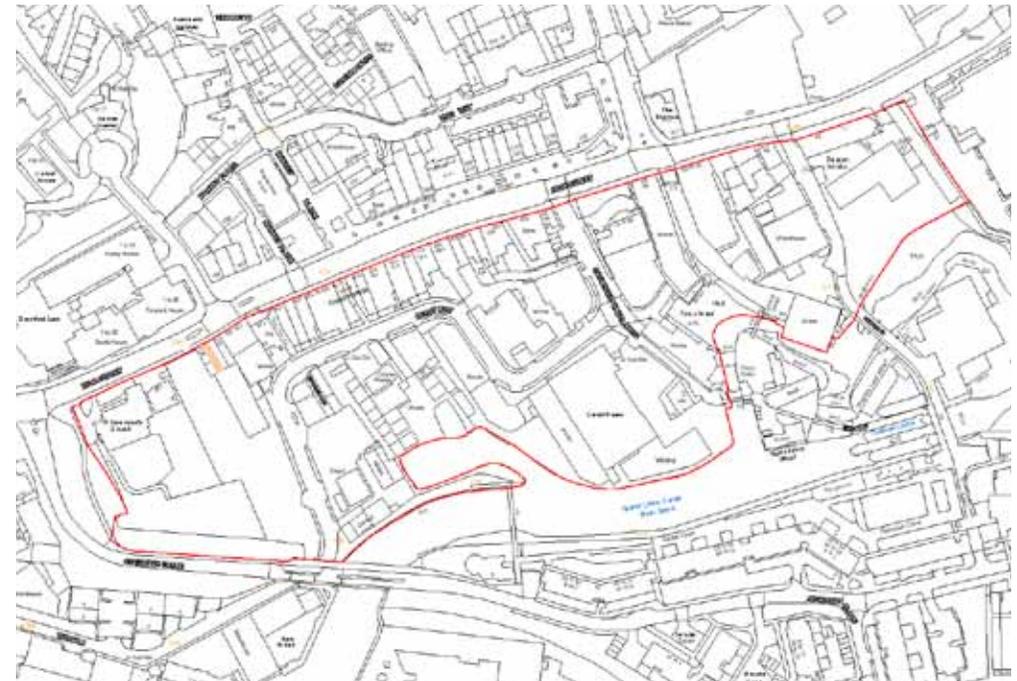
Allocation: Mixed use

Proposed use: Mixed use comprising of residential, retail, leisure, cultural, community and waterspace related uses and provision for town centre car parking.

Justification: The redevelopment of this site for retail led mixed use town centre development is key to the successful regeneration of Brentford town centre. This site should enhance the town centre's role as a District Centre and should fulfil an important community, cultural and social role for Brentford's existing and new residents. This site has been identified in the London Plan SHLAA 2013 as it has potential housing capacity during the plan period.

Phasing: 2015-25

Land ownership: Public / private



Context and constraints: This site is within the Grand Union Canal & Boston Manor Conservation Area and includes Grade II and Locally Listed Buildings. It is within a SINC, the Thames Policy Area, an APA and Flood Zone 3 to 3ai and 3b and in the presence of the Thames Tidal Flood Defence (flood design constraints set out in Sequential Test). This site is within Brentford town centre and includes part of the primary retail frontage and primary shopping area, as well as including a POL. The site falls within London Heathrow Airport 57dB LAeq noise contour. Potential impact on Syon Park SSSI.

Figure SA12.22: Allocation 17 Site Map
© Crown copyright. All rights reserved 100019263 2013

SITE ALLOCATIONS

18 BRENTFORD - MORRISONS SUPERMARKET

KEY INFORMATION

District: Brentford

Site Reference: 18

Address: High St, Brentford, TW8 0JG

Source: Brentford Area Action Plan

PTAL: 4

Site Area (ha): 0.6

Existing use: Retail and associated car park

ALLOCATION AND JUSTIFICATION

Allocation: Mixed use

Proposed use: Retail-led mixed town centre use including residential, with an appropriate level of provision for town centre car parking.

Justification: The mixed use allocation is based on a floorspace ratio of 75:25 retail to residential use. The supermarket continues to play an important role with regards to the provision of large floor plate retail floorspace within Brentford, however a diversification of uses could also contribute to the regeneration of Brentford town centre.

Phasing: 2015-20

Land ownership: Private

Context and constraints: The site is within Brentford town centre and part of the secondary retail frontage. Part of the site is located within Flood Zone 2 (flood design constraints set out in Sequential Test). It is within an APA and is adjacent to a Locally Listed Building and the St Paul's Conservation Area. Potential impact on Syon Park SSSI.



Figure SA12.23: Allocation 18 Site Map
© Crown copyright. All rights reserved 100019263 2013

SITE ALLOCATIONS

19 BRENTFORD - THAMES WATER

KEY INFORMATION

District: Brentford

Site Reference: 19

Address: Kew Bridge Road, Brentford, TW8 0EF

Source: Brentford Area Action Plan

PTAL: 3

Site Area (ha): 1.07

Existing use: Former Thames Water operational land

ALLOCATION AND JUSTIFICATION

Allocation: Mixed use

Proposed use: Residential and ancillary business accommodation (B1a) with open space and buildings of historic interest

Justification: The mixed use allocation is based on a floorspace ratio of 90:10 residential to retail use. The site has planning permission for a mixed use development including residential and commercial with open space and buildings of historic interest.

Phasing: 2015-25

Land ownership: Private

Context and constraints: This site is within an APA and Kew Bridge conservation area. It lies adjacent to a Locally Listed Building and is located on historic landfill.

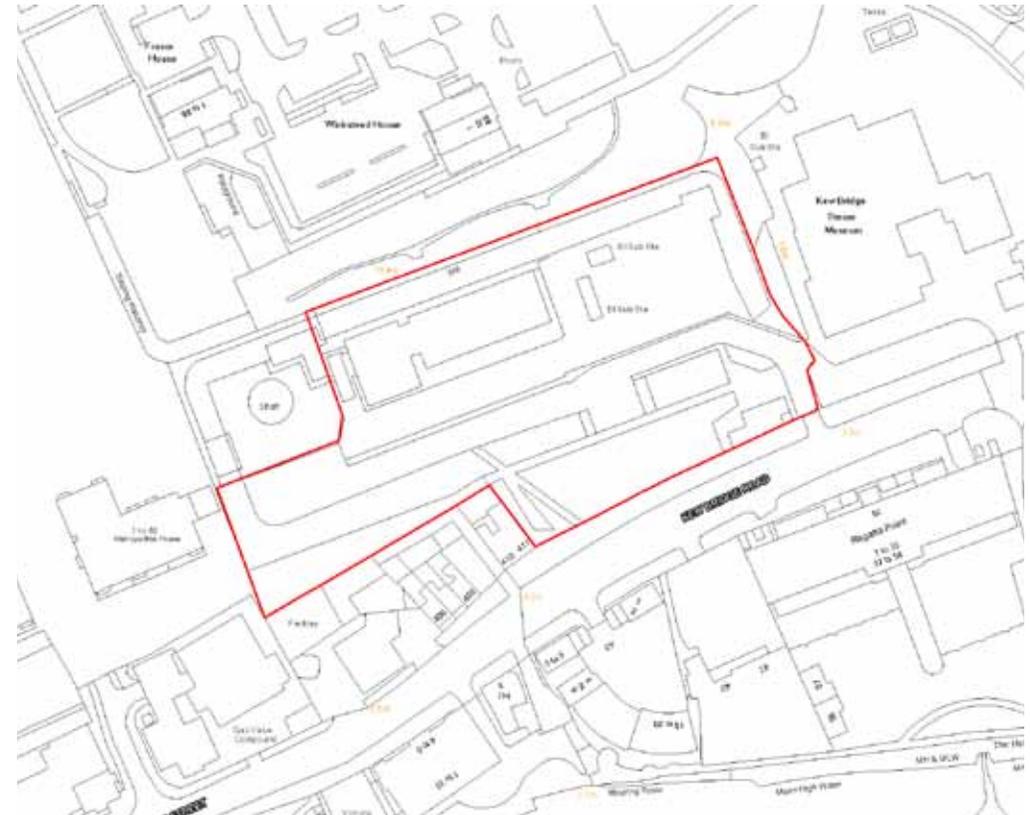


Figure SA12.24: Allocation 19 Site Map
© Crown copyright. All rights reserved 100019263 2013

SITE ALLOCATIONS

20 BRENTFORD - ALEXANDRA HOUSE

KEY INFORMATION

District: Brentford

Site Reference: 20

Address: Albany Rd, Brentford TW8 0NE

Source: Sequential Assessment of Potential School Sites Update 2014

PTAL: 3

Site Area (ha): 0.24

Existing use: Office

ALLOCATION AND JUSTIFICATION

Allocation: Education

Proposed use: Expansion of an existing primary school.

Justification: This site has been identified through the council's Sequential Assessment of Potential School Sites Update 2014 as an appropriate location for the expansion of existing primary provision in the Brentford school place planning area. It is an available brownfield site in an area of need for both primary and secondary places and close to an existing primary school with the capacity to expand.

Phasing: 2015-20

Land ownership: Public

Context and constraints: There is a Listed Building on this site and it is partly in and adjacent to Flood Zone 3a (flood design constraints set out in Sequential Test).

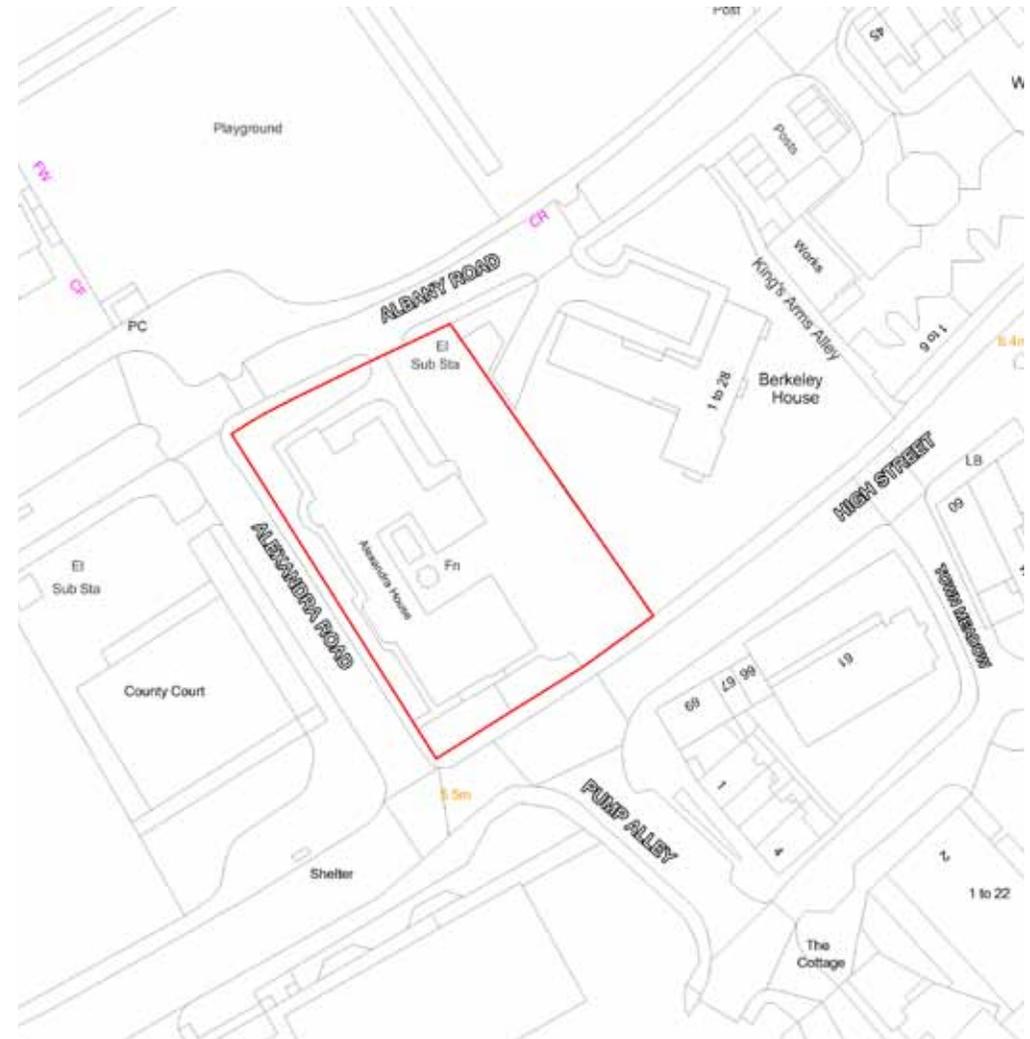


Figure SA12.25: Allocation 20 Site Map
© Crown copyright. All rights reserved 100019263 2013

SITE ALLOCATIONS

21 BRENTFORD - BRENTFORD BUS DEPOT

KEY INFORMATION

District: Brentford

Site Reference: 21

Address: Commerce Road, Brentford, TW8 8LZ

Source: Sequential Assessment of Potential School Sites Update 2014

PTAL: 2

Site Area (ha): 1.05

Existing use: Bus depot

ALLOCATION AND JUSTIFICATION

Allocation: Education

Proposed use: Provision of school if bus depot can be reprovided on an appropriate site with the agreement of TfL

Justification: This site has been identified through the council's Sequential Assessment of Potential School Sites Update 2014 as an appropriate location for the expansion of existing primary provision in the Brentford school place planning area. It is an available brownfield site in an area of need for both primary and secondary places.

Phasing: 2015-25

Land ownership: Private

Context and constraints: This site is adjacent to local open space and a part of the site is located within Flood Zone 2 (flood design constraints set out in Sequential Test). There is potentially land contamination on this site, given previous uses. The bus depot on this site must be retained or reprovided in an appropriate location should development come forward.



Figure SA12.26: Allocation 21 Site Map
© Crown copyright. All rights reserved 100019263 2013

SITE ALLOCATIONS

22 BRENTFORD - 69 TO 77 BOSTON MANOR ROAD

KEY INFORMATION

District: Brentford

Site Reference: 22

Address: Boston Manor Road, Brentford, TW8 9JQ

Source: London SHLAA 2013

PTAL: 2

Site Area (ha): 0.45

Existing use: Office and Residential

ALLOCATION AND JUSTIFICATION

Allocation: Mixed Use

Proposed use: Residential and small scale offices/ further education

Justification: The mixed use allocation is based on a floorspace ratio of 50:50 residential to office use. This site has been identified through the London SHLAA 2013 as it has a potential housing capacity during the plan period.

Phasing: 2021-25

Land ownership: Private

Context and constraints: This site includes Grade II Listed Buildings and is in a CDA.

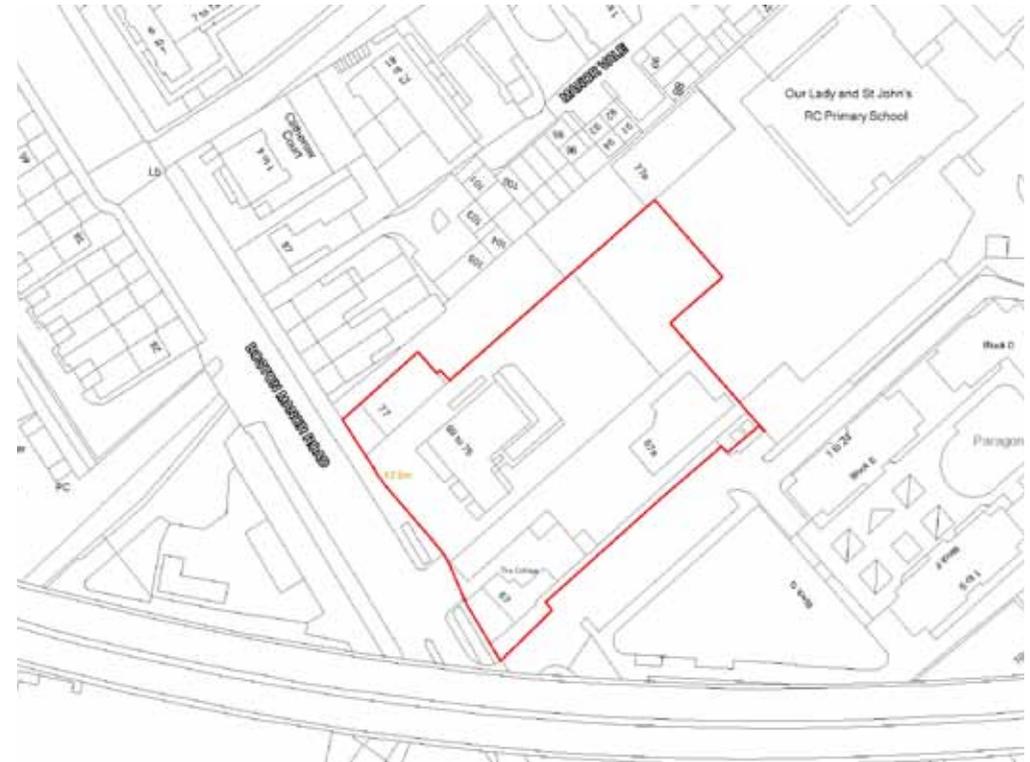


Figure SA12.27: Allocation 22 Site Map
© Crown copyright. All rights reserved 100019263 2013

SITE ALLOCATIONS

SITE ALLOCATIONS IN OSTERLEY AND SPRING GROVE

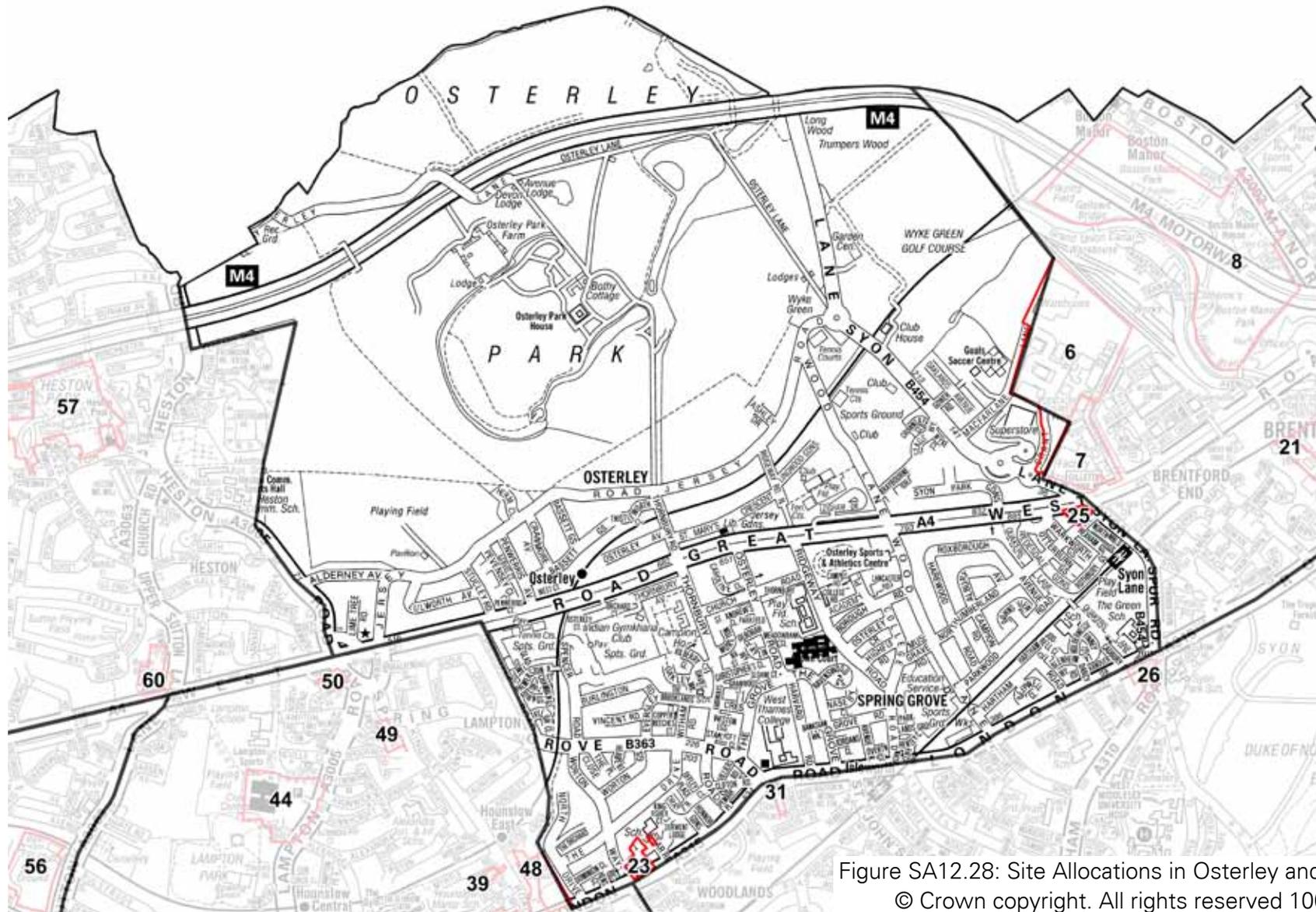


Figure SA12.28: Site Allocations in Osterley and Spring Grove
© Crown copyright. All rights reserved 100019263 2013

SITE ALLOCATIONS

23 OSTERLEY AND SPRING GROVE - 632-652 LONDON ROAD

KEY INFORMATION

District: Osterley and Spring Grove

Site Reference: 23

Address: 632-652 London Road, Hounslow, TW7 4EG

Source: London SHLAA 2013

PTAL: 4

Site Area (ha): 0.73

Existing use: Office

ALLOCATION AND JUSTIFICATION

Allocation: Housing

Proposed use: Residential

Justification: This site has been identified through the London SHLAA 2013 as it has a potential housing capacity during the plan period.

