

**Hounslow Local Plan (2020-2041)**

**Examination**

**Stage 1 Hearings Note**

**Brentford Docks**

**20th March 2026**



**London Borough  
of Hounslow**

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## 1.0 Introduction

1.1 This Note responds to a request from the Inspectors made during the hearing session for Matter 7 (Green Infrastructure, Community Infrastructure and Environmental Quality) held on Wednesday 28<sup>th</sup> and Thursday 29<sup>th</sup> January 2026. The details of the tasks undertaken in this section of the Note are set out in the *Documents Requested by Inspectors in Hearings Week 2* (Document **EX41**)<sup>1</sup> as follows:

- Council to undertake research to document the available evidence of the planning history of the Brentford Docks site, including any formal planning designations relating to open space adopted in previous development plans.
- Provision of any other explanation or details relevant to the status of access/public right of way to the Brentford Docks site insofar as capable of being disclosed at this stage, noting the separate Brentford Walks proposal for a Definitive Map Modification Order has yet to be determined.

1.2 The Council will present a response to each of these points below. First, a history of any relevant planning designations covering the site in question within historical Development Plans, and second, an update on the ongoing Definitive Map Modification Order (DMMO) process and some key background information.

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<sup>1</sup> EX41 – [Documents Requested by Inspectors in Hearings Week 2](#)

## 2.0 Historic planning designations

2.1 The Council has undertaken research in the borough archives at Chiswick and Feltham to identify if any part of the Brentford Dock site has been formally designated as ‘Local Open Space’ (or any equivalent designation) within historical Development Plan Documents that cover the Brentford area. The results are presented in the below table:

Document	Year adopted	Brentford Dock Open Space Designated?	Notes
2015-2030 Hounslow Local Plan (the adopted Local Plan)	2015	No	
Brentford Area Action Plan Development Plan Document	2009	No	
Hounslow Unitary Development Plan	2003, amended 2007, 2008, 2009	No	
Hounslow Unitary Development Plan	1996	No	
Brentford Local Plan	1984	No	Reference to the following at 2.7.19:  <i>‘The Initial Development Plan [and 1972 Brentford Amendment] states that public open space should be established at the following sites: [...] Former Brentford Dock: Justin Close/Augustus Close in association with Residential Development.’</i>
Brentford District Plan (Draft)	1981	No	‘Waterside and related walkways’ route along south-east and northern boundary of Brentford Docks site (see

Document	Year adopted	Brentford Dock Open Space Designated?	Notes
			Brentford Walks hearing statement, document WS7.2).
Greater London Development Plan	1976	Unknown	Not available in the LB Hounslow Archives
Initial Development Plan and Brentford Amendment	1972	Unknown	Not available in the LB Hounslow Archives

2.2 In terms of the planning application itself, it has been drawn to the Council's attention by representors that planning permission for the estate redevelopment specified that open space should be delivered as part of the redevelopment. This is also referenced in the 1984 Brentford Local Plan (as above). As set out by Brentford Walks in their Regulation 19 representation (**Document S9**, REP044<sup>2</sup>) and Matter 7 hearing statement (**Document WS7.2**<sup>3</sup>) permission for a revised planning application for the Brentford Dock estate development was granted on 26<sup>th</sup> April 1978. The Council confirms this and has provided at Appendix 3 the resolution (and in effect Decision Notice) of the former LPA namely the GLC by its Planning and Communications Policy Committee, which includes a Site Plan drawing. The scheme appears to have completed in the same year as the revised planning application (1978), having commenced construction in c.1972.

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<sup>2</sup> [S9 Link to Representations made pursuant to Regulation 20 \(in response to consultation at Regulation 19 Stage\)\(Redacted\)](#)

<sup>3</sup> [WS7.2 Brentford Docks](#)

### **3.0 Update on Ongoing DMMO Process**

#### Background

- 3.1 The Hounslow Borough Definitive Map and Statement is a statutory record of public rights of way within the borough, indicating their position and status.
- 3.2 Towards the end of 2024, the Council (in its capacity as Surveying Authority for the London Borough of Hounslow) received an application on behalf of Brentford Walks (now a community interest company) for modification of the Definitive Map and Statement (the “DMMO Application”). The application case is based on evidence of long use by members of the public.
- 3.3 The claimed right of way route encircles the Brentford Dock estate, running alongside the rivers Brent and Thames which together surround the estate peninsula. It is shown in green on the application map in Appendix 1 (with access pathways to and from such, in blue).
- 3.4 The route passes through two areas of public open space within the estate. The two areas were created as part of the approved development of the estate dating back to the 1970s. Like the alleged route, they are owned by the private company which also manages the Brentford estate. The two public open spaces are shown hatched blue on the plan in Appendix 2 (the “POS”).
- 3.5 The public access to the POS is separately protected by a private covenant from 1991 which binds the estate land. Within the last five years contrary to the covenant, public access to the POS was restricted and / or totally prevented by the estate management company. However, following correspondence between the Council and the company landowner and since 1 February 2026, public access has been reinstated, albeit to a limited extent. The extent of access to the POS (including the times of access and the route) remain a matter of dispute between the Council and the landowner. As at the date of this Report, the matter is still the subject of communications between the parties’ lawyers. The law pertinent to determination of the DMMO Application is distinct from and separate to the enforcement of the 1991 private covenant which concerns contractual property rights.

#### DMMO application process

3.6 The DMMO application is currently undetermined. Further to the Council’s review of the application, further investigation, enquires of the interested parties during 2025 and its pending final assessment of all evidence available to it, the Council anticipates reaching a decision on the DMMO Application within the coming 4 months. Nevertheless, even if the application is approved by the Council, the Order to amend the Definitive Map and Statement will subsequently require confirmation. If there are objections or representations to the proposed Order, the confirmation of the Order will need to be referred to the Secretary of State via the Planning Inspectorate. A public inquiry is likely to follow. Thus, the DMMO Application may not be fully resolved until 2027/2028.

3.7 The DMMO Application process to date and the indicative timetable moving forward is set out below.

<b>Date</b>	<