Phasing: 2015-20

Land ownership: Private

Context and constraints: The site is located within an APA.

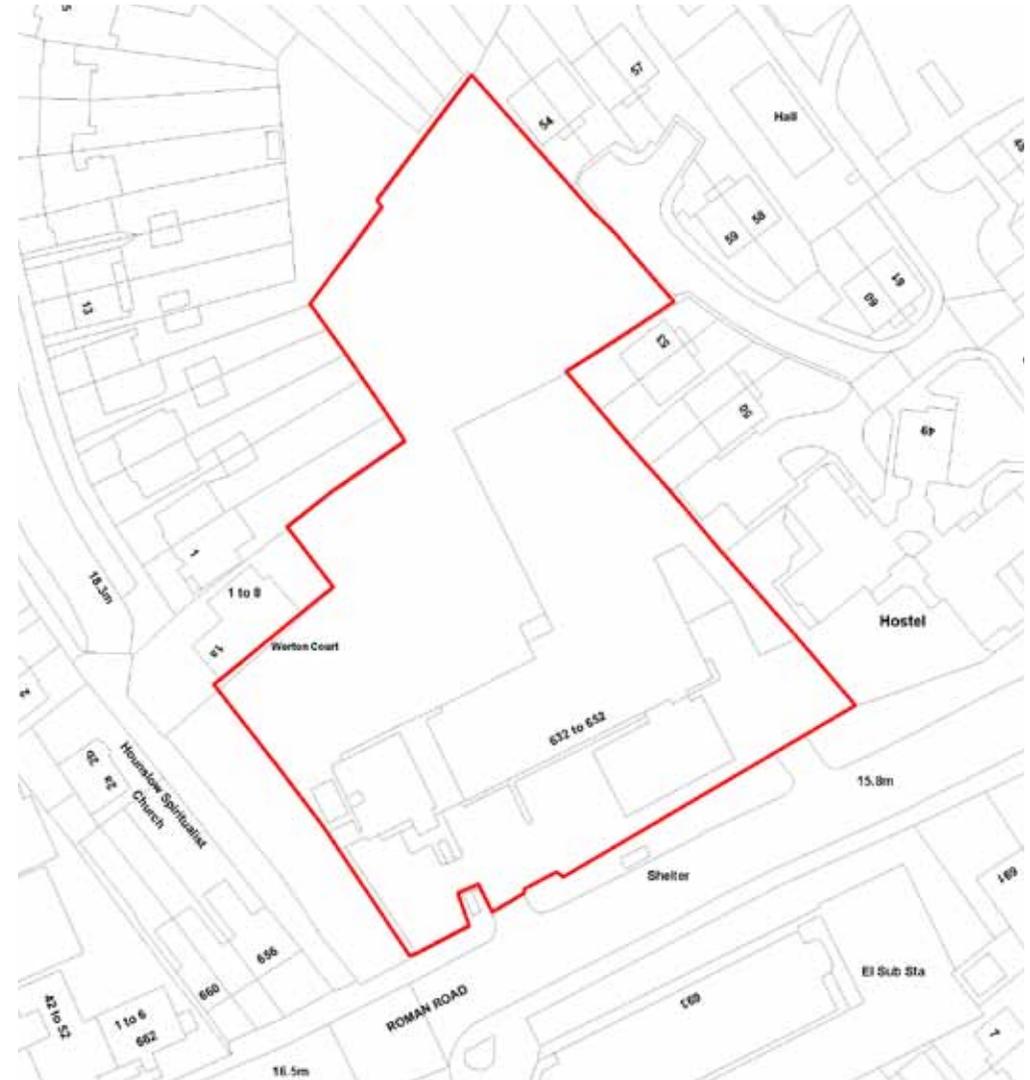


Figure SA12.29: Allocation 23 Site Map
© Crown copyright. All rights reserved 100019263 2013

SITE ALLOCATIONS

24 OSTERLEY AND SPRING GROVE - SCOUT HUT AT STAR ROAD

KEY INFORMATION

District: Osterley and Spring Grove

Site Reference: 24

Address: Adjacent to Spring Grove School, Star Road, Isleworth

Source: London SHLAA 2013

PTAL: 4

Site Area (ha): 0.05

Existing use: Community use

ALLOCATION AND JUSTIFICATION

Allocation: Education

Proposed use: Expansion of existing school.

Justification: This site has been identified through the council's Sequential Assessment of Potential School Sites Update 2014 as an appropriate location for the expansion of existing primary provision in the Central Hounslow school place planning area. It is an available brownfield site in ownership of the council and in an area of need for both primary and secondary places and close to an existing primary school with the capacity to expand.

Phasing: 2015-20

Land ownership: Public

Context and constraints: No planning constraints identified.



Figure SA12.30: Allocation 24 Site Map
© Crown copyright. All rights reserved 100019263 2013

SITE ALLOCATIONS

25 OSTERLEY AND SPRING GROVE - SOUTH WEST OF GILLETTE CORNER

KEY INFORMATION

District: Osterley and Spring Grove

Site Reference: 25

Address: Great West Road, Isleworth, TW7 5PD

Source: Development Management

PTAL: 2

Site Area (ha): 0.39

Existing use: Vacant site, former petrol station and offices

ALLOCATION AND JUSTIFICATION

Allocation: Mixed use

Proposed use: Residential and commercial (Light Industrial B1b/c or B8 warehousing).

Justification: The mixed use allocation is based on a floorspace ratio of 50:50 residential to commercial use. Suitable office location, particularly the frontage onto the Great West Road with potential housing capacity during the plan period.

Phasing: 2015-20

Land ownership: Private

Context and constraints: There is potentially land contamination on this site, given previous uses.



Figure SA12.31: Allocation 25 Site Map
© Crown copyright. All rights reserved 100019263 2013

SITE ALLOCATIONS

SITE ALLOCATIONS IN ISLEWORTH

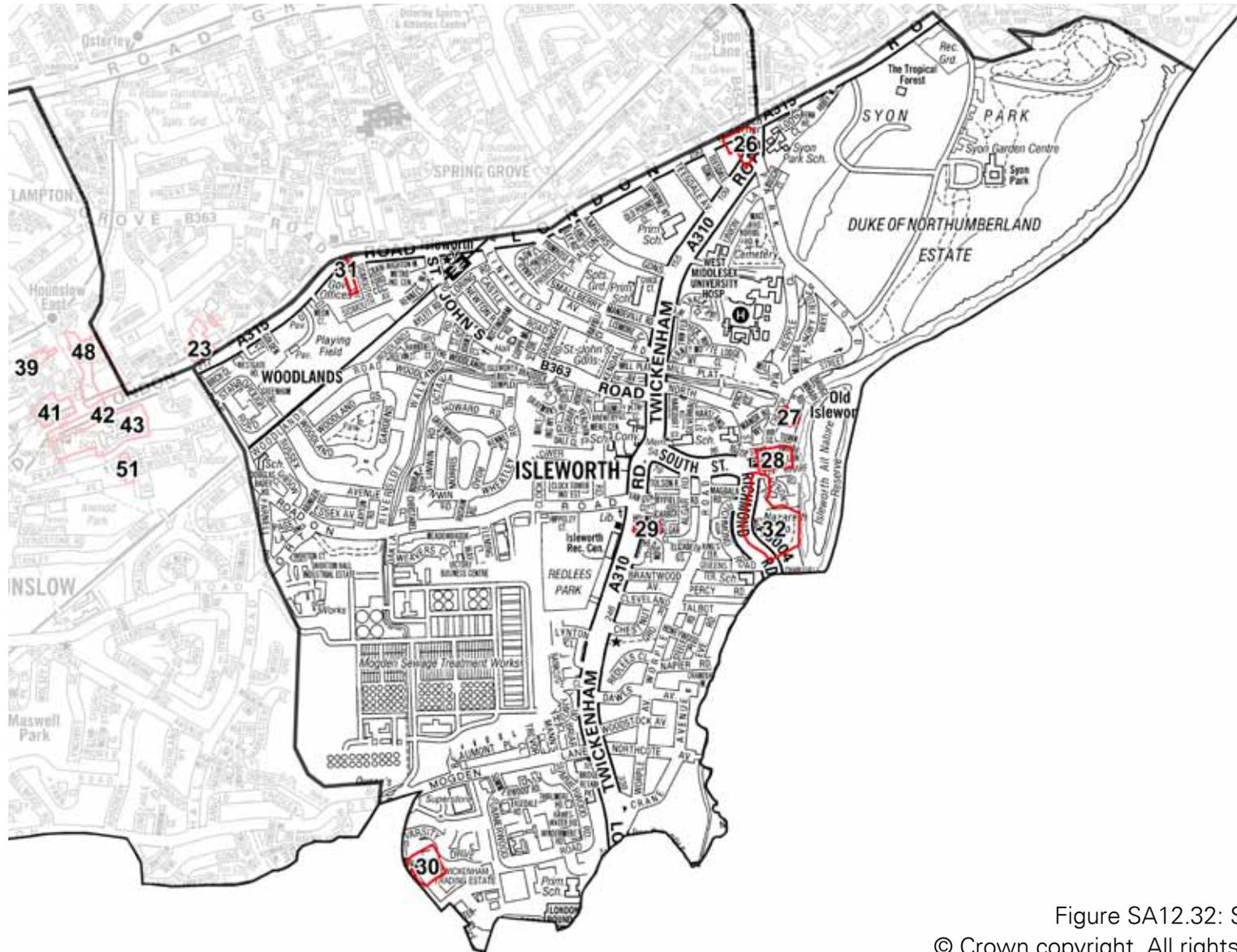


Figure SA12.32: Site Allocations in Isleworth
© Crown copyright. All rights reserved 100019263 2013

SITE ALLOCATIONS

26 ISLEWORTH - JOHN BUSCH HOUSE AND THE TELEPHONE EXCHANGE

KEY INFORMATION

District: Isleworth

Site Reference: 26

Address: 277 London Road, Isleworth, TW7 5AX

Source: Sequential Assessment of Potential School Sites Update 2014

PTAL: 2

Site Area (ha): 0.77

Existing use: Office and telephone exchange

ALLOCATION AND JUSTIFICATION

Allocation: Education

Proposed use: Provision of school places

Justification: This site has been identified through the council's Sequential Assessment of Potential School Sites Update 2014 as an appropriate location for the expansion of existing education provision in the Brentford school place planning area. It is an available brownfield site in an area of need for school places.

Phasing: 2015-20

Land ownership: Private

Context and constraints: The site is located within an APA. Site falls within London Heathrow Airport 60dB LAeq noise contour.



Figure SA12.33: Allocation 26 Site Map
© Crown copyright. All rights reserved 100019263 2013

SITE ALLOCATIONS

27 ISLEWORTH - EUROPA HOUSE

KEY INFORMATION

District: Isleworth

Site Reference: 27

Address: Europa House, Church Street, Isleworth, TW7 6DA

Source: London SHLAA 2013

PTAL: 1

Site Area (ha): 0.28

Existing use: Office

ALLOCATION AND JUSTIFICATION

Allocation: Mixed use

Proposed use: Residential and office

Justification: The mixed use allocation is based on a floorspace ratio of 50:50 residential to office use. This site has been identified through the London SHLAA 2013 as it has a potential housing capacity during the plan period.

Phasing: 2021-25

Land ownership: Private

Context and constraints: The site is located within the Thames Policy Area, Isleworth Riverside Conservation Area and APA. The site is located in Flood Zone 3a and Flood Zone 3b and in the presence of the Thames Tidal Flood Defence (flood design constraints set out in Sequential Test). It lies adjacent to a number of listed buildings. Site falls within London Heathrow Airport 57dB LAeq noise contour.

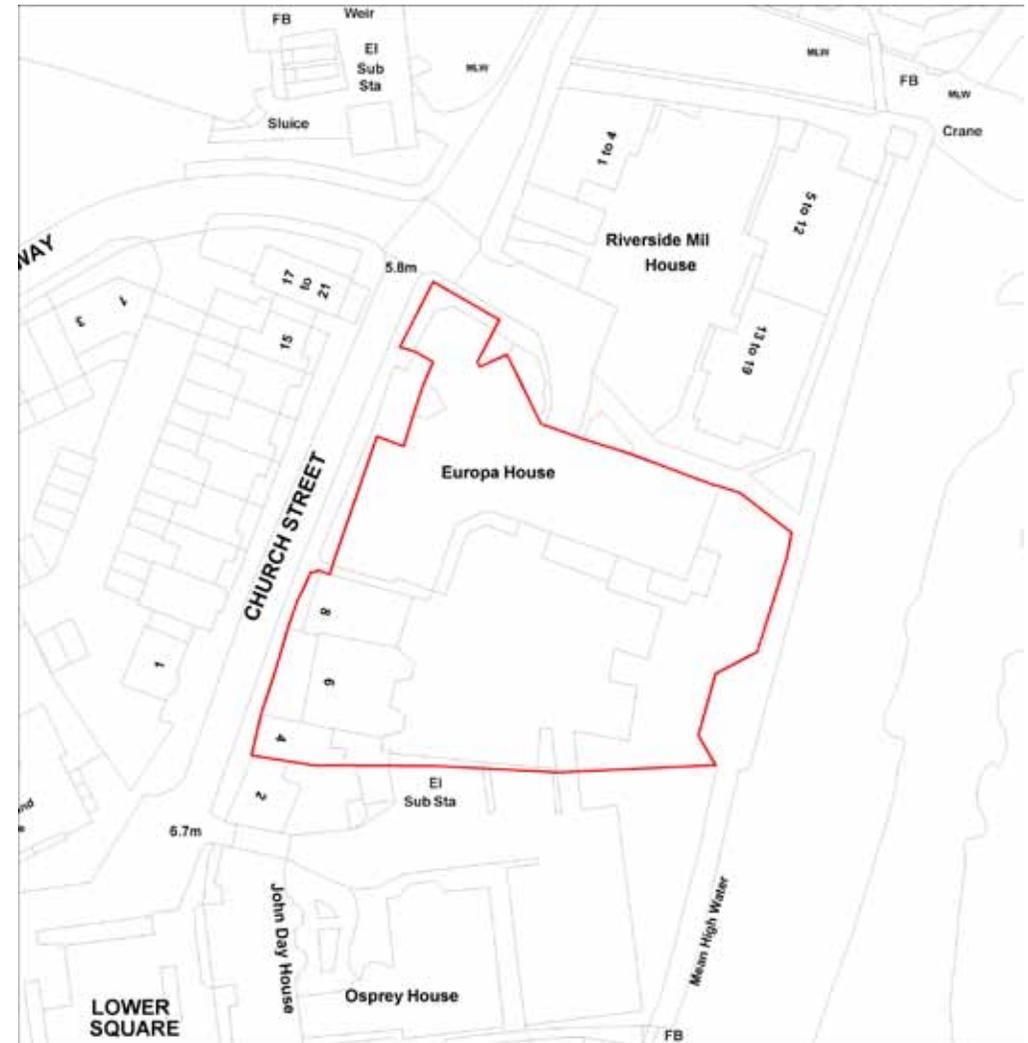


Figure SA12.34: Allocation 27 Site Map
© Crown copyright. All rights reserved 100019263 2013

SITE ALLOCATIONS

28 ISLEWORTH - SWAN COURT

KEY INFORMATION

District: Isleworth

Site Reference: 28

Address: Swan Street, Isleworth, TW7 6RJ

Source: London SHLAA 2013

PTAL: 1-2

Site Area (ha): 0.75

Existing use: Office with car park

ALLOCATION AND JUSTIFICATION

Allocation: Mixed use

Proposed use: Residential, commercial and car parking

Justification: The mixed use allocation is based on a floorspace ratio of 50:50 residential to office use. This site has been identified through the London SHLAA 2013 as it has a potential housing capacity during the plan period. Proposals for the site also should also include an element of office floorspace.

Phasing: 2015-20

Land ownership: Private

Context and constraints: The site is located within the Thames Policy Area, Isleworth Riverside Conservation Area and APA. The site is located in Flood Zone 3a and Flood Zone 3b and in the presence of the Thames Tidal Flood Defence (flood design constraints set out in Sequential Test). The site lies adjacent to a Nature Conservation Area, MOL and is in Flood Zone 3.

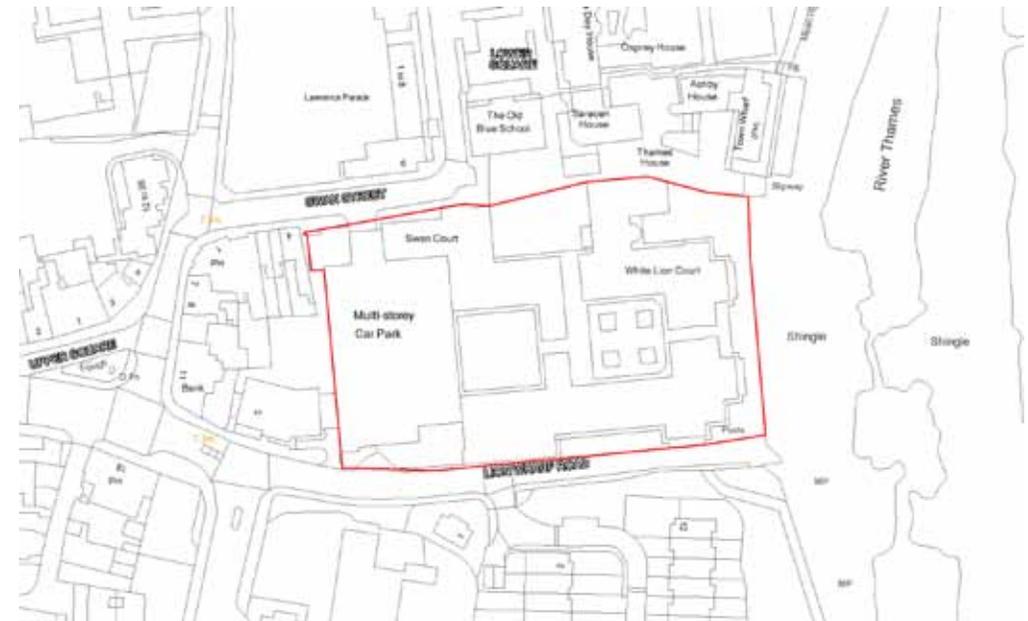


Figure SA12.35: Allocation 28 Site Map
© Crown copyright. All rights reserved 100019263 2013

SITE ALLOCATIONS

29 ISLEWORTH - 174 TWICKENHAM ROAD

KEY INFORMATION

District: Isleworth

Site Reference: 29

Address: 174 Twickenham Road, Isleworth, TW7 7DJ

Source: London SHLAA 2013

PTAL: 2

Site Area (ha): 0.27

Existing use: Industrial and Residential

ALLOCATION AND JUSTIFICATION

Allocation: Housing

Proposed use: Residential

Justification: This site has been identified through the London SHLAA 2013 as it has a potential housing capacity during the plan period.

Phasing: 2015-20

Land ownership: Private

Context and constraints: There is potentially land contamination on this site, given previous uses.



Figure SA12.36: Allocation 29 site map
© Crown copyright. All rights reserved 100019263 2013

SITE ALLOCATIONS

30 ISLEWORTH - RUGBY ROAD

KEY INFORMATION

District: Isleworth

Site Reference: 30

Address: Rugby Road, Isleworth, TW1 1AN

Source: London SHLAA 2013

PTAL: 1

Site Area (ha): 0.97

Existing use: Self storage

ALLOCATION AND JUSTIFICATION

Allocation: Mixed use

Proposed use: Light Industrial (B1b/c) and residential

Justification: The mixed use allocation is based on a floorspace ratio of 50:50 residential to commercial uses. The site has been identified through the London SHLAA 2013 as it has a potential housing capacity during the plan period. Proposals for light industrial uses (B1b/c) should safeguard the residential amenity in the remaining areas of the site.

Phasing: 2021-25

Land ownership: Private

Context and constraints: The site is located within Flood Zone 3a (flood design constraints set out in Sequential Test), and has a number of TPOs within its boundary. Site falls within London Heathrow Airport 57dB LAeq noise contour. It is adjacent to a CDA and includes part of a main river (Whitton Brook).



Figure SA12.37: Allocation 30 Site Map
© Crown copyright. All rights reserved 100019263 2013

SITE ALLOCATIONS

31 ISLEWORTH - FORMER WEST THAMES COLLEGE

KEY INFORMATION

District: Isleworth

Site Reference: 31

Address: London Road, Isleworth, TW7 4EE

Source: London SHLAA 2013

PTAL: 4

Site Area (ha): 0.28

Existing use: Ancillary office to West Thames College

ALLOCATION AND JUSTIFICATION

Allocation: Housing

Proposed use: Residential

Justification: This site has been identified through the London SHLAA 2013 as it has a potential housing capacity during the plan period.

Phasing: 2015-20

Land ownership: Private

Context and constraints: The site is located within an APA and is adjacent to a listed building and a number of TPOs.



Figure SA12.38: Allocation 31 Site Map
© Crown copyright. All rights reserved 100019263 2013

SITE ALLOCATIONS

32 ISLEWORTH - NAZARETH HOUSE

KEY INFORMATION

District: Isleworth

Site Reference: 32

Address: Nazareth House, Richmond Road, Isleworth, TW7 7BP

Source: London SHLAA 2013

PTAL: 1

London Plan Character Setting: Suburban

Site Area (ha): 3.15

Existing use: Care home, former convent and open space

ALLOCATION AND JUSTIFICATION

Allocation: Housing and open space

Proposed use: Residential with affordable extra care housing and supported living units.

Justification: The site has planning permission for residential with a large proportion for care home provision. Residential development will enable the preservation and enhancement of the listed buildings on site.

Phasing: 2015-20

Land ownership: Private

Context and constraints: The site is located within Isleworth Riverside Conservation Area, an APA and has a number of Listed Buildings and TPOs on site. A publicly accessible riverside walkway must be provided adjacent to the Thames through the site. The site is within Flood Zone 3b and Flood Zone 2 (flood design constraints set out in Sequential Test), within the presence of the Thames Tidal Flood Defence and the Thames Policy Area. Site falls within London Heathrow Airport 60dB LAeq noise contour.



Figure SA12.38: Allocation 32 Site Map
© Crown copyright. All rights reserved 100019263 2013

SITE ALLOCATIONS

SITE ALLOCATIONS IN HOUNSLOW

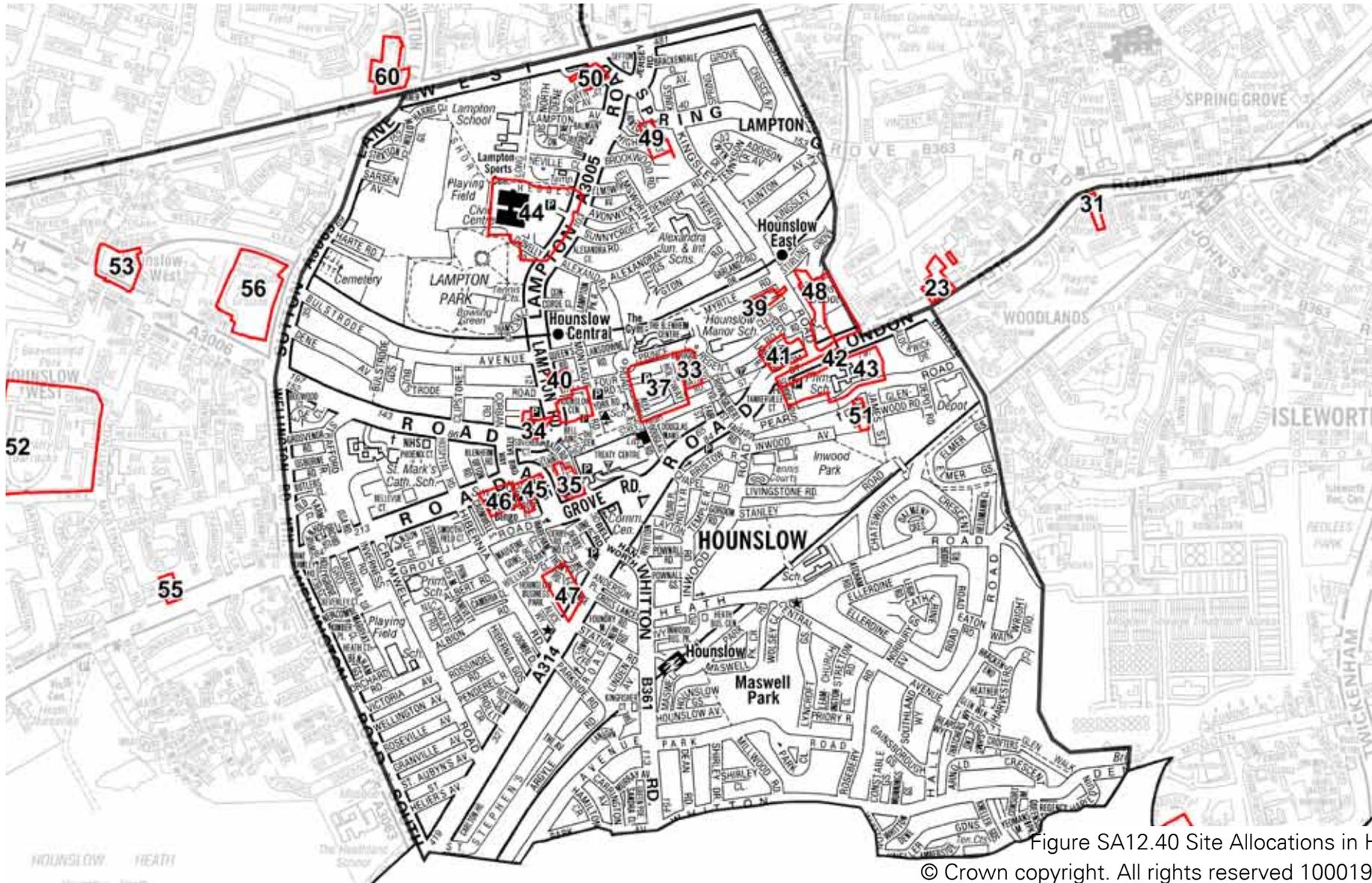


Figure SA12.40 Site Allocations in Hounslow
© Crown copyright. All rights reserved 100019263 2013

SITE ALLOCATIONS

33 HOUNSLOW - ROYAL MAIL DELIVERY OFFICE

KEY INFORMATION

District: Hounslow

Site Reference: 33

Address: Matisse Road, Hounslow, TW3 9BA

Source: Hounslow Town Centre Masterplan and London SHLAA 2013

PTAL: 6a

Site Area (ha): 0.59

Existing use: Royal Mail Delivery Office and Telephone Exchange

ALLOCATION AND JUSTIFICATION

Allocation: Housing

Proposed use: Residential

Justification: Site identified as a development opportunity in the Hounslow Town Centre Masterplan. This site has been identified through the London SHLAA 2013 as it has a potential housing capacity during the plan period.

Phasing: 2021-30

Land ownership: Private

Context and constraints: Relocation of existing Royal Mail facilities required prior to the demolition of those still in use, to ensure Royal Mail's continuity of service. In order for the site to be brought forward for redevelopment, relocation will need to be viable for Royal Mail. This site is located within the Hounslow town centre boundary and an APA.

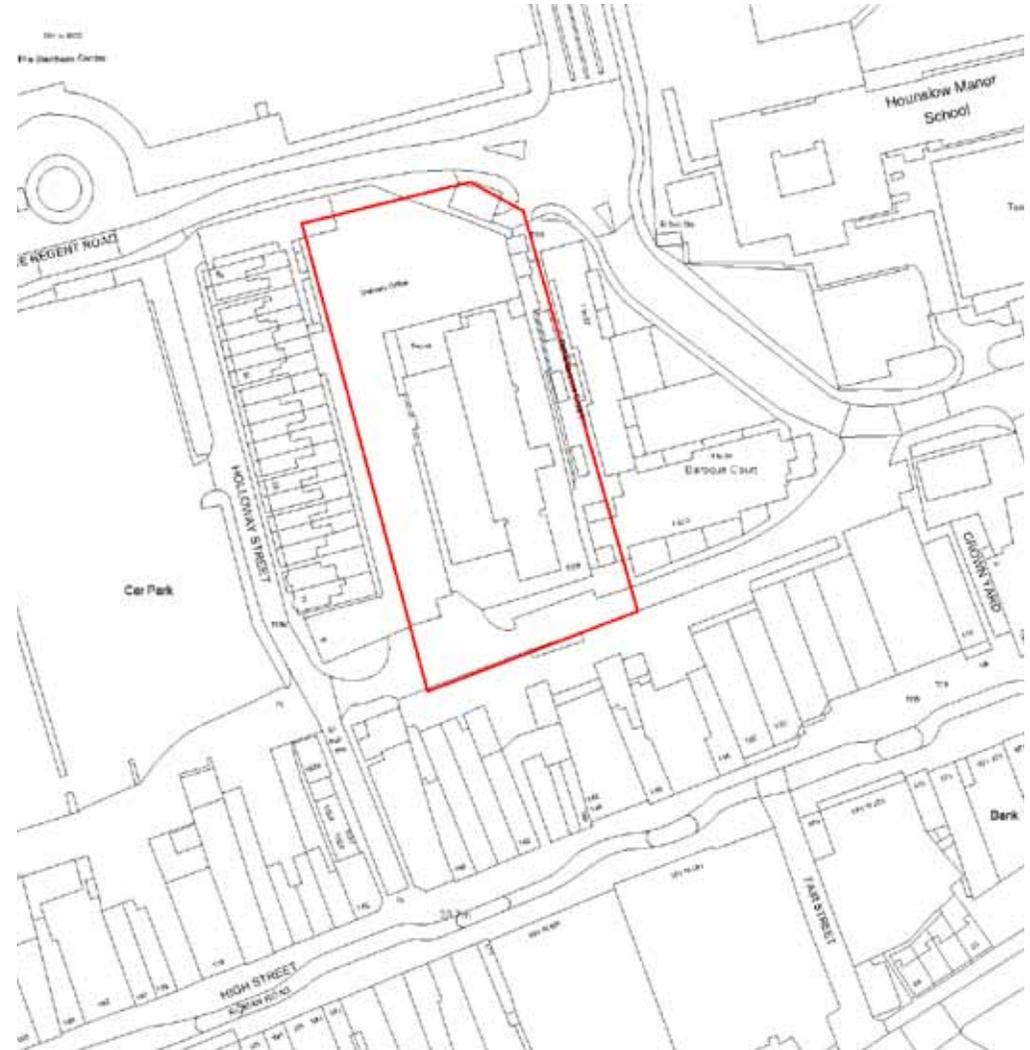


Figure SA12.41: Allocation 33 Site Map
© Crown copyright. All rights reserved 100019263 2013

SITE ALLOCATIONS

34 HOUNSLOW - BATH ROAD

KEY INFORMATION

District: Hounslow

Site Reference: 34

Address: Bath Road, Hounslow, TW3 3BN

Source: Hounslow Town Centre Masterplan and London SHLAA 2013

PTAL: 6a

Site Area (ha): 0.4

Existing use: Public car park

ALLOCATION AND JUSTIFICATION

Allocation: Mixed use

Proposed use: Civic use, offices and potential for some residential

Justification: The mixed use allocation is based on a floorspace ratio of 75:25 civic/ office uses to residential. Site identified as a development opportunity in the Hounslow Town Centre Masterplan. This site has been identified through the London SHLAA 2013 as it has a potential housing capacity during the plan period.

Phasing: 2015-20

Land ownership: Public

Context and constraints: This site is located within the Hounslow town centre boundary and an APA. There should be consideration of the need to retain or reprovide town centre car parking on this site.



Figure SA12.42: Allocation 34 Site Map
© Crown copyright. All rights reserved 100019263 2013

SITE ALLOCATIONS

35 HOUNSLOW - BELL ROAD

KEY INFORMATION

District: Hounslow

Site Reference: 35

Address: Bell Road, Hounslow, TW3 3NR

Source: Hounslow Town Centre Masterplan and London SHLAA 2013

PTAL: 6a

Site Area (ha): 0.53

Existing use: Vacant retail space and town centre car parking

ALLOCATION AND JUSTIFICATION

Allocation: Mixed use

Proposed use: Leisure, commercial and residential

Justification: The mixed use allocation is based on a floorspace ratio of 50:50 residential to commercial uses. Site identified as a development opportunity in the Hounslow Town Centre Masterplan. This site has been identified through the London SHLAA 2013 as it has a potential housing capacity during the plan period.

Phasing: 2015-25

Land ownership: Public and private

Context and constraints: This site is located within the Hounslow town centre boundary and an APA. The site is also adjacent to a Locally Listed Building. Site falls within London Heathrow Airport 60dB LAeq noise contour. There should be consideration of the need to retain or reprovide town centre car parking on this site.



Figure SA12.43: Allocation 35 Site Map
© Crown copyright. All rights reserved 100019263 2013

SITE ALLOCATIONS

36 HOUNSLOW - CENTRAL HOUSE

KEY INFORMATION

District: Hounslow

Site Reference: 36

Address: Lampton Road, Hounslow, TW3 1HY

Source: Hounslow Town Centre Masterplan and London SHLAA 2013

PTAL: 6a

Site Area (ha): 0.54

Existing use: Commercial (B1a), community use and car park

ALLOCATION AND JUSTIFICATION

Allocation: Mixed Use

Proposed use: Offices, residential, leisure and community uses

Justification: Site identified as a development opportunity in the Hounslow Town Centre Masterplan. The residential capacity on site, as identified by the London SHLAA 2013, will contribute to the council's housing target. The community facilities and public car park need to be protected and reprovided either on-site or within the town centre. There should be appropriate retention of commercial use.

Phasing: 2015-20

Land ownership: Private

Context and constraints: This site is located within the Hounslow town centre boundary. There should be consideration of the need to retain or reprovide town centre car parking on this site.



Figure SA12.44: Allocation 36 Site Map
© Crown copyright. All rights reserved 100019263 2013

SITE ALLOCATIONS

37 HOUNSLOW - HIGH STREET QUARTER

KEY INFORMATION

District: Hounslow

Site Reference: 37

Address: Hounslow, TW3 9DA

Source: Hounslow Town Centre Masterplan and London SHLAA 2013

PTAL: 6a

Site Area (ha): 2.59

Existing use: Car Park (private and public) and vacant houses on Holloway Street

ALLOCATION AND JUSTIFICATION

Allocation: Mixed Use

Proposed use: Leisure, retail and residential with public car parking.

Justification: Site identified as a development opportunity in the Hounslow Town Centre Masterplan. The site plays an integral role in the regeneration of Hounslow town centre and contributes to providing the additional retail floorspace which is identified as needed in the Town Centre. Pedestrian access and visibility to the High Street should be maintained as identified in the Hounslow Town Centre Masterplan. This site has been identified through the London SHLAA 2013 as it has a potential housing capacity during the plan period.

Phasing: 2015-25

Land ownership: Public and private



Context and constraints: This site is located within the Hounslow town centre boundary, an APA and an LEQ Noise Contour. There should be consideration of the need to retain or reprovide town centre car parking on this site.

Figure SA12.45: Allocation 37 Site Map
© Crown copyright. All rights reserved 100019263 2013

SITE ALLOCATIONS

38 HOUNSLOW - HOUNSLOW HOUSE

KEY INFORMATION

District: Hounslow

Site Reference: 38

Address: London Road, Hounslow, TW3 1PD

Source: Hounslow Town Centre Masterplan and Policy Options for the Local Plan June 2013 (Site M14)

PTAL: 6a

Site Area (ha): 1.22

Existing use: Office, retail and warehousing

ALLOCATION AND JUSTIFICATION

Allocation: Mixed use

Proposed use: Residential and retail

Justification: The mixed use allocation is based on a floorspace ratio of 50:50 residential to retail use. The site identified as a development opportunity in the Hounslow Town Centre Masterplan. There is an extant planning consent for a new food store on the site. The proposal includes 5,350sqm of convenience retail, 240sqm of comparison retail floorspace (independent units) and 300 short stay car parking spaces for town centre shoppers. Should this permission not be implemented the council would seek to secure mixed use development including the provision of ground floor retail units fronting on to London Road.

Phasing: 2015-25

Land ownership: Private



Context and constraints: This site is located within the Hounslow town centre boundary, and an APA, and an LEQ Noise Contour. There should be consideration of the need to retain or reprovide town centre car parking on this site.

Figure SA12.46: Allocation 38 Site Map
© Crown copyright. All rights reserved 100019263 2013

SITE ALLOCATIONS

39 HOUNSLOW - KINGSLEY ROAD

KEY INFORMATION

District: Hounslow

Site Reference: 39

Address: Kingsley Road, Hounslow, TW3 1NX

Source: Hounslow Town Centre Masterplan, Policy Options for the Local Plan June 2013 and School Place Planning Site Review (Site M15) Sequential Assessment of Potential School Sites Update 2014

PTAL: 6a

Site Area (ha): 0.43

Existing use: Community use and car park

ALLOCATION AND JUSTIFICATION

Allocation: Mixed use

Proposed use: Education and community use

Justification: Site identified as a development opportunity in the Hounslow Town Centre Masterplan. This site has also been identified through the council's Sequential Assessment of Potential School Sites Update 2014 as an appropriate location for the expansion of secondary school provision in Central Hounslow. Re-provision of community use should be integrated within the scheme.

Phasing: 2015-25

Land ownership: Public

Context and constraints: This site is located within the Hounslow town centre boundary. There should be consideration of the need to retain or re-provide town centre car parking on this site.



Figure SA12.47: Allocation 39 Site Map
© Crown copyright. All rights reserved 100019263 2013

SITE ALLOCATIONS

40 HOUNSLOW - LAMPTON ROAD

KEY INFORMATION

District: Hounslow

Site Reference: 40

Address: Lampton Road, Hounslow, TW3 1JG

Source: Hounslow Town Centre Masterplan and London SHLAA 2013

PTAL: 6a

Site Area (ha): 0.26

Existing use: Young Persons Resource Centre

ALLOCATION AND JUSTIFICATION

Allocation: Mixed use

Proposed use: Residential, and commercial and community use

Justification: Site identified as a development opportunity in the Hounslow Town Centre Masterplan. This site has been identified through the London SHLAA 2013 as it has a potential housing capacity during the plan period. The existing community facility must be protected and reprovided on-site or within the town centre.

Phasing: 2015-25

Land ownership: Public

Context and constraints: This site is located within the Hounslow town centre boundary, an APA and falls within London Heathrow Airport 60dB LAeq noise contour.



Figure SA12.48: Allocation 40 Site Map
© Crown copyright. All rights reserved 100019263 2013

SITE ALLOCATIONS

41 HOUNSLOW - LONDON ROAD NORTH

KEY INFORMATION

District: Hounslow

Site Reference: 41

Address: London Road, Hounslow, TW3 1NW

Source: Hounslow Town Centre Masterplan and Policy Options for the Local Plan June 2013 (Site M17)

PTAL: 6a

Site Area (ha): 0.9

Existing use: Commercial

ALLOCATION AND JUSTIFICATION

Allocation: Mixed use

Proposed use: Retail and town centre uses with residential

Justification: The mixed use allocation is based on a floorspace ratio of 50:50 residential to retail/ other town centre uses. Site identified as a development opportunity in the Hounslow Town Centre Masterplan. Part of the site has planning permission and is now under construction.

Phasing: 2015-25

Land ownership: Public and private

Context and constraints: This site is located within the Hounslow town centre boundary, the Secondary Shopping Frontage and an APA. There should be consideration of the need to retain or reprovide town centre car parking on this site.



Figure SA12.49: Allocation 41 Site Map
© Crown copyright. All rights reserved 100019263 2013

SITE ALLOCATIONS

42 HOUNSLOW - LONDON ROAD SOUTH - SITE A

KEY INFORMATION

District: Hounslow

Site Reference: 42

Address: London Road, Hounslow, TW3 1RB

Source: Hounslow Town Centre Masterplan and London SHLAA 2013

PTAL: 6a

Site Area (ha): 0.74

Existing use: Retail and residential

ALLOCATION AND JUSTIFICATION

Allocation: Mixed use

Proposed use: Retail and residential

Justification: Site identified as a development opportunity in the Hounslow town centre Masterplan. This site has been identified through the London SHLAA 2013 as it has a potential housing capacity during the plan period.

Phasing: 2015-25

Land ownership: Public and private

Context and constraints: This site is located within the Hounslow town centre boundary, the Secondary Shopping Frontage and an APA. There should be consideration of the need to retain or reprovide town centre car parking on this site.



Figure SA12.50: Allocation 42 Site Map
© Crown copyright. All rights reserved 100019263 2013

SITE ALLOCATIONS

43 HOUNSLOW - LONDON ROAD SOUTH - SITE B

KEY INFORMATION

District: Hounslow

Site Reference: 43

Address: London Road, Hounslow, TW3 1RB

Source: Policy Options for the Local Plan June 2013 (Site M19)

PTAL: 6a

Site Area (ha): 2.67

Existing use: Public car park, primary school and open space

ALLOCATION AND JUSTIFICATION

Allocation: Mixed Use

Proposed use: Primary School expansion, residential and open space.

Justification: This site has been identified through the council's Sequential Assessment of Potential School Sites Update 2014 as an appropriate location for the expansion of existing primary provision in the Central Hounslow school place planning area. It is an available brownfield site in an area of need for primary school places. This site has been identified through the London SHLAA 2013 as it has a potential housing capacity during the plan period. The site also contains Local Open Space, which must either be retained or reprovided on-site to the same standard as a minimum. Any phasing plans must ensure continuous operation of the school during relevant periods.

Phasing: 2015-25

Land ownership: Public and private



Context and constraints: This site is located within the Hounslow town centre boundary, Local Open Space and an APA. There should be consideration of the need to retain or reprovide town centre car parking on this site.

Figure SA12.51: Allocation 43 Site Map
© Crown copyright. All rights reserved 100019263 2013

SITE ALLOCATIONS

44 HOUNSLOW - CIVIC CENTRE

KEY INFORMATION

District: Hounslow

Site Reference: 44

Address: Lampton Road, Hounslow, TW3 4DN

Source: Hounslow Town Centre Masterplan and London SHLAA 2013

PTAL: 3

Site Area (ha): 4.86

Existing use: Council offices

ALLOCATION AND JUSTIFICATION

Allocation: Housing

Proposed use: Residential

Justification: This site has been identified through the London SHLAA 2013 as it has a potential housing capacity during the plan period. The current use must be reprovided should development of this site come forward. Re provision should either be on-site or directed to Hounslow town centre.

Phasing: 2015-25

Land ownership: Public

Context and constraints: This site is located within the Hounslow town centre boundary, an APA and an LEQ Noise Contour.

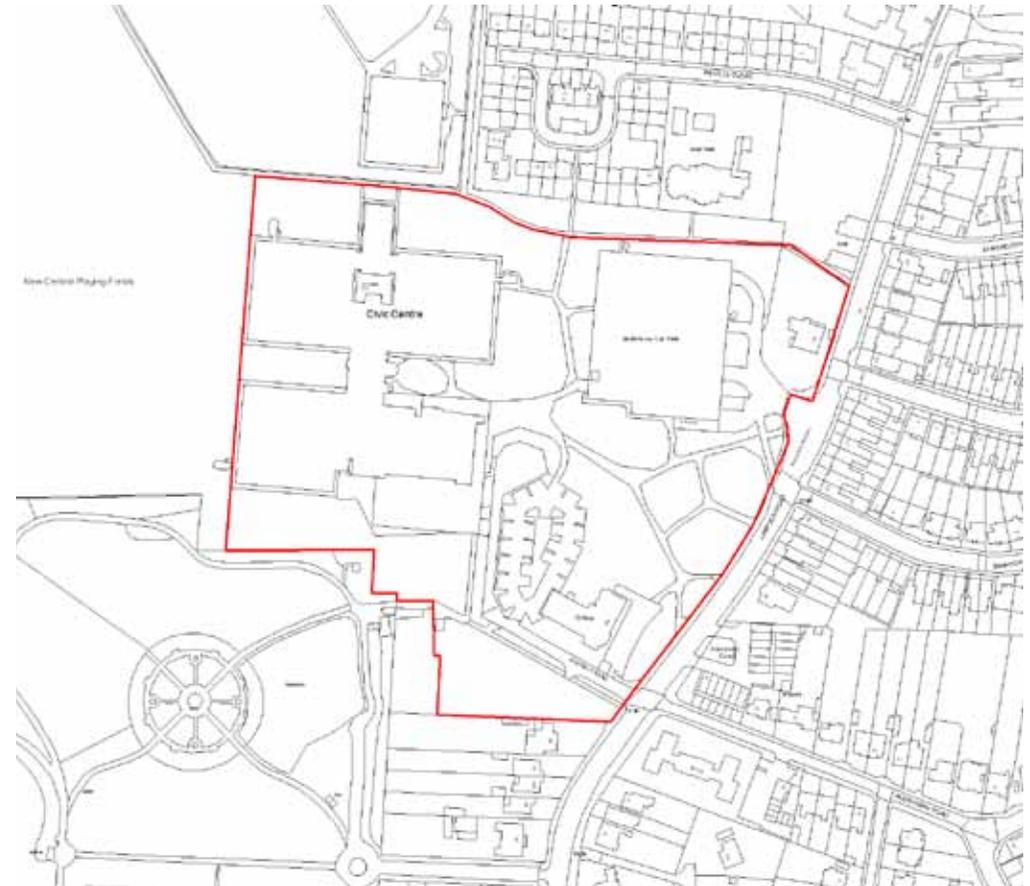


Figure SA12.52: Allocation 44 Site Map
© Crown copyright. All rights reserved 100019263 2013

SITE ALLOCATIONS

45 HOUNSLOW - STAINES ROAD EAST

KEY INFORMATION

District: Hounslow

Site Reference: 45

Address: Staines Road, Hounslow, TW3 3JS

Source: Hounslow Town Centre Masterplan and London SHLAA 2013

PTAL: 6a

Site Area (ha): 0.65

Existing use: Retail (34-62) and part vacant (30-32)

ALLOCATION AND JUSTIFICATION

Allocation: Mixed use

Proposed use: Residential and office

Justification: The mixed use allocation is based on a floorspace ratio of 50:50 residential to office use. Part of the site has been vacant for a significant period and identified as a development opportunity in the Hounslow Town Centre Masterplan. This site has been identified through the London SHLAA 2013 as it has a potential housing capacity during the plan period.

Phasing: 2021-2030

Land ownership: Public and private

Context and constraints: This site is located within the Hounslow town centre boundary, an APA and falls within London Heathrow Airport 66dB LAeq noise contour. There should be consideration of the need to retain or reprovide town centre car parking on this site.

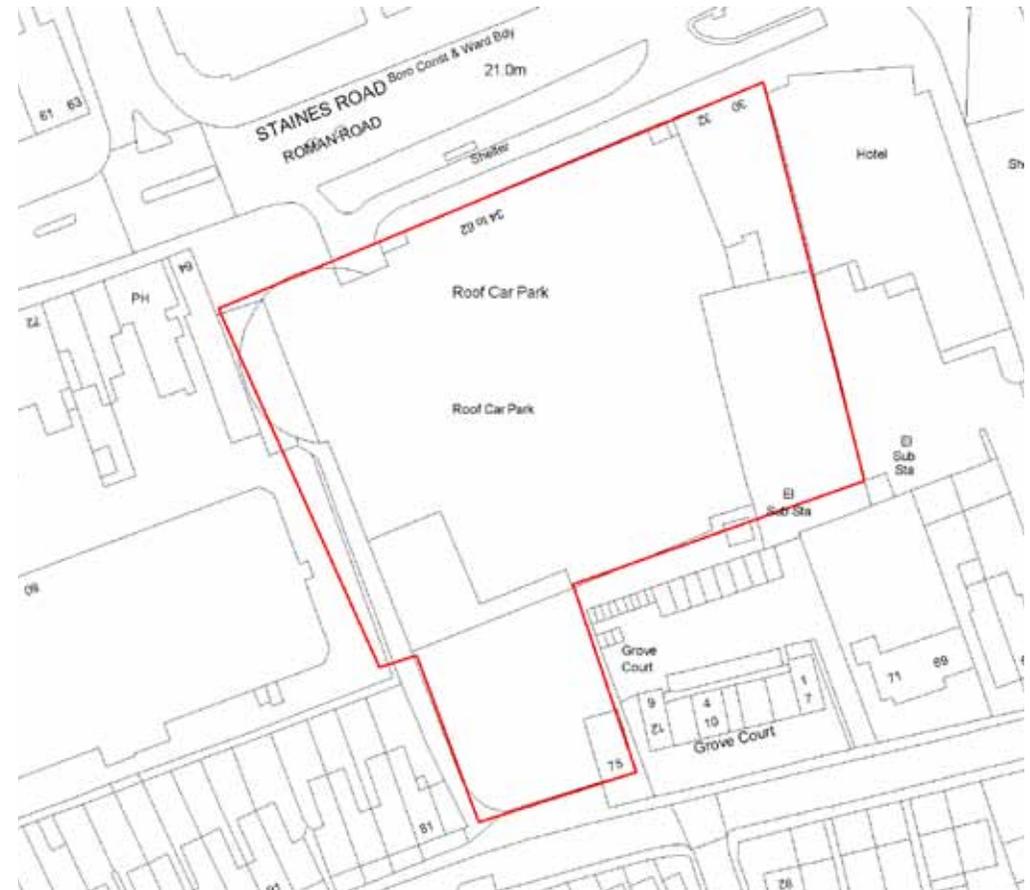


Figure SA12.53: Allocation 45 Site Map
© Crown copyright. All rights reserved 100019263 2013

SITE ALLOCATIONS

46 HOUNSLOW - STAINES ROAD WEST

KEY INFORMATION

District: Hounslow

Site Reference: 46

Address: Staines Road, Hounslow, TW3 3LF

Source: Hounslow Town Centre Masterplan and London SHLAA 2013

PTAL: 5

Site Area (ha): 0.74

Existing use: Retail and leisure

ALLOCATION AND JUSTIFICATION

Allocation: Mixed use

Proposed use: Leisure, residential and commercial.

Justification: The mixed use allocation is based on a floorspace ratio of 50:50 residential to office use. Site and uses identified as a development opportunity in the Hounslow town centre Masterplan. This site has been identified through the London SHLAA 2013 as it has a potential housing capacity during the plan period.

Phasing: 2020-25

Land ownership: Public and private

Context and constraints: This site is located within the Hounslow town centre boundary and an APA. The site falls within London Heathrow Airport 60dB LAeq noise contour.



Figure SA12.54: Allocation 46 Site Map
© Crown copyright. All rights reserved 100019263 2013

SITE ALLOCATIONS

47 HOUNSLOW - VACANT SITE, HANWORTH ROAD

KEY INFORMATION

District: Hounslow

Site Reference: 47

Address: Hanworth Road, Hounslow, TW3 3UA

Source: London SHLAA 2013 and Sequential Assessment of Potential School Sites Update 2014

PTAL: 5

Site Area (ha): 1.1

Existing use: Vacant

ALLOCATION AND JUSTIFICATION

Allocation: Mixed Use

Proposed use: Residential and education

Justification: The mixed use allocation is based on a floorspace ratio of 75:25 education to residential use. This site has been identified through the London SHLAA 2013 as it has a potential housing capacity during the plan period. This site has also been identified through the council's Sequential Assessment of Potential School Sites Update 2014 as an appropriate location for the provision of new school places in Central Hounslow.

Phasing: 2015-20

Land ownership: Public

Context and constraints: No planning constraints identified.



Figure SA12.55: Allocation 47 Site Map
© Crown copyright. All rights reserved 100019263 2013

SITE ALLOCATIONS

48 HOUNSLOW - BUS GARAGE

KEY INFORMATION

District: Hounslow

Site Reference: 48

Address: Kingsley Road, Hounslow, TW3 1PA

Source: Hounslow Town Centre Masterplan and Sequential Assessment of Potential School Sites Update 2014

PTAL: 6a

Site Area (ha): 1.14

Existing use: Bus garage

ALLOCATION AND JUSTIFICATION

Allocation: Housing and education

Proposed use: Retention of the bus interchange and bus garage or, if relocation can be secured, residential use.

Justification: Site identified as a development opportunity in the Hounslow Town Centre Masterplan. This site has been identified through the London SHLAA 2013 as it has a potential housing capacity during the plan period. If the relocation of the bus garage and interchange (or potentially the retention of the interchange and the relocation of the bus garage) can be secured at an appropriate site in the locality of Hounslow town centre with the agreement of TfL and the bus garage owner, London United Busways Limited, then residential development will be acceptable.

Phasing: 2026-30

Land ownership: Private



Context and constraints: This site is located within the Hounslow town centre boundary and an APA. Site falls within London Heathrow Airport 60dB LAeq noise contour.

Figure SA12.56: Allocation 48 Site Map
© Crown copyright. All rights reserved 100019263 2013

SITE ALLOCATIONS

49 HOUNSLOW - UPSTAGE

KEY INFORMATION

District: Hounslow

Site Reference: 49

Address: Spring Grove Road, Hounslow, TW3 4BE

Source: London SHLAA 2013

PTAL: 3

Site Area (ha): 0.56

Existing use: Sui Generis

ALLOCATION AND JUSTIFICATION

Allocation: Mixed use

Proposed use: Residential and Light Industrial (B1b/c)

Justification: The mixed use allocation is based on a floorspace ratio of 75:25 residential to light industrial use. The site has been identified through the London SHLAA 2013 as it has a potential housing capacity during the plan period.

Phasing: 2021-30

Land ownership: Private

Context and constraints: Significantly improved site access arrangements required. Site falls within London Heathrow Airport 63dB LAeq noise contour.



Figure SA12.31: Allocation 49 Site Map
© Crown copyright. All rights reserved 100019263 2013

SITE ALLOCATIONS

50 HOUNSLOW - LAMPTON HOUSE

KEY INFORMATION

District: Hounslow

Site Reference: 50

Address: Lampton Road, Hounslow, TW3 4EY

Source: London SHLAA 2013

PTAL: 3

Site Area (ha): 0.44

Existing use: Office

ALLOCATION AND JUSTIFICATION

Allocation: Housing

Proposed use: Residential

Justification: This site has been identified through the London SHLAA 2013 as it has a potential housing capacity during the plan period.

Phasing: 2021-25

Land ownership: Private

Context and constraints: No planning constraints identified.



Figure SA12.58: Allocation 50 Site Map
© Crown copyright. All rights reserved 100019263 2013

SITE ALLOCATIONS

51 HOUNSLOW - PEARS ROAD

KEY INFORMATION

District: Hounslow

Site Reference: 51

Address: Pears Road, Hounslow, TW3 1SS

Source: London SHLAA 2013

PTAL: 4

Site Area (ha): 0.27

Existing use: Industrial

ALLOCATION AND JUSTIFICATION

Allocation: Housing

Proposed use: Residential

Justification: This site has been identified through the London SHLAA 2013 as it has a potential housing capacity during the plan period.

Phasing: 2021-30

Land ownership: Private

Context and constraints: This site is located adjacent to both Local Open Space and a Grade II Listed Building,



Figure SA12.59: Allocation 51 Site Map
© Crown copyright. All rights reserved 100019263 2013

SITE ALLOCATIONS

SITE ALLOCATIONS IN HOUNSLOW WEST

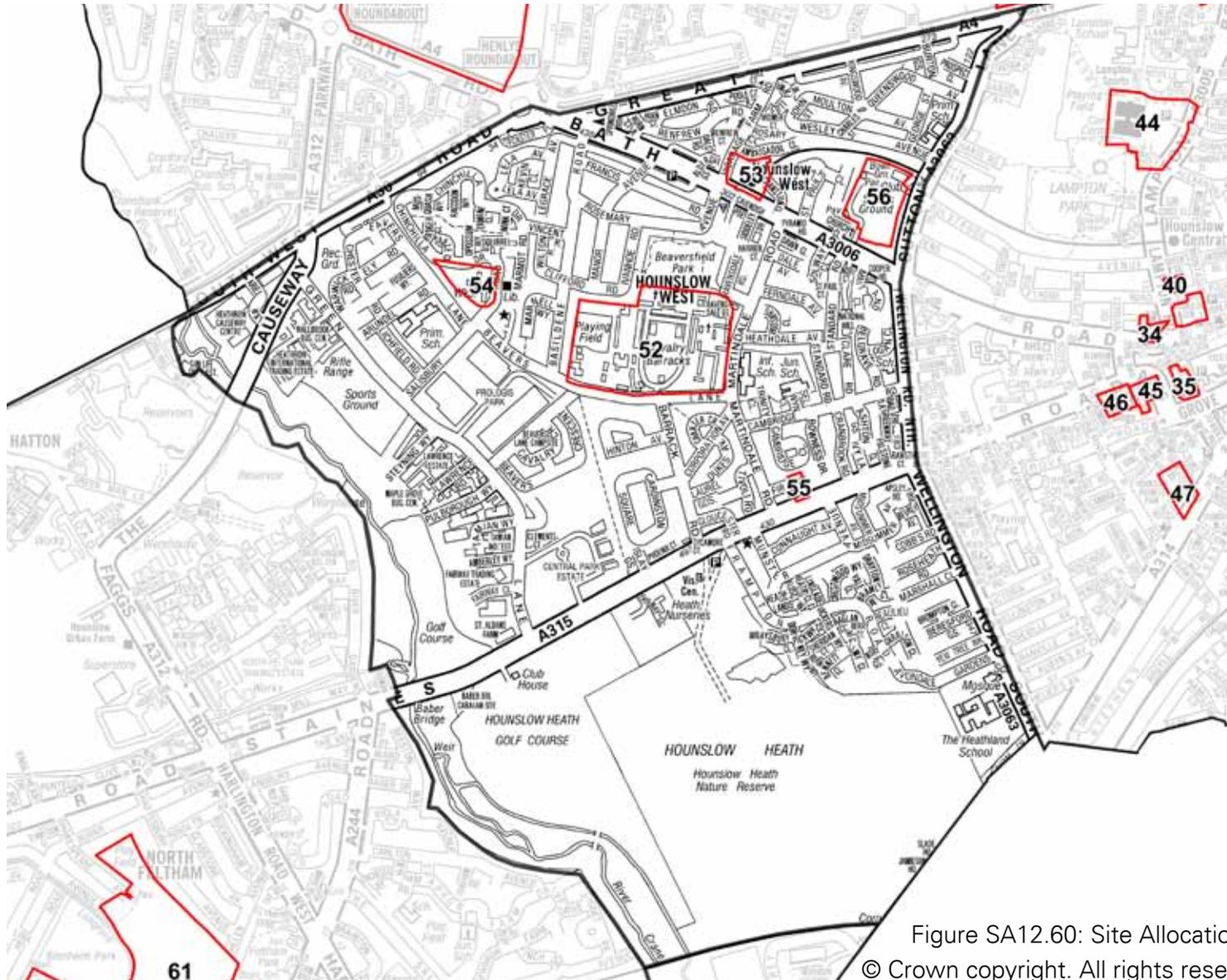


Figure SA12.60: Site Allocations in Hounslow West
© Crown copyright. All rights reserved 100019263 2013

SITE ALLOCATIONS

52 HOUNSLOW WEST - CAVALRY BARRACKS

KEY INFORMATION

District: Hounslow West

Site Reference: 52

Address: Beavers Lane, Hounslow, TW4 6HD

Source: London SHLAA 2014

PTAL: 1b

Site Area (ha): 14.72

Existing use: Army barracks

ALLOCATION AND JUSTIFICATION

Allocation: Housing

Proposed use: Residential

Justification: Preferred use for this site if it becomes available is for residential development and conversion to residential.

Phasing: 2026-30

Land ownership: Public

Context and constraints: This site is located within Hounslow Cavalry Barracks Conservation Area and has multiple locally listed and Grade II listed buildings on site. It falls within London Heathrow Airport 63dB LAeq noise contour and there is potentially land contamination on this site, given previous uses.



Figure SA12.61: Allocation 52 Site Map
© Crown copyright. All rights reserved 100019263 2013

SITE ALLOCATIONS

53 HOUNSLOW WEST - HOUNSLOW WEST STATION

KEY INFORMATION

District: Hounslow West

Site Reference: 53

Address: Bath Road, Hounslow, TW3 3DH

Source: London SHLAA 2013

PTAL: 4

Site Area (ha): 1.57

Existing use: London Underground station car park

ALLOCATION AND JUSTIFICATION

Allocation: Mixed use

Proposed use: Residential, retail and appropriate car parking

Justification: The mixed use allocation is based on a floorspace ratio of 50:50 residential to non-residential uses. The land to the north and east of Hounslow West tube station is identified as a development opportunity in one of the borough's major neighbourhood centres and was a former UDP site. This site has been identified through the London SHLAA 2013 as it has a potential housing capacity during the plan period.

Phasing: 2021-25

Land ownership: Public

Context and constraints: Bus stops and standing areas adjacent to the station building must be retained. This site includes a Grade II listed building and is adjacent to a CDA. The site falls within London Heathrow Airport 60dB LAeq noise contour.



Figure SA12.62: Allocation 53 Site Map
© Crown copyright. All rights reserved 100019263 2013

SITE ALLOCATIONS

54 HOUNSLOW WEST - BOMBARDIER AEROSPACE

KEY INFORMATION

District: Hounslow West

Site Reference: 54

Address: Salisbury Road, Hounslow, TW4 6JQ

Source: London SHLAA 2013

PTAL: 1

Site Area (ha): 1.65

Existing use: Office

ALLOCATION AND JUSTIFICATION

Allocation: Mixed Use

Proposed use: Residential and Office

Justification: The mixed use allocation is based on a floorspace ratio of 75:25 residential to office. This site has been identified through the London SHLAA 2013 as it has a potential housing capacity during the plan period.

Phasing: 2021-25

Land ownership: Private

Context and constraints: This site is located on historic landfill.



Figure SA12.63: Allocation 54 Site Map
© Crown copyright. All rights reserved 100019263 2013

SITE ALLOCATIONS

55 HOUNSLOW WEST - STAINES ROAD

KEY INFORMATION

District: Hounslow West

Site Reference: 55

Address: Staines Road, TW4 5AP

Source: London SHLAA 2013

PTAL: 2

Site Area (ha): 0.38

Existing use: Builder's yard (retail)

ALLOCATION AND JUSTIFICATION

Allocation: Housing

Proposed use: Residential

Justification: This site has been identified through the London SHLAA 2013 as it has a potential housing capacity during the plan period.

Phasing: 2021-25

Land ownership: Private

Context and constraints: This site is located within an APA to the south of the site and Public Safety Zone to the north eastern corner of the site. Site falls within London Heathrow Airport 66dB LAeq noise contour.

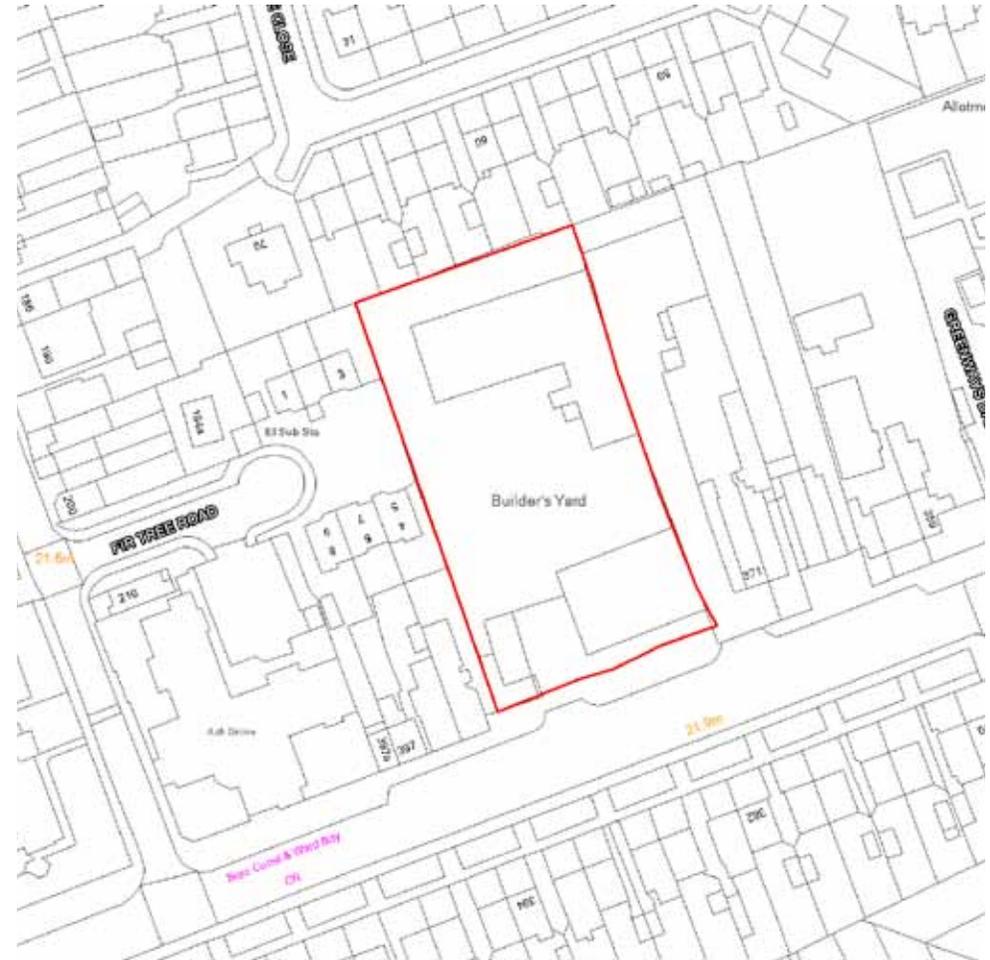


Figure SA12.64: Allocation 55 Site Map
© Crown copyright. All rights reserved 100019263 2013

SITE ALLOCATIONS

56 HOUNSLOW WEST - SUTTON LANE

KEY INFORMATION

District: Hounslow West

Site Reference: 56

Address: 50 Sutton Lane, Middlesex, TW3 3BD

Source: London SHLAA 2013

PTAL: 2-4

Site Area (ha): 3.61

Existing use: Leisure and educational open space

ALLOCATION AND JUSTIFICATION

Allocation: Education

Proposed use: Educational facility

Justification: This site has been identified through the council's Sequential Assessment of Potential School Sites Update 2014 as an appropriate location for the provision of new places in the Central Hounslow school place planning area. The educational open space will be retained in accordance with the relevant standards.

Phasing: 2014-20

Land ownership: Public

Context and constraints: This site is located within St Paul's Church Conservation Area and is educational open space.

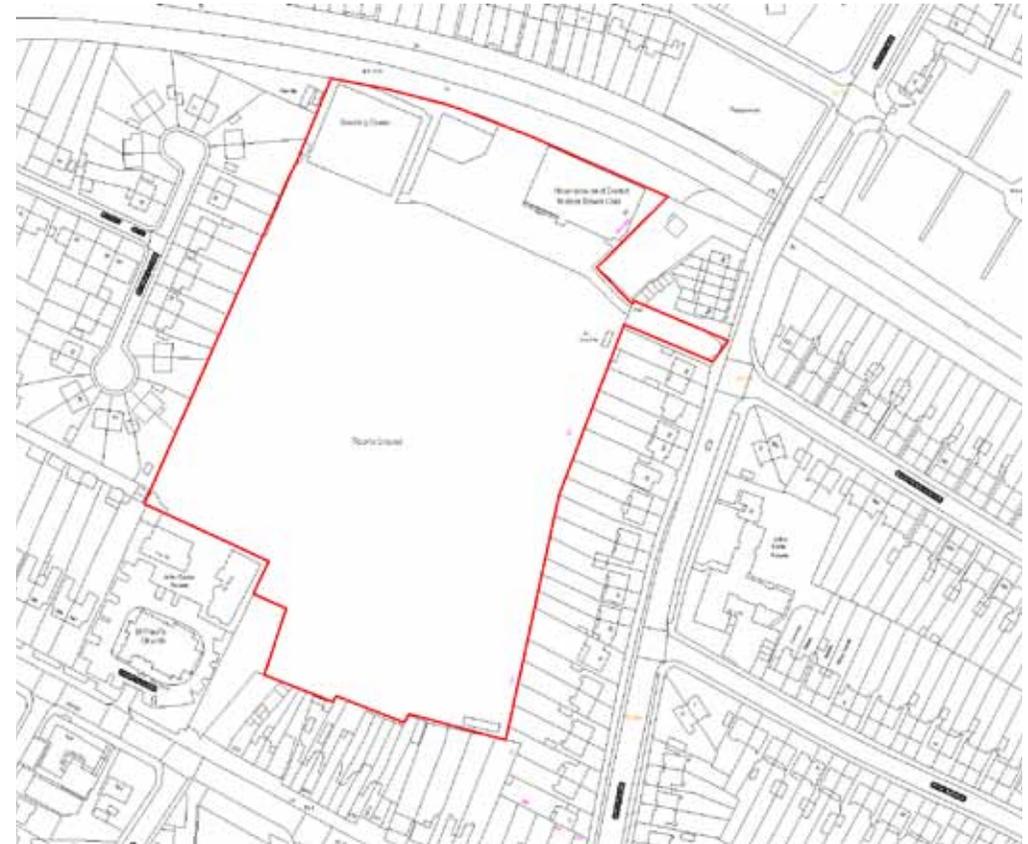


Figure SA12.65: Allocation 56 Site Map
© Crown copyright. All rights reserved 100019263 2013

SITE ALLOCATIONS

SITE ALLOCATIONS IN CRANFORD AND HESTON

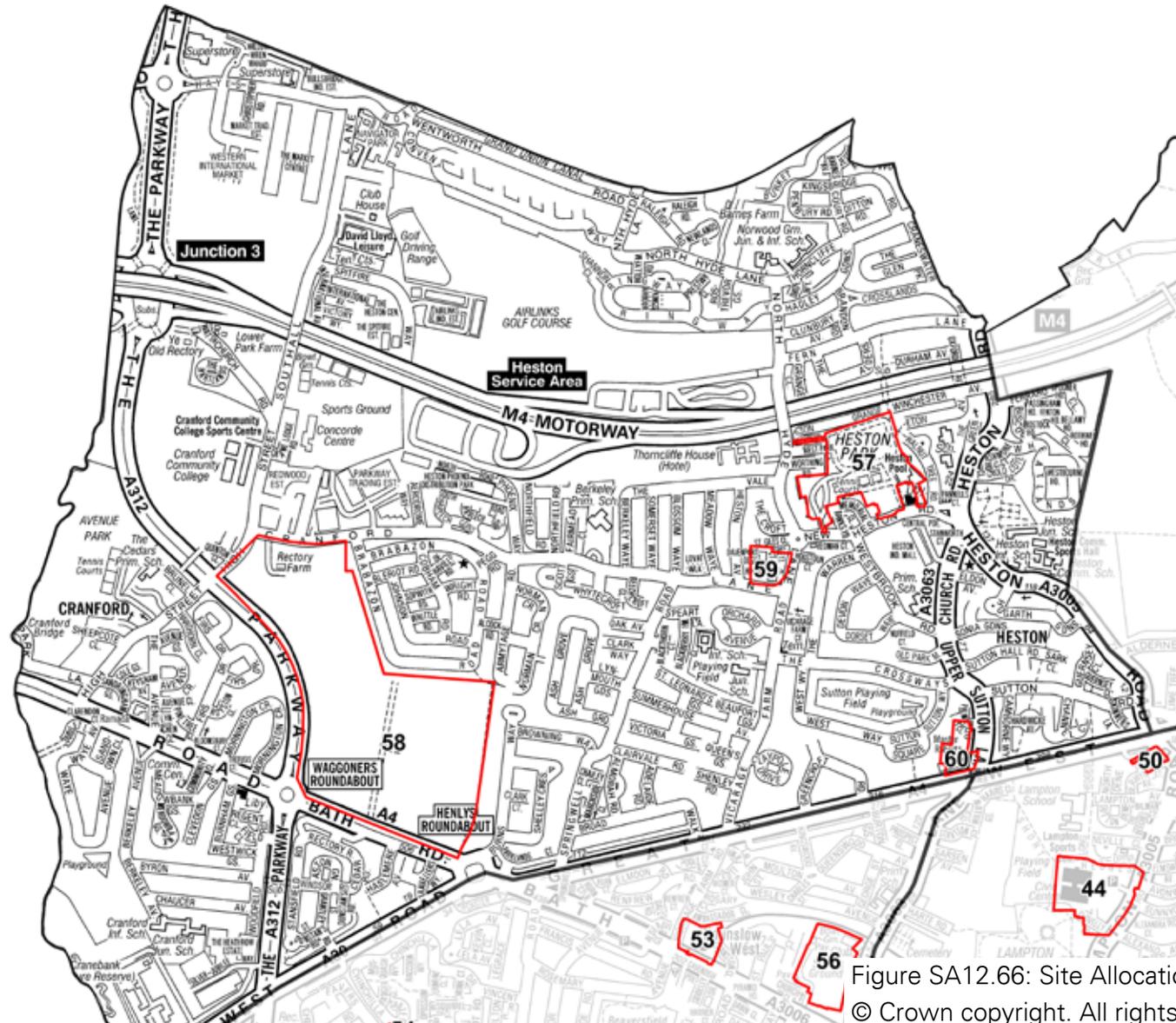


Figure SA12.66: Site Allocations in Cranford and Heston
© Crown copyright. All rights reserved 100019263 2013

SITE ALLOCATIONS

57 CRANFORD AND HESTON - HESTON LEISURE CENTRE

KEY INFORMATION

District: Cranford and Heston

Site Reference: 57

Address: New Heston Road, Heston, TW5 0LG

Source: London SHLAA 2013 and Development Management

PTAL: 2

Site Area (ha): 7.82

Existing use: Leisure centre and open space

ALLOCATION AND JUSTIFICATION

Allocation: Mixed Use

Proposed use: Re-provision of new leisure centre and improved park, together with necessary residential enabling development

Justification: Council aspiration to secure the redevelopment of Heston Leisure Centre to provide access to a high quality leisure offer in the centre of the borough.

Phasing: 2015-20

Land ownership: Public

Context and constraints: Partially Local Open Space

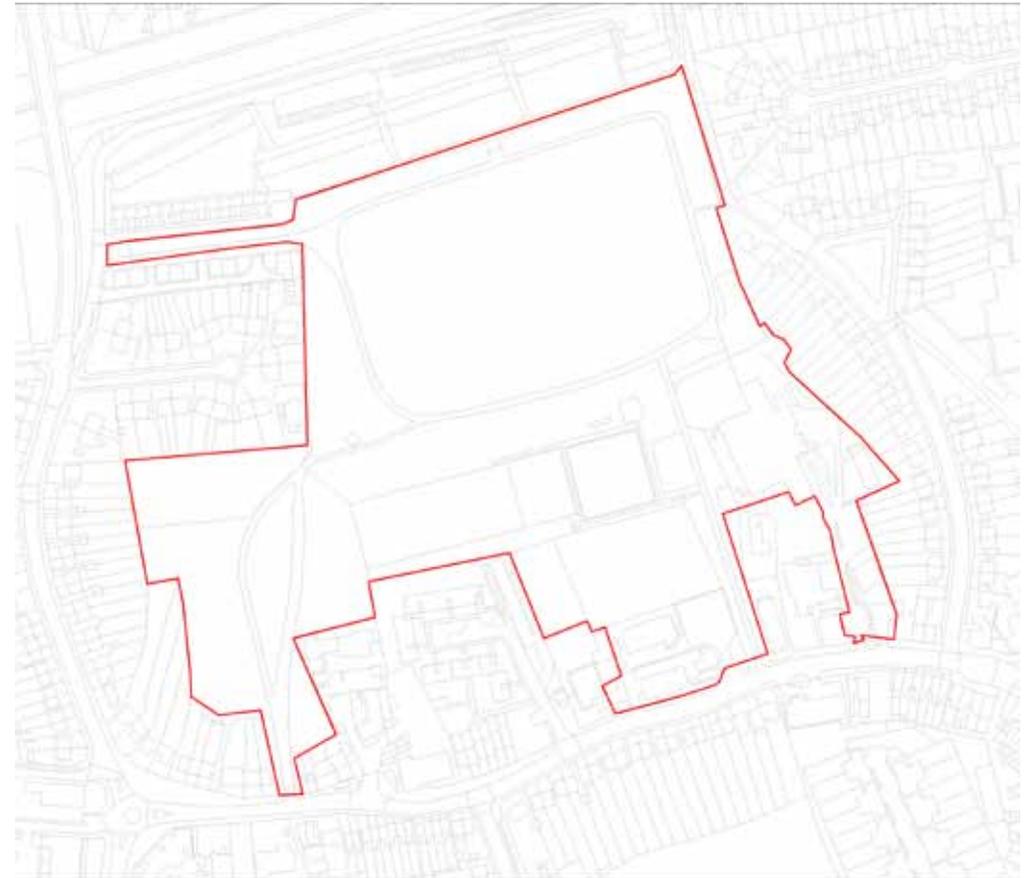


Figure SA12.67: Allocation 57 Site Map
© Crown copyright. All rights reserved 100019263 2013

SITE ALLOCATIONS

58 CRANFORD AND HESTON - RECTORY FARM

KEY INFORMATION

District: Cranford and Heston

Site Reference: 58

Address: A312/The Parkway and A4 Bath Road (Bath Road/Cranford Lane)
Heston, TW5 9UU

Source: Minerals Background Study 2011

PTAL: 2

Site Area (ha): 42.55

Existing use: Green Belt and farmland

ALLOCATION AND JUSTIFICATION

Allocation: Minerals

Proposed use: Minerals extraction and restored parkland

Justification: In accordance with national policy the council should safeguard sites to protect its potential aggregate supply. This supply will contribute to the London wide apportionment of providing five million tonnes to 2031. The safeguarding of rectory farm as a potential extraction site will meet the boroughs London Plan apportionment of 700,000 tonnes.

Phasing: 2015-25

Land ownership: Private

Context and constraints: Green Belt; Public Safety Zone; Grade II Agricultural Land



Figure SA12.68: Allocation 58 Site Map
© Crown copyright. All rights reserved 100019263 2013

SITE ALLOCATIONS

59 CRANFORD AND HESTON - CRANFORD LANE

KEY INFORMATION

District: Cranford and Heston

Site Reference: 59

Address: Cranford Lane, Heston, TW5 9EP

Source: Sequential Assessment of Potential School Sites Update 2014 and Development Management

PTAL: 2

Site Area (ha): 1.31

Existing use: Residential (affordable and supported housing), health facility and community centre

ALLOCATION AND JUSTIFICATION

Allocation: Mixed use

Proposed use: Health facility, community centre and residential.

Justification: This site supports the delivery of a new health facility in an area of need, as identified by NHS Hounslow, and the rationalisation of the wider site and upgrade of a range of community and residential uses, reproviding the supported and affordable housing on-site. The health facility, community use and residential use must all be reprovided within the site.

Phasing: 2015-20

Land ownership: Public and private

Context and constraints: No planning constraints identified.



Figure SA12.69: Allocation 59 Site Map
© Crown copyright. All rights reserved 100019263 2013

SITE ALLOCATIONS

60 CRANFORD AND HESTON - MASTER ROBERT HOTEL

KEY INFORMATION

District: Cranford and Heston

Site Reference: 60

Address: Great West Road, Hounslow, TW5 0BD

Source: London SHLAA 2013

PTAL: 1

Site Area (ha): 1.28

Existing use: Hotel

ALLOCATION AND JUSTIFICATION

Allocation: Mixed use

Proposed use: Hotel and residential

Justification: The mixed use allocation is based on a floorspace ratio of 50:50 residential to hotel use. This site has been identified through the London SHLAA 2013 as it has a potential housing capacity during the plan period. The hotel should be reprovided where the site fronts onto the A4.

Phasing: 2015-30

Land ownership: Private

Context and constraints: No planning constraints identified.



Figure SA12.70: Allocation 60 Site Map
© Crown copyright. All rights reserved 100019263 2013

SITE ALLOCATIONS

SITE ALLOCATIONS IN FELTHAM

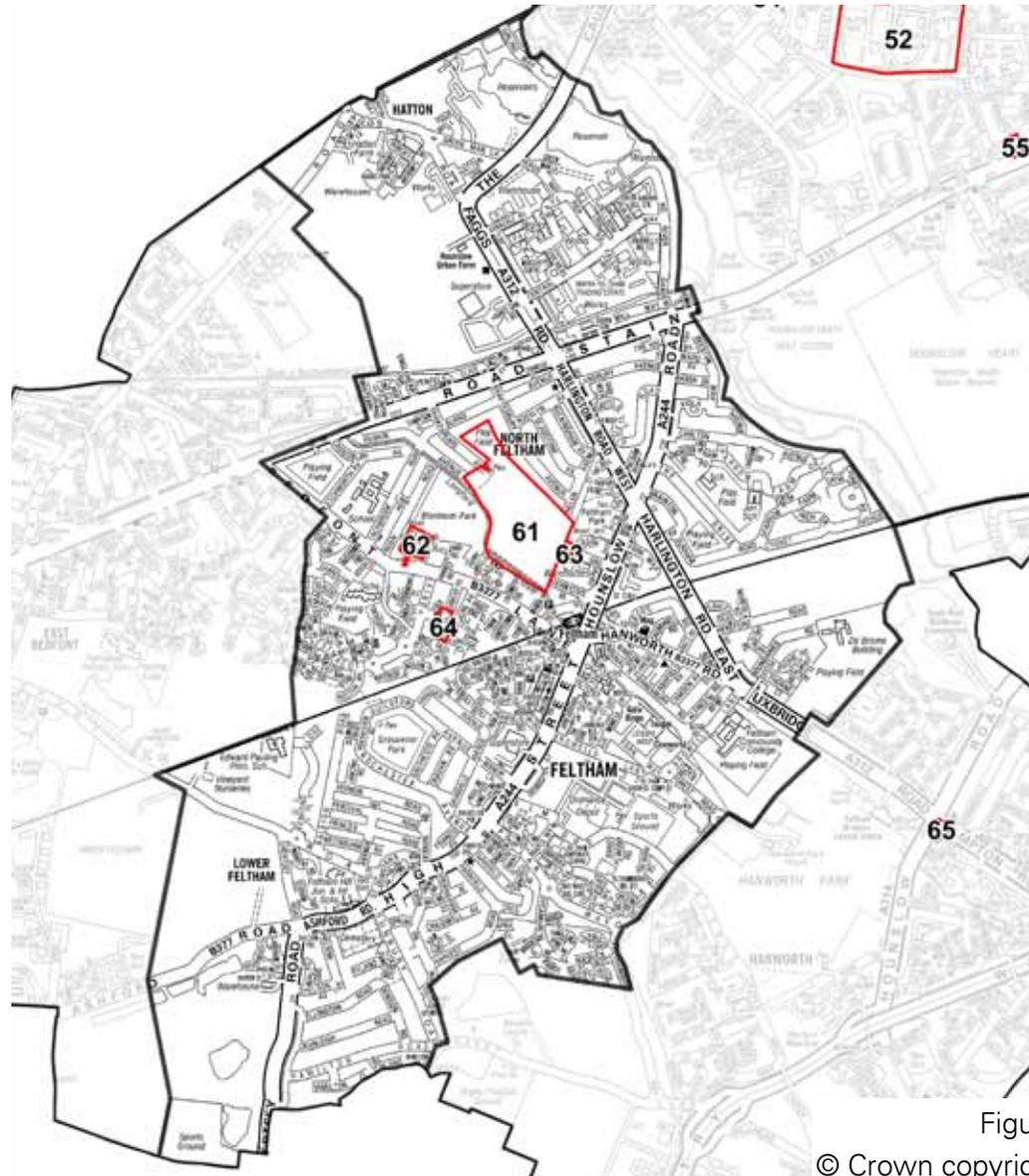


Figure SA12.71: Site Allocations in Feltham
© Crown copyright. All rights reserved 100019263 2013

SITE ALLOCATIONS

61 FELTHAM - FELTHAM ARENAS

KEY INFORMATION

District: Feltham

Site Reference: 61

Address: Shakespeare Avenue, Feltham TW14 9HX

Source: Development Management

PTAL: 2

Site Area (ha): 14.09

Existing use: Open space and recreation

ALLOCATION AND JUSTIFICATION

Allocation: Leisure and open space

Proposed use: Area for enhanced sports and recreational facilities

Justification: To support the retention of existing sports facilities in the west of the borough.

Phasing: 2015-30

Land ownership: Public

Context and constraints: This site is located within Local Open Space and a Nature Conservation Area (Longford River) runs through the site.



Figure SA12.72: Allocation 61 Site Map
© Crown copyright. All rights reserved 100019263 2013

SITE ALLOCATIONS

62 FELTHAM - FELTHAM EX-SERVICEMEN'S CLUB

KEY INFORMATION

District: Feltham

Site Reference: 62

Address: Feltham Ex-Servicemen's Club, Off Bedfont Lane, Feltham, TW14 9NW

Source: Sequential Assessment of Potential School Sites Update 2014

PTAL: 1a

Site Area (ha): 1.05

Existing use: Social club

ALLOCATION AND JUSTIFICATION

Allocation: Education

Proposed use: Education

Justification: This site has also been identified through the council's Sequential Assessment of Potential School Sites Update 2014 as an appropriate location for the expansion of existing primary provision in the Feltham and Hanworth school place planning area. It is an available brownfield site in an area of need for primary and secondary school places.

Phasing: 2015-20

Land ownership: Public

Context and constraints: No planning constraints identified.



Figure SA12.73: Allocation 62 Site Map
© Crown copyright. All rights reserved 100019263 2013

SITE ALLOCATIONS

64 FELTHAM - ASHMEAD DEPOT, HOUNSLOW HOMES

KEY INFORMATION

District: Feltham

Site Reference: 64

Address: Ashmead Road, Feltham, TW14 9NF

Source: London SHLAA 2013

PTAL: 1

Site Area (ha): 0.68

Existing use: Council depot

ALLOCATION AND JUSTIFICATION

Allocation: Housing

Proposed use: Residential

Justification: This site has been identified through the London SHLAA 2013 as it has a potential housing capacity during the plan period.

Phasing: 2015-25

Land ownership: Public

Context and constraints: No planning constraints identified.



Figure SA12.75: Allocation 64 Site Map
© Crown copyright. All rights reserved 100019263 2013

SITE ALLOCATIONS

SITE ALLOCATIONS IN HANWORTH

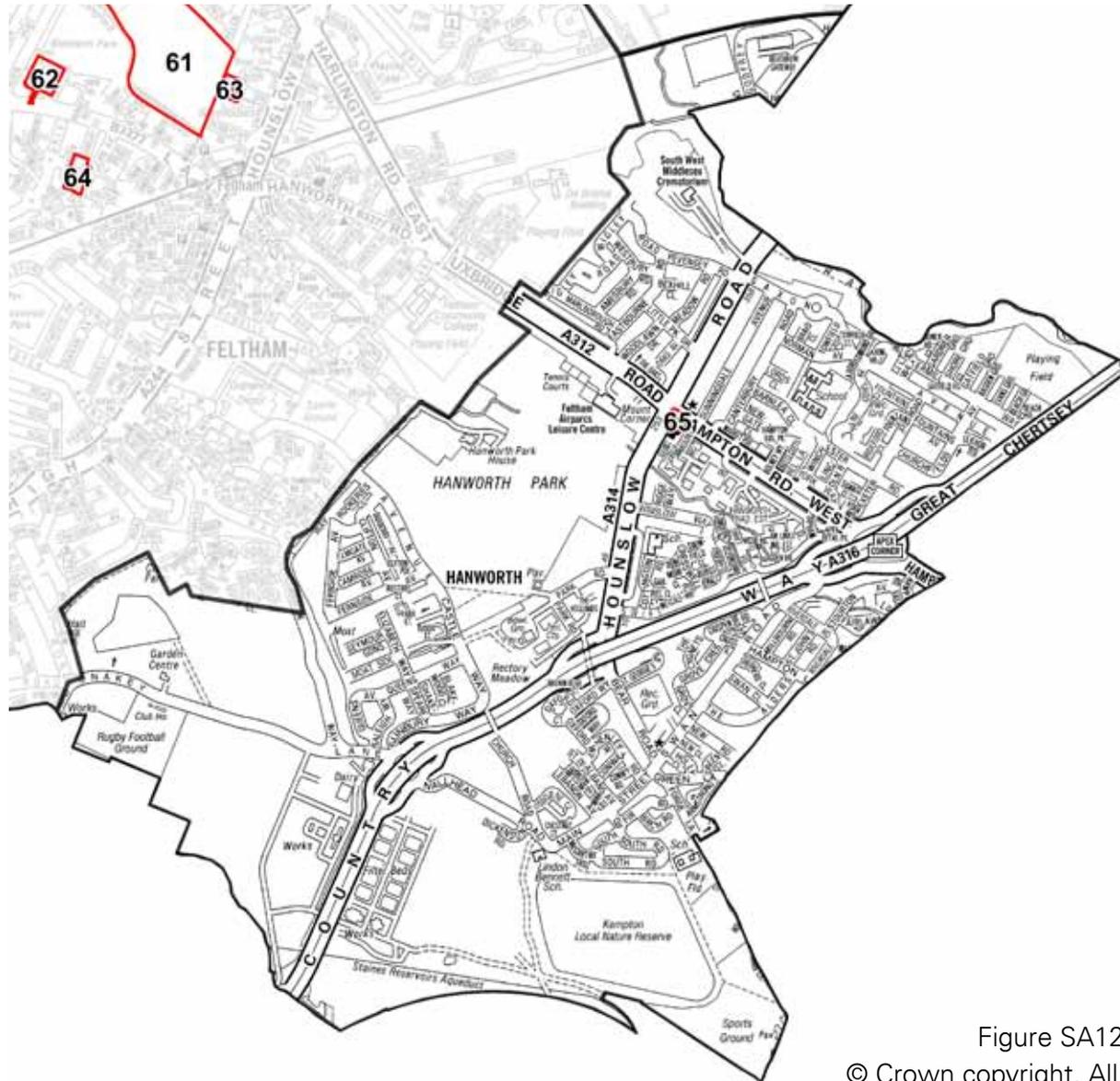


Figure SA12.76: Site Allocations in Hanworth
© Crown copyright. All rights reserved 100019263 2013

SITE ALLOCATIONS

65 HANWORTH - HANWORTH LIBRARY

KEY INFORMATION

District: Hanworth

Site Reference: 65

Address: 2-12 Hanworth Road, Feltham, TW13 6AW

Source: London SHLAA 2013

PTAL: 2

Site Area (ha): 0.29

Existing use: Library

ALLOCATION AND JUSTIFICATION

Allocation: Housing

Proposed use: Residential

Justification: This site has been identified through the London SHLAA 2013 as it has a potential housing capacity during the plan period.

Phasing: 2021-25

Land ownership: Public

Context and constraints: No planning constraints identified..



Figure SA12.77: Allocation 65 Site Map
© Crown copyright. All rights reserved 100019263 2013



APPENDICES

APPENDIX 1 - IMPLEMENTATION & MONITORING FRAMEWORK

The proposed monitoring framework for the Local Plan is set out below. It is ordered according to Local Plan chapter and outlines the Local Plan policies which the indicator aims to measure the delivery of. Each target has been developed to be specific, measurable, attainable, realistic and timely, in line with the SMART approach to target setting. The reporting on success against these targets will be presented in the Annual Monitoring Report (AMR), which is to be published online each year. The monitoring framework itself will be kept under regular review through this process to ensure the indicators remain relevant and relate to data which is available to the local authority.

APPENDIX 1 - IMPLEMENTATION & MONITORING FRAMEWORK

	Objective	IND	Indicator	Target	Target date	Policies measured
1	<p>Supporting our town centres</p> <p>Maintaining our town centres as a focus for the community and to attract investment, through an improved retail and service offer; new leisure and cultural facilities, and new residential quarters. Enhanced public realm and environmental improvements will also help build their identity.</p>	1.1	Percentage of total permitted floorspace for main town centre uses inside town centres	100%	Annual	TC1 TC2 TC3
		1.2	Proportion of objectively assessed comparison retail need delivered	100%	2021 (or relevant period in up to date comparison retail need assessment)	TC2 TC3

APPENDIX 1 - IMPLEMENTATION & MONITORING FRAMEWORK

	Objective	IND	Indicator	Target	Target date	Policies measured
2	Promoting economic development Encourage inward investment and facilitate job growth by maintaining the supply of employment land, allocating development sites to accommodate forecasted employment growth and supporting our existing employers to expand. Make the London Borough of Hounslow an attractive place to do business by creating an environment conducive to entrepreneurs and ensuring our residents are appropriately skilled.	2.1	Amount of Industrial land lost	Net loss of Industrial Land is 6ha or less across the borough	Plan Period	ED2
		2.2	Net change in B1a office floorspace	90,000sqm	2030	ED2
		2.3	Net Additional Hotel Rooms	Not Applicable	Not Applicable	ED4

APPENDIX 1 - IMPLEMENTATION & MONITORING FRAMEWORK

	Objective	IND	Indicator	Target	Target date	Policies measured
3	<p>Delivering sustainable mixed communities</p> <p>Provide a mix of housing types and tenures to meet the needs of our growing population including affordable housing, aspirational family homes and high quality provision for the elderly to allow people to choose to live in the London Borough of Hounslow</p>	3.1	Net additional Dwellings	822	Annual	SC1
		3.2	Number of homes completed in each district	Monitor the distribution of new housing against that provided in Figure SC1.1	Annual	SC1
		3.3	The number of new homes that are affordable as a percentage of overall number of new homes delivered	40%	Annual	SC2

APPENDIX 1 - IMPLEMENTATION & MONITORING FRAMEWORK

	Objective	IND	Indicator	Target	Target date	Policies measured
3	<p>Delivering sustainable mixed communities</p> <p>Provide a mix of housing types and tenures to meet the needs of our growing population including affordable housing, aspirational family homes and high quality provision for the elderly to allow people to choose to live in the London Borough of Hounslow</p>	3.4	The number of new affordable homes completed in the borough by tenure	60% affordable or social rent and 40% intermediate	Annual	SC2
		3.5	The number of new homes completed in the borough by size and tenure	Fitting with Figure SC3.1 of the Local Plan	Annual	SC3
		3.6	The percentage of homes achieving the minimum internal standards set out in Figure SC5.1	As per relevant standards	Annual	SC5

APPENDIX 1 - IMPLEMENTATION & MONITORING FRAMEWORK

	Objective	IND	Indicator	Target	Target date	Policies measured
3	Delivering sustainable mixed communities Provide a mix of housing types and tenures to meet the needs of our growing population including affordable housing, aspirational family homes and high quality provision for the elderly to allow people to choose to live in the London Borough of Hounslow	3.7	Net additional extra-care Housing	465	2030	SC8
		3.8	The percentage of wheelchair homes completed in the borough	10%	Annual	SC5
		3.9	The number of additional authorised pitches for Gypsies and Travellers in the borough	6	2017	SC9

APPENDIX 1 - IMPLEMENTATION & MONITORING FRAMEWORK

	Objective	IND	Indicator	Target	Target date	Policies measured
4	<p>Context and character</p> <p>Recognise the varied character of the London Borough of Hounslow’s districts and seek to preserve and enhance their special qualities, heritage assets and overall townscape quality and appearance. Combine this with the promotion of well-designed development that meets the needs of 21st century urban living and contributes positively to the character of an area.</p>	4.1	Change in number of heritage assets at risk in borough	No increase in number of heritage assets at risk in borough	Plan Period	CC4

APPENDIX 1 - IMPLEMENTATION & MONITORING FRAMEWORK

	Objective	IND	Indicator	Target	Target date	Policies measured
5	<p>Green and blue infrastructure</p> <p>To protect, maintain and improve the openness, access, amenity, biodiversity, and recreational value of the borough’s green spaces to maximise their health and wellbeing benefits to our communities. To enhance existing green infrastructure links and create new ones to connect green and blue spaces and facilitate better access for local residents and contribute to biodiversity and wider environmental resilience.</p>	5.1	Protection of Green Belt and Metropolitan Open Land	No net loss of land designated as Green Belt or Metropolitan Open Land	Plan Period	GB1
		5.2	Level of access to open space	Reduction or no net increase in the area in the borough which is deficient in access to open space	Plan Period	GB2

APPENDIX 1 - IMPLEMENTATION & MONITORING FRAMEWORK

	Objective	IND	Indicator	Target	Target date	Policies measured
6	<p>Delivering community infrastructure</p> <p>To ensure the delivery of appropriate infrastructure providing a range of community, education, health, cultural, sport and entertainment facilities that will support the borough's growing community and which are seen as a positive reason for visiting, living and working in the borough.</p>	6.1	Loss of community facilities protected by C1	No loss of identified community facilities	Plan Period	C1
		6.2	New school places delivered.	New FE provided annually as required by pupil projections	Annual	C12 GB3

APPENDIX 1 - IMPLEMENTATION & MONITORING FRAMEWORK

	Objective	IND	Indicator	Target	Target date	Policies measured
7	<p>Environmental quality</p> <p>To protect from, mitigate and seek to reduce the detrimental effects of noise, poor air quality and general environmental pollution through strong environmental standards. To promote the mitigation of, and adaptation to, climate change through requirements for sustainable design and construction; reduced carbon emissions; the management of flood risk; and conservation of resources.</p>	7.1	Borough carbon dioxide emissions.	Reduce carbon emissions below 2012 levels 1454kt (Source LEGGI)	Plan Period	EQ1
		7.2	Securing carbon reductions through an agreed borough- wide programme for carbon reductions	Establish an agreed borough-wide programme for carbon reductions	Plan Period	EQ1

APPENDIX 1 - IMPLEMENTATION & MONITORING FRAMEWORK

	Objective	IND	Indicator	Target	Target date	Policies measured
7	<p>Environmental quality</p> <p>To protect from, mitigate and seek to reduce the detrimental effects of noise, poor air quality and general environmental pollution through strong environmental standards. To promote the mitigation of, and adaptation to, climate change through requirements for sustainable design and construction; reduced carbon emissions; the management of flood risk; and conservation of resources.</p>	7.3	Percentage of new development (residential and non-residential) meeting at least Code for Sustainable Homes Level 4 or BREEAM 'Excellent'	100% of consents to meet the Code for Sustainable Homes and BREEAM requirements set out in Figure EQ2.1	Annual	EQ2
		7.4	Water consumption per capita	Average domestic water consumption to decrease	Annual	EQ2

APPENDIX 1 - IMPLEMENTATION & MONITORING FRAMEWORK

	Objective	IND	Indicator	Target	Target date	Policies measured
7	<p>Environmental quality</p> <p>To protect from, mitigate and seek to reduce the detrimental effects of noise, poor air quality and general environmental pollution through strong environmental standards. To promote the mitigation of, and adaptation to, climate change through requirements for sustainable design and construction; reduced carbon emissions; the management of flood risk; and conservation of resources.</p>	7.5	Number and type of flood protection projects delivered	Flood protection projects delivered in line with Infrastructure Delivery Plan	Annual	EQ3
		7.6	Developments approved contrary to Environment Agency advice on flood risk and surface water management	Zero developments to be approved contrary to Environment Agency advice on flood risk and surface water management, subject to analysis as to whether concerns were addressed through conditions	Annual	EQ3

APPENDIX 1 - IMPLEMENTATION & MONITORING FRAMEWORK

	Objective	IND	Indicator	Target	Target date	Policies measured
7	<p>Environmental quality</p> <p>To protect from, mitigate and seek to reduce the detrimental effects of noise, poor air quality and general environmental pollution through strong environmental standards. To promote the mitigation of, and adaptation to, climate change through requirements for sustainable design and construction; reduced carbon emissions; the management of flood risk; and conservation of resources.</p>	7.7	Air quality exceedance	Decrease exceedance of nitrogen dioxide and particulate matter	Annual	EQ4
		7.8	Minerals extracted in line with London Plan apportionment	Maintenance of a land bank (seven years' supply) of at least 5 million tonnes of land won aggregates	Annual	EQ10

APPENDIX 1 - IMPLEMENTATION & MONITORING FRAMEWORK

	Objective	IND	Indicator	Target	Target date	Policies measured
8	<p>Enhancing connectivity</p> <p>Promote ease of movement for all through enhancing public transport, cycling and walking measures to provide genuine alternatives to private vehicles for the majority of journeys. Improve the provision of telecommunications infrastructure to increase the attractiveness of the London Borough of Hounslow to business, and reduce the need for commuting.</p>	8.1	Completion of Infrastructure Upgrades (Points a, b, c, d, e, f)	Named projects formally in process	Plan Period Annual	EC1
		8.2	Traffic Share	Decrease estimated traffic flows of all motor vehicles in the borough	Annual	EC1 EC2
		8.3	Number of Travel Plans in place	100% of consents to meet the requirements for Travel Plans set out in Policy EC2	Annual	EC2

APPENDIX 2 - GLOSSARY

Affordable Housing

Social rented, affordable rented and intermediate housing, provided to eligible households whose needs are not met by the market. Eligibility is determined with regard to local incomes and local house prices.

Agricultural Land

Land in grades 1, 2 and 3a of the Agricultural Land Classification.

Air Quality Management Areas

Areas designated by the local authorities because they are not likely to achieve national air quality objectives by the relevant deadlines.

Ancient Monuments (Scheduled)

These are sites of national importance where the provisions of the Ancient Monuments and Archaeological Areas Act 1979 (as amended) apply.

Archaeological Priority Areas

Sites and areas of known archaeological importance.

Area Action Plan (AAP)

A local Development Plan Document setting out the planning framework for areas with a concentration of proposals for change and areas of conservation.

Blue Infrastructure/Blue Ribbon Network

The network of waterways and water spaces throughout the borough.

Community Infrastructure Levy (CIL)

The Community Infrastructure Levy (the levy) came into force in April 2010. It allows local authorities in England and Wales to raise funds from developers undertaking new building projects in their area. The money can be used to fund a wide range of infrastructure that is needed as a result of development. This includes transport schemes, flood defences, schools, hospitals and other health and social care facilities, parks, green spaces and leisure centres.

Contaminated Land

Polluted, derelict and disused land which may be a threat to health and the wider environment, and is in need of amelioration.

Critical Drainage Area

An area which has critical drainage problems caused by surface water runoff, as identified in the Surface Water Management Plan.

Density

A measure of the net residential density calculated as the number of habitable rooms per hectare. Habitable rooms include all rooms normally used for living or sleeping in and kitchens with a floor area of over 11sqm.

Designated Heritage Asset

A World Heritage Site, Scheduled Monument, Listed Building, Protected Wreck Site, Registered Park and Garden, Registered Battlefield or Conservation Area designated under relevant legislation.

Non-Designated Heritage Asset

Heritage assets identified by the Local Authority e.g. Locally Listed Buildings, Archaeological Priority Areas and Areas of Special Character.

Development Plan Documents (DPD)

Spatial planning documents that are subject to independent examination. Together with the London Plan these form the development plan for the local authority area. DPDs may form one document covering a range of policy areas or a number of individual documents.

District Centres

As designated in the London Plan's strategic town centre network, these are smaller town centres, generally with approximately 10,000sqm of local goods and services which meet regular shopping needs. Brentford town centre and Feltham town centre are both District Centres. As designated in the London Plan strategic town centre network.

APPENDIX 2 - GLOSSARY

Economic Development

Development, including that within the B use classes, public and community uses and main town centre uses.

Green Belt

Predominantly land around built-up areas which has the strategic role of limiting urban sprawl, preventing neighbouring towns from merging with another, safeguarding open countryside from development, assisting in urban regeneration and providing areas for open recreational activity. There is a presumption against inappropriate development within the Green Belt.

Green Infrastructure

The network of multifunctional green spaces throughout the borough.

Heritage Asset

A building, monument, site, place, area or landscape identified as having a degree of significance meriting consideration in planning decisions, because of its heritage interest. Includes heritage assets designated by specific legislation and assets identified by the local planning authority.

Independent Examination

All DPDs are subject to independent examination by the Planning Inspectorate. This examination must consider the 'soundness of the plan'.

Index of Multiple Deprivation

A measure of deprivation at the small area level based on different domains of deprivation including income, employment, health, education, housing and living environment.

Inspector's Report

A report issued by the Inspector or Panel who conducted the Public Inquiry, setting out their conclusions on the matters raised and detailing amendments which they require the local planning authority to make to the deposit version LDD. The inspector's report is binding.

Local Development Documents (LDDs)

The collective term in the Planning and Compulsory Purchase Act 2004 for Development Plan Documents, Supplementary Planning Documents, and the Statement of Community Involvement (SCI).

Local Development Scheme (LDS)

Sets out the programme for the preparation of LDDs. It will be subject to regular review.

Local Plan

The Plan for the future development of the local area, drawn up by the Local Planning Authority in consultation with the community. In law this is described as the development plan documents adopted under the Planning and Compulsory Purchase Act 2004.

Local strategic partnership

Partnerships of stakeholders who develop ways of involving local people in shaping the future of their neighbourhood in how services are provided.

London Plan

The Spatial Development Strategy for London covering a twenty year period. It has been produced to provide a strategic framework for the London Boroughs' Local Plans. It has the status of a development plan under the Planning and Compulsory Purchase Act 2004.

Major development

Major Developments are defined as these:

- For dwellings: where 10 or more are to be constructed (or if number not given, area is more than 0.5ha).
- For all other uses: where the floor space will be 1000sqm or more (or the Site area is 1ha or more). The Site area is that directly involved in some aspect of the development. Floor space is defined as the sum of floor area within the building measured externally to the external wall faces at each level. Basement car parks, rooftop plant rooms, caretakers' flats etc. should be included in the floor space figure.

APPENDIX 2 - GLOSSARY

Metropolitan Open Land (MOL)

Land which is predominantly open in character and which has significance due to its size and catchment area. There is a presumption against inappropriate development within Metropolitan Open Land.

Metropolitan Centres

As designated in the London Plan's strategic town centre network, these are town centres within Greater London which are considered suitable for the location of over 100,000sqm of cultural, entertainment, leisure and employment as well as shopping uses. Hounslow town centre is the borough's only Metropolitan Centre.

Major Centres

As designated in the London Plan's strategic town centre network, these are town centres which provide for a full mix of comparison and convenience shopping of over 50,000sqm. Chiswick is the borough's only Major Centre.

National Planning Policy Framework (NPPF)

The government's statement of planning policies, issued by the Department of Communities and Local Government in March 2012. Replaces existing Planning Policy Statements (PPS) and Planning Policy Guidance (PPG).

Neighbourhood Plans

A plan prepared by a Parish Council or Neighbourhood Forum for a particular neighbourhood area.

Planning Inspectorate (PINS)

Government body whose main work is the processing of planning and enforcement appeals and holding inquiries into local development plans. It deals with a wide variety of other planning related casework including listed building consent appeals, advertisement appeals, and reporting on planning applications.

Pollution

Anything that affects the quality of land, air, water or soils, which might have an adverse impact on human health, the natural environment or general amenity.

Primary and Secondary Frontages

Primary frontages include a high proportion of retail uses which may include food, drinks, clothing and household goods. Secondary frontages provide greater opportunities for a diversity of uses such as restaurants, cinemas and businesses.

Primary Shopping Area

Defined area where retail development is concentrated (generally comprising the primary and those secondary frontages which are adjoining and closely related to the primary shopping frontage.

Proposals Map

Illustrates on a base map all the policies and proposals contained in Development Plan Documents, together with any saved policies. To be revised as each DPD is adopted, it should always reflect the up-to-date planning strategy for the area. Proposals for changes to the adopted proposals map accompany submitted development plan documents in the form of a submissions proposals map.

Public Realm

Publicly and privately owned streets, rights-of-way, parks and other accessible spaces.

Ramsar sites

Wetlands of international importance, designated under the 1971 RAMSAR convention.

Regeneration

Improving an area's social, physical and economic environment.

The Regulations

Town and Country Planning (Local Planning) (England) Regulations 2012.

Saved Policies or Plans

Existing adopted development plans saved to allow local authorities to produce their local plans.

APPENDIX 2 - GLOSSARY

Site Allocations

Allocations of sites for specific or mixed use developments.

Sites of Importance for Biodiversity

International Special Areas of Conservation, Special Protection Areas and Ramsar sites), national (Sites of Special Scientific Interest) and locally designated sites.

Statement of Community Involvement (SCI)

LDD which sets out the methods and standards which the planning authority intend to achieve in relation to involving the community in the preparation, alteration and review of all LDDs and in development control decisions.

Strategic Environmental Assessment (SEA)

An assessment of the environmental impacts of the policies, plans and programmes. The European 'SEA Directive' (2001/42/EC) requires a formal 'environmental assessment' of certain plans and programmes, including those in the field of planning and land use. See also SA.

Supplementary Planning Documents (SPDs)

SPDs cover a wide range of issues which the local planning authority wishes to provide policy guidance on to supplement the policies and proposals in the development plan documents. They do not form part of the development plan but are a material consideration in determining Planning Applications.

Sustainability Appraisal (SA)

Planning and Compulsory Purchase Act 2004 requires all development plan documents to be put through a Sustainability Appraisal which considers the impacts of the proposed policies and proposals upon a number of economic, social and environmental criteria. The SEA requirements are intended to be met as part of the statutorily required SA process.

Sustainable Community Strategy

A long term vision for the area created by the Local Strategic Partnership. The SCS should also set out the key tasks that the partners in the area need to achieve to improve its well being.

Tall building

Buildings which are substantially taller than their neighbours and/or which significantly alter the skyline.

Town Centre

Area defined by the local authority's proposal map, including the primary shopping area and areas predominantly occupied by main town centre uses within or adjacent to the primary shopping area.

Unitary Development Plan (UDP)

A borough wide statutory development plan, setting out the council's policies for the development and use of land. This will be replaced by the Local Plan.

Abbreviations

APA Archeological Priority Area

AQMA Air Quality Management Area

CDA Critical Drainage Area

IBP Industrial Business Park

MOL Metropolitan Open Land

PIL Preferred Industrial Location

POL Preferred Office Location

SIL Strategic Industrial Location

SINC Site of Importance for Nature Conservation

SG Sui Generis

SSSI Site of Special Scientific Interest

TPO Tree Preservation Order

APPENDIX 3 - INFRASTRUCTURE DELIVERY SCHEDULE 2015-2030

Infrastructure Area	Type of Infrastructure	District/ School Place Planning Area	Infrastructure Item	Local Plan Delivery	Phase	Total Estimated Infrastructure Costs 2015 - 30	Sources of Funding	Total Estimated Funding Available	Delivery	Baseline Evidence
Education Facilities	Primary	Brentford (School Place Planning Area)	St Paul's CE Primary (1 FE) on new site (Alexandra House)	Critical	Phase 1 (0-5 years)	£154,660,000 (to 2018/19)	Basic needs grant and capital maintenance funding.	£124,670,000	London Borough of Hounslow (LBH)	Existing school build costs for each type of education provision.
			Potential Free School at Syon Lane (3FE)	Critical	Phase 1 (0-5 years)		Private Finance Initiative (PFI) for Hounslow Town School.		Free School Providers	
		Heston/ Cranford (School Place Planning Area)	Expansion on existing site. (achieved through release of site by reorganisation of the Pupil Referral Service - Woodbridge Park).				Available s106 funding (£2,965,910 held for school places).		Department for Education (DfE)	Sequential Assessment of Potential School Sites January 2014
			Norwood Green Junior (1FE) expansion on existing site.	Critical	Phase 1 (0-5 years)					GLA Demographic Projections
			Springwell Junior (2FE; 1 bulge class and 1 permanent) expansion on existing site.	Critical	Phase 1 (0-5 years)		Developer contributions (s106 and CIL)		Draft Strategy for the Development of Specialist SEN Provision in Hounslow, 2011.	

APPENDIX 3 - INFRASTRUCTURE DELIVERY SCHEDULE 2015-2030

Infrastructure Area	Type of Infrastructure	District/ School Place Planning Area	Infrastructure Item	Local Plan Delivery	Phase	Total Estimated Infrastructure Costs 2015 - 30	Sources of Funding	Total Estimated Funding Available	Delivery	Baseline Evidence
		Central (School Place Planning Area)	Hounslow Heath Junior (1FE) expansion on existing site.	Critical	Phase 1 (0-5 years)					Hounslow School Expansion Programme
			Hounslow Town Primary (2FE) expansion on new site London Road South - Site B.	Critical	Phase 1 (0-5 years)					
			St Mary's RC Primary (Isleworth) (1FE) expansion on existing site.	Critical	Phase 1 (0-5 years)					
			Wellington Primary (2FE) expansion on new site Sutton Lane (Church Meadows)	Critical	Phase 1 (0-5 years)					
			HEC (Hounslow Heath) (2FE)	Critical	Phase 1 (0-5 years)					
			Beavers Community Primary (1FE)	Critical	Phase 1 (0-5 years)					

APPENDIX 3 - INFRASTRUCTURE DELIVERY SCHEDULE 2015-2030

Infrastructure Area	Type of Infrastructure	District/ School Place Planning Area	Infrastructure Item	Local Plan Delivery	Phase	Total Estimated Infrastructure Costs 2015 - 30	Sources of Funding	Total Estimated Funding Available	Delivery	Baseline Evidence
	Secondary	Borough-wide	Expansion of existing secondary schools on-site to provide up to 23 FE.	Critical	Phase 1-2 (6-10 years)	Ranging between £14m and £112m.				
			New secondary schools delivered on sites identified as appropriate for new school places, to provide up to 20 FE.	Critical	Phase 1-2 (6-10 years)					
	SEN	Borough-wide	New SEN primary and secondary provision to provide a minimum of 297 places up to 2018 and further once up to date projections are established (October 2014).	Necessary	Unknown	Unknown				

APPENDIX 3 - INFRASTRUCTURE DELIVERY SCHEDULE 2015-2030

Infrastructure Area	Type of Infrastructure	District/ School Place Planning Area	Infrastructure Item	Local Plan Delivery	Phase	Total Estimated Infrastructure Costs 2015 - 30	Sources of Funding	Total Estimated Funding Available	Delivery	Baseline Evidence
Health Facilities	Capital cost of new health facilities.	Isleworth	A primary care centre at the West Middlesex Hospital site.	Necessary	Phase 1 (0-5 years)	£25,990,436	Central government NHS Hounslow budget.	These costs cover the three year gap in funding for additional population, before central government funding is triggered.	NHS Hounslow	Healthy Urban Development Unit (HUDU) model
		Cranford and Heston	Redevelopment of Heston Health Centre.				Developer contributions (s106 and/ or CIL)			Hounslow CCG
		Chiswick	Improvements to Chiswick Health Centre.							'Better Care, Closer to Home' Out of Hospital Strategy 2012.
										Heston and Cranford Locality Area – Outline Business Case for a Hub

APPENDIX 3 - INFRASTRUCTURE DELIVERY SCHEDULE 2015-2030

Infrastructure Area	Type of Infrastructure	District/ School Place Planning Area	Infrastructure Item	Local Plan Delivery	Phase	Total Estimated Infrastructure Costs 2015 - 30	Sources of Funding	Total Estimated Funding Available	Delivery	Baseline Evidence
Transport & Connectivity	Strategic Cycling Network	Borough-wide	Cycle spineway	Necessary	Phase 1 (0-5 years)	c. £20,000	Local Implementation Plan (LIP) funding and other TfL grant funding. Developer contributions (s106 and/ or CIL)	Unknown	Transport for London (TfL)/ LBH	Hounslow Local Implementation Plan for Transport 2011-31. LB Hounslow Strategic Transport Study (using WeLHAM Model).
	Rail infrastructure providing improved links to the Golden Mile growth area and developing a wider orbital network.	Brentford	The Hounslow – Old Oak Common (Brent Cross) link.	Necessary	Phase 2/3 (5-15 years)	Unknown	Central government funding Department for Transport (DfT), TfL/GLA.		Network Rail Transport for London GLA	
			c£30m capital cost plus opex.			Developer contributions (s106 and/ or CIL)	LBH and partner authorities			
			Unknown							
A new rail link from London Waterloo to Heathrow via Hounslow Loop										

APPENDIX 3 - INFRASTRUCTURE DELIVERY SCHEDULE 2015-2030

Infrastructure Area	Type of Infrastructure	District/ School Place Planning Area	Infrastructure Item	Local Plan Delivery	Phase	Total Estimated Infrastructure Costs 2015 - 30	Sources of Funding	Total Estimated Funding Available	Delivery	Baseline Evidence
	Improving bus services between areas of growth	Brentford	Introducing new services serving the Golden Mile growth area (e.g. 195 and H91) to improve capacity and frequency.	Necessary	Phase 1 (0-5 years)	In line with TfL London Buses costing model for Sponsored Route Agreements	Developer contributions (s106 and CIL)		TfL LBH	
	Pedestrian links	Brentford	New pedestrian link to maximise accessibility to Golden Mile growth area from nearby rail/tube links.	Preferred	Phase 2/3 (5-15 years)	Unknown			LBH	
	Accessible transport network	Borough-wide	Improvements to the access for different transport modes, for example stations and bus stops.	Preferred	Phase 1-3 (1-15 years)	£420,000	LIP 2014-17 Delivery Plan: Targeted Bus Stop Accessibility LIP 2014-17 Delivery Plan: Targeted Improvements for Pedestrians – Legible London and Accessibility	£300,000 £120,000	Transport for London	

APPENDIX 3 - INFRASTRUCTURE DELIVERY SCHEDULE 2015-2030

Infrastructure Area	Type of Infrastructure	District/ School Place Planning Area	Infrastructure Item	Local Plan Delivery	Phase	Total Estimated Infrastructure Costs 2015 - 30	Sources of Funding	Total Estimated Funding Available	Delivery	Baseline Evidence
	Bridge Improvements	Borough-wide	<p><u>Clockhouse Lane</u> Foot and Cycle Bridge; <u>Whitton Road Bridge</u> Improvements (Hounslow Gateway);</p> <p>Thames Path National Trail connections in Dukes Meadows (bridge under Barnes rail bridge) and improvements to footbridges crossing SWT/Piccadilly lines to improve accessibility (e.g. <u>Quaker Lane</u>).</p>	Necessary	Ongoing	£8 million plus.			<p>LBH</p> <p><u>TfL</u></p>	

APPENDIX 3 - INFRASTRUCTURE DELIVERY SCHEDULE 2015-2030

Infrastructure Area	Type of Infrastructure	District/ School Place Planning Area	Infrastructure Item	Local Plan Delivery	Phase	Total Estimated Infrastructure Costs 2015 - 30	Sources of Funding	Total Estimated Funding Available	Delivery	Baseline Evidence
	Town Centre Public Realm Improvements	Hounslow	Hounslow Town Centre Public Realm.	Preferred	Phase 1 (0-5 years)	£2 million plus.	LIP 2014-2017 Delivery Plan: Hounslow Town Centre Major Scheme	£2,561,000	TfL LBH Development schemes within town centres.	
							Outer London Fund (OLF)			
		Brentford	Brentford Town Centre Public Realm.	Preferred	Phase 1 (0-5 years)	£1 million plus.				
		Feltham	Feltham Station Interchange and Hounslow Road railway over bridge.	Potential.	Phase 2 (5-10 years)	£5 million plus.				

APPENDIX 3 - INFRASTRUCTURE DELIVERY SCHEDULE 2015-2030

Infrastructure Area	Type of Infrastructure	District/ School Place Planning Area	Infrastructure Item	Local Plan Delivery	Phase	Total Estimated Infrastructure Costs 2015 - 30	Sources of Funding	Total Estimated Funding Available	Delivery	Baseline Evidence
Green & Blue Infrastructure	Green chains and corridors.	Borough-wide	Greenways/ Quietways – development of a cohesive network of accessible pathways for pedestrians and cyclists linking parks and open spaces across the borough and to neighbouring boroughs	Necessary	Ongoing	£3-4m for network completion assuming moderate delivery of improved infrastructure on on-road sections	LIP 2014-2017 Delivery Plan: Greenways Programme Developer contributions (s106 and CIL)	£600,000	LBH and Greenway partner agencies, including Canal & River Trust, Environment Agency.	Mayor of London's All London Green Grid SPG. Hounslow Biodiversity Action Plan
	Blue ribbon network	Borough-wide	Enhancements to Hounslow's Blue Ribbon Network	Necessary	Ongoing	Unknown	Developer contributions (s106 and CIL)			Thames River Basin Management Plan Thames Estuary 2100 plan

APPENDIX 3 - INFRASTRUCTURE DELIVERY SCHEDULE 2015-2030

Infrastructure Area	Type of Infrastructure	District/ School Place Planning Area	Infrastructure Item	Local Plan Delivery	Phase	Total Estimated Infrastructure Costs 2015 - 30	Sources of Funding	Total Estimated Funding Available	Delivery	Baseline Evidence
Open Space	Open space improvements	Borough-wide	Maintenance and improvement of existing open spaces.	Necessary	Ongoing	£951,250	Developer contributions (s106 and CIL)	£1,978,951 held for open space improvements.	LBH/ John Laing	Open Space Background Paper. Programme costs of open space maintenance 2012/13 – 2021/22.
Waste & Recycling	Waste facility	Cranford and Heston	Waste facility at Western International Market site.	Critical	Ongoing	Unknown	N/A	N/A	LBH/ SITA Commercial operators.	Emerging West London Waste DPD
Leisure	Libraries and archives	Borough-wide	Refurbishments of existing libraries.	Necessary	Ongoing	£5.7- £6.8 million	N/A	N/A	LBH/ John Laing	Hounslow Libraries Estate Strategy Report, March 2011

APPENDIX 3 - INFRASTRUCTURE DELIVERY SCHEDULE 2015-2030

Infrastructure Area	Type of Infrastructure	District/ School Place Planning Area	Infrastructure Item	Local Plan Delivery	Phase	Total Estimated Infrastructure Costs 2015 - 30	Sources of Funding	Total Estimated Funding Available	Delivery	Baseline Evidence
	Sports Facilities	Cranford and Heston	Heston Leisure Centre redevelopment	Necessary	Phase 1 (0-5 years)	£18 million	Cross-subsidised by enabling housing development on site, plus prudential borrowing against savings to be made when Centre is operational.	N/A	LBH/ Fusion Lifestyle/ John Laing	PPG 17 Sports Facilities Volume.
	Play Facilities	Borough-wide	Maintenance and improvement of existing play spaces.	Necessary	Ongoing	£40,296	Capital receipts. Developer contributions (s106 and CIL)	£600,000 up to 2014/15	LBH/ John Laing	Programme costs of play space maintenance 2012/13 – 2025/26. Release of Capital Projects - Medium Term Financial Strategy Capital (2011/12-2014/15).

APPENDIX 3 - INFRASTRUCTURE DELIVERY SCHEDULE 2015-2030

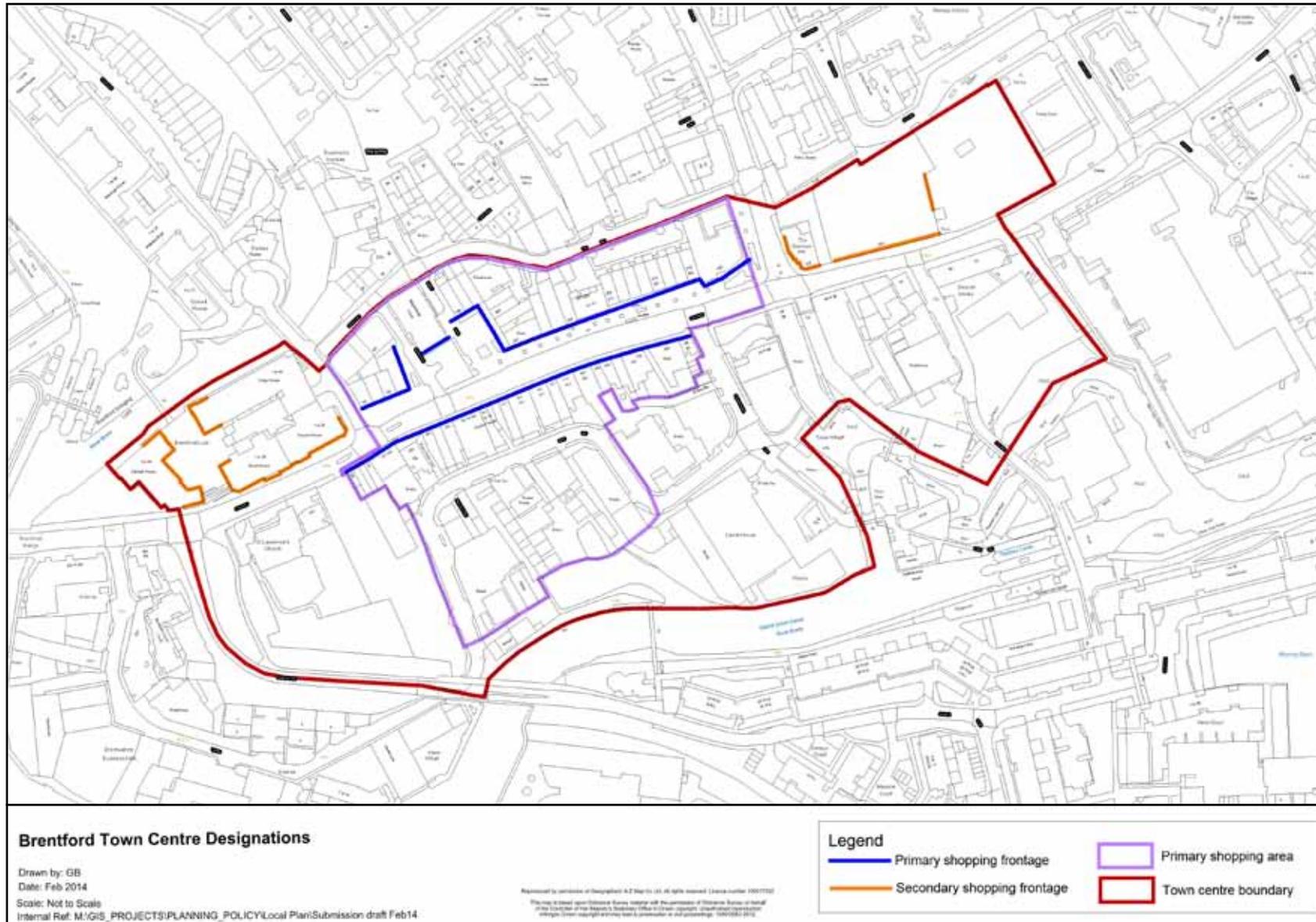
Infrastructure Area	Type of Infrastructure	District/ School Place Planning Area	Infrastructure Item	Local Plan Delivery	Phase	Total Estimated Infrastructure Costs 2015 - 30	Sources of Funding	Total Estimated Funding Available	Delivery	Baseline Evidence
Energy & Low Carbon	Decentralised energy network	Borough-wide	District heat network	Potential	Ongoing	Unknown	TBC	TBC	TBC	TBC
Heritage Assets	Heritage buildings (Listed Buildings At Risk in Registered Park settings)	Brentford	Gunnersbury Park main mansion to be repaired and upgraded as a museum.	Necessary	Phase 1 (0-5 years)	£2million as match funding to HLF / EH / HOLT.	Heritage Lottery Fund Manor Trust Funding		L B Ealing and LBH plus partners TBC and John Laing	HLF bid and Conservation Management Plan updated to 2013.
		Brentford	Gunnersbury Park small mansion.	Necessary	Phase 1 (0-5 years)	Contribution to enabling works TBC.	Developer contributions (s106 and CIL)		L B Ealing and LBH plus partners TBC.	Conservation Management Plan updated to 2013.
		Brentford	Gunnersbury Park Listed buildings and structures within the Grade 2star registered parkland.	Necessary	Phase 2 (5-10 years)	Up to £15 million.			L B Ealing and LBH plus partners TBC.	Parks for People bid to HLF and Big Lottery.
		Brentford	Boston Manor House Grade 1 Listed and attached north wing.	Necessary	Phase 1 (0-5 years)	£ 300K Survey, strategy updating and priority repair work to wing.			LBH and LBH / John Laing.	Conservation Management Plan 2011/12 + feasibility report.

APPENDIX 3 - INFRASTRUCTURE DELIVERY SCHEDULE 2015-2030

Infrastructure Area	Type of Infrastructure	District/ School Place Planning Area	Infrastructure Item	Local Plan Delivery	Phase	Total Estimated Infrastructure Costs 2015 - 30	Sources of Funding	Total Estimated Funding Available	Delivery	Baseline Evidence
		Brentford	Boston Manor House Grade 1 Listed and attached north wing.	Necessary	Phase 2 (5-10 years)	Up to £1million contribution to enabling works for beneficial use.			LBH plus partners TBC.	Results from validating strategy + feasibility study
Flood Mitigation	Localised flood prevention	Borough-wide	Improvements to flood defences and surface water management.	Necessary	Phase 1-3 (0 – 15 years)	N/A	Developer contributions (s106 and CIL) Drain London	N/A	LBH/ Environment Agency (EA)	Hounslow Strategic Flood Risk Assessment Hounslow Surface Water Management Plan Thames Estuary 2100 Plan
Utilities	Sewage	Chiswick and Isleworth	Section of the Thames Tideway Tunnel.	Critical	Phase 1-2 (0-10 years)	£4.1 billion (for full extent of the Tunnel)	Thames Water	N/A	Thames Water	DEFRA Thames Tunnel business case (November 2011)
	Tele-com-munications	Borough-wide	Superfast broadband	Necessary	Phase 1 (0-5 years)	Confidential information	Telecoms providers	TBC	Telecoms providers	TBC

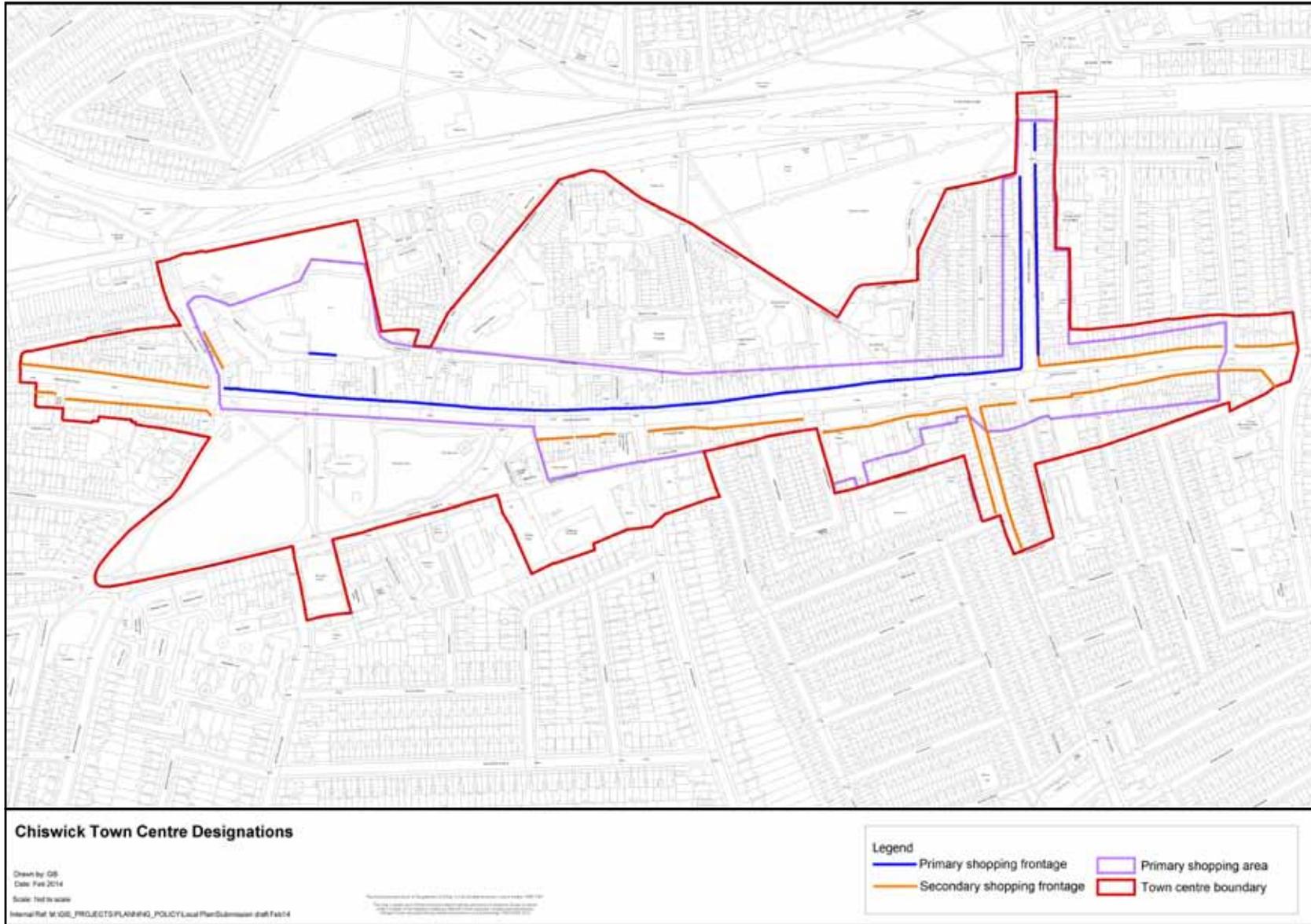
APPENDIX 4 - TOWN CENTRE BOUNDARY MAPS & DESIGNATIONS

MAP 1 - BRENTFORD TOWN CENTRE DESIGNATIONS



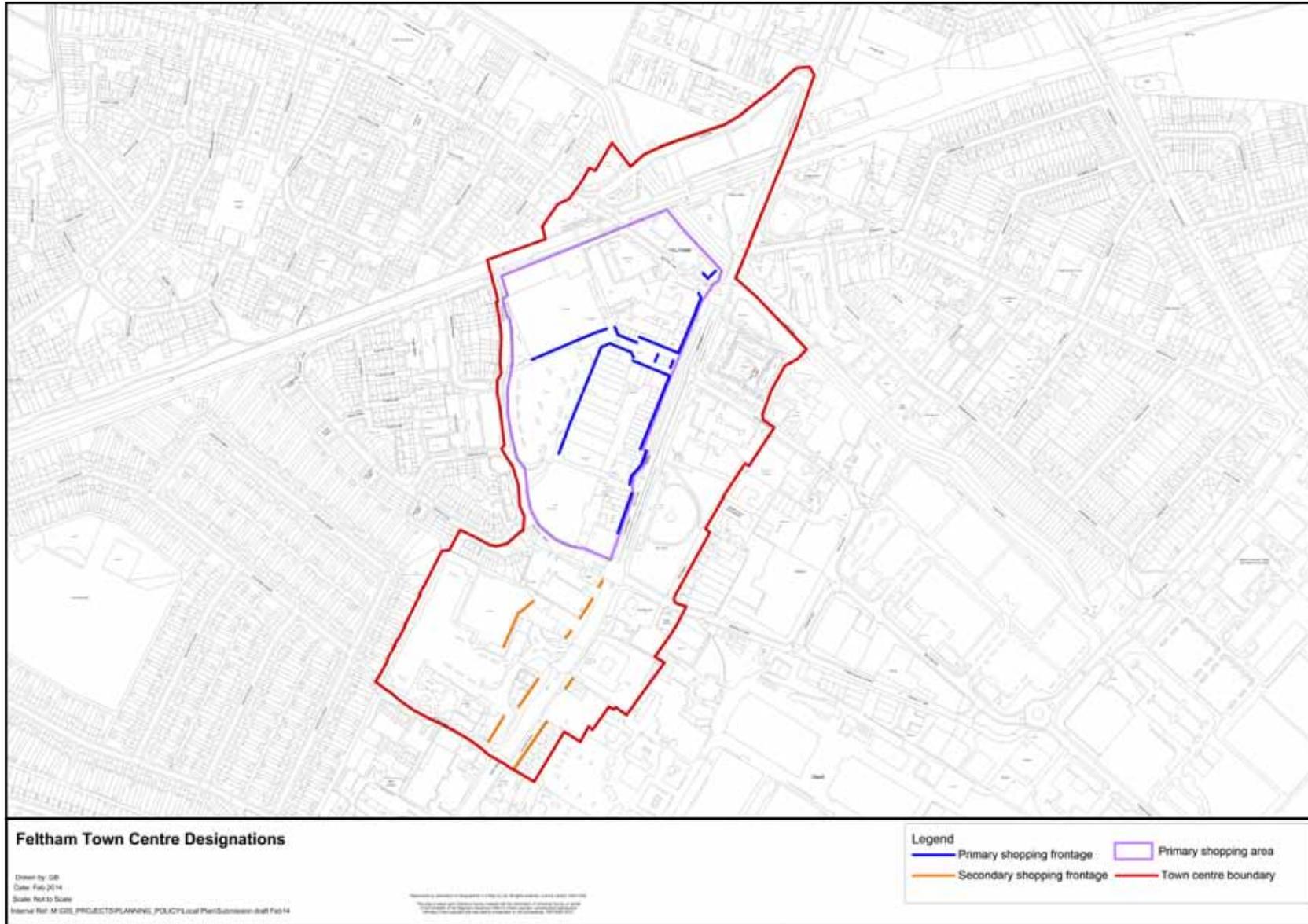
APPENDIX 4 - TOWN CENTRE BOUNDARY MAPS & DESIGNATIONS

MAP 2 - CHISWICK TOWN CENTRE DESIGNATIONS



APPENDIX 4 - TOWN CENTRE BOUNDARY MAPS & DESIGNATIONS

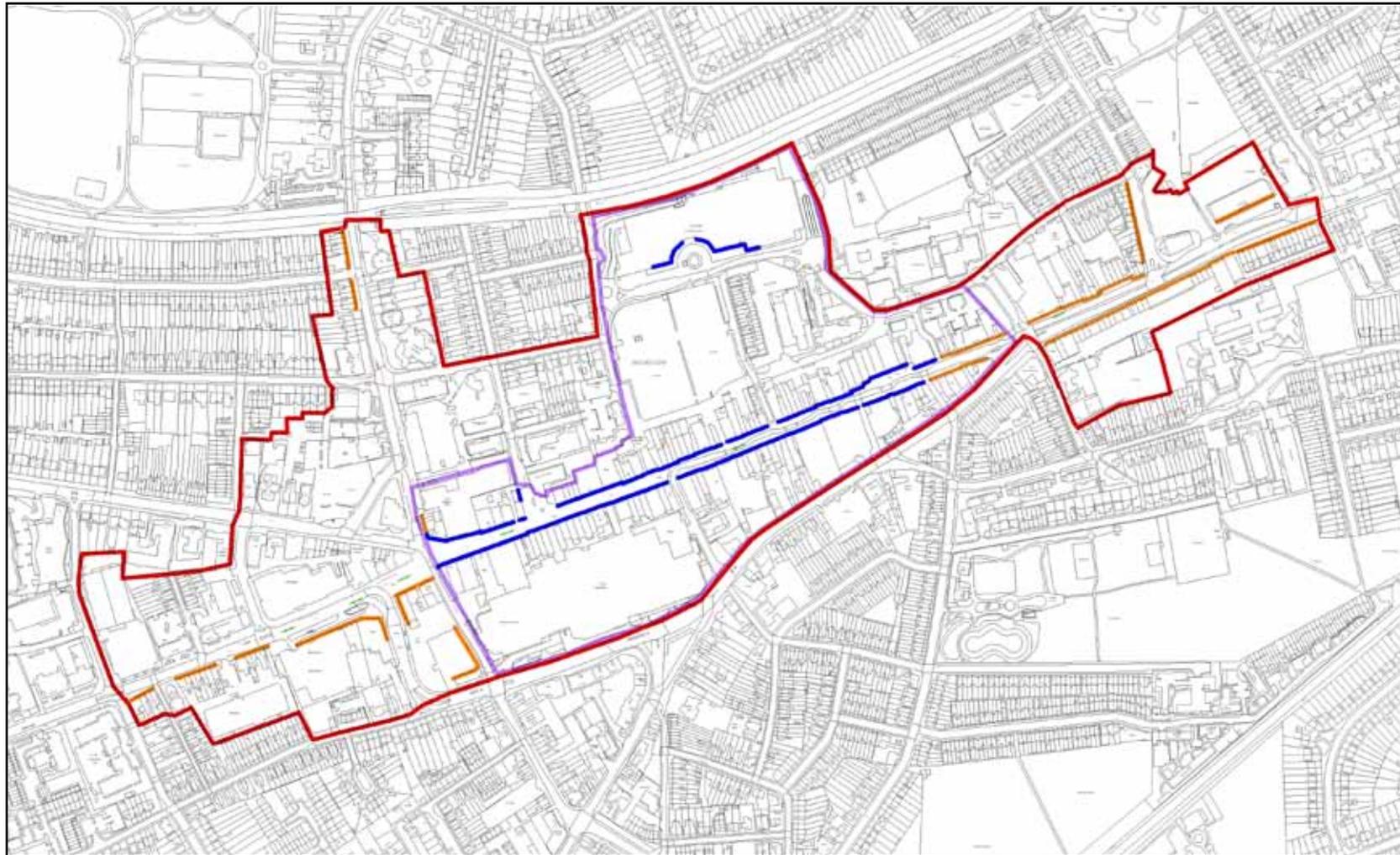
MAP 3 - FELTHAM TOWN CENTRE DESIGNATIONS



© Crown copyright. All rights reserved 100019263 2013

APPENDIX 4 - TOWN CENTRE BOUNDARY MAPS & DESIGNATIONS

MAP 4 - HOUNSLOW TOWN CENTRE DESIGNATIONS



Hounslow Town Centre Designations

Drawn by: GB
Date: Feb 2014
Scale: Not to Scale
Internal Ref: M1GIS_PROJECTS/PLANNING POLICY/Local Plan/Submission draft Feb 14

This map is based upon Ordnance Survey data of the copyright of Ordnance Survey Limited. The Corporation of Hounslow hereby acknowledges the copyright of Ordnance Survey Limited. Ordnance Survey is a registered trademark of Ordnance Survey Limited. Ordnance Survey is a registered trademark of Ordnance Survey Limited.

Legend

- Primary frontage
- Secondary frontage
- Town centre boundary
- Primary shopping area

© Crown copyright. All rights reserved 100019263 2013

APPENDIX 5 - FRONTAGES IN TOWN AND NEIGHBOURHOOD CENTRES

Town centres

Hounslow

Primary Frontage

- 104-210 High St
- 1-10 Trinity Parade, High Street
- 214-244 High Street
- 121-295 High Street
- Treaty Centre
- 2 to 4 Montague Road
- Retail frontages at the Blenheim Centre

Secondary Frontage

- 1-83 High Street
- 101-119 High Street
- 22-66 High Street
- 80-112 High Street
- 1-4 Cressey's Corner
- 2-12 and 28-112 Staines Road
- 9-21 Bell Road
- 714-746 and 769-797 London Road
- 2-24 Kingsley Road
- 34-56 Lampton Road

Chiswick

Primary Frontage

- 182-434 Chiswick High Road
- 1-63 and 2-102 Turnham Green Terrace
- Supermarket frontage on Essex Place Square

Secondary Frontage

- 73-243 Chiswick High Road
- 281-333 Chiswick High Road
- 104-180 Chiswick High Road
- 440-496 Chiswick High Road
- 1-19 Devonshire Road and 2-46 Devonshire Road
- 1-7 Chiswick Terrace (Acton Lane)

Brentford

Primary Frontage

- 98-134 High Street
- 191-194 High Street
- 196-225 High Street
- Former Magistrate's Court

Secondary Frontage

- 227- 228 High Street, including the entrance and retail frontage of the supermarket
- 1-7 Brentford Lock

Feltham

Primary Frontage

- The Centre, Feltham including units fronting the High Street (22-30 and 142-166).
- 1-16 Wilton Parade, High Street
- 2 Bedford Lane

Secondary Frontage

- 72-74, 80-86, 90-92, 98-104 High Street and adjoining petrol filling station
- 57-57a High Street
- 1-10 Cavendish Terrace

Large neighbourhood centres

Hounslow West and Bedfont are larger centres and distinguish primary and secondary frontage designations, whereas the other local centres (large and small) only include general frontage designations.

Hounslow West

Primary Frontage

- 286-368 Bath Road

Secondary Frontage

- 262-278 Bath Road
- 1-7 Cavendish Parade and units adjoining (up to car park access road)
- 370-388 Bath Road

Bedfont

Primary Frontage

- 507-529 Staines Road
- 376-420 Staines Road

APPENDIX 5 - FRONTAGES IN TOWN AND NEIGHBOURHOOD CENTRES

Secondary Frontage

- 343 Bedford Lane
- 469-503 Staines Road
- 531-537 Staines Road
- 422-432 Staines Road

Hanworth

- 1-5 Rex House
- 1-19 Market Parade
- 14-36 Hampton Road West

Heston

- 8-17 Central Parade
- 131-133 and 160-178 Heston Road
- 9-21, 8-14, 28-30 New Heston Road

Cranford

- 720-746 Bath Road
- 750-754 Bath Road
- 760-790 Bath Road

Isleworth

- 1-7 Odeon Parade (London Road)
- 468 and 459-495 London Road
- 3, 5, 16-20, 11-27 and 31-37 St John's Road
- 1a Woodlands Road

Old Isleworth

- 1, 3, 4, 7-11 Upper Square

- 1-4 The Pavement
- 1-14, 35-37 and 39-57 South Street
- Shrewsbury Walk

Small neighbourhood centres

Chiswick Area

- 2-30 Fauconberg Road
- 1-15 Grove Park Road
- 54-68 Thames Road
- 1-10 Stile Hall Parade and 553-575

Chiswick High Road

- 391-407 Chiswick High Road
- 1-18 The Broadway, Acton

Isleworth and Brentford area

- 1-9a Spur Road and 142-156 London Road
- 248-262 Twickenham Road
- 189-227 Twickenham Road
- 153-173 and 154-164 Thornbury Road, Osterley
- 56-60 Kew Bridge Road
- 1-19 Albany Parade

Central Hounslow Area

- 59-63 Heath Road and 2-20 Central Parade
- 34-56 Lampton Road (even numbers only)
- Wellington Road South and Staines Road Junction

- 244-254 and 315 Wellington Road South
- 87-99 Whitton Road
- 1-7 Green Parade, 135 and 158 Whitton Road
- 43-65 and 80-90 Kingsley Road

Cranford and Heston Area

- 1-8 Parklands Parade
- 53-75 Salisbury Road, off Green Lane
- 309-355 Vicarage Farm Road
- 204-228 Great West Road and 44-50, 64-80 and 141A Vicarage Farm Road
- 474-514 Great West Road and 1 Heston Road
- 146-150, 160-164 and 174-178 Brabazon Road
- 182-190 North Hyde Lane
- 620-634 Bath Road and Public House

West Area

- 182-194 and 220-232 Uxbridge Road
- 1-10 Hamilton Parade
- 2-8 Clifton Parade
- 1-10 Central Parade
- 36 Staines Road, 1-6 Baber Bridge Parade and PH
- 90-108, 111-129 Harlington Road West and 141-145 Staines Road
- 1-11 Rochester Parade, 97-109 High Street and 1-9 Parkfield Parade
- 101-111 Bear Road and 201 Swan Road
- 49-67 Hounslow Road, 1a Park Road and Petrol Station



**London Borough
of Hounslow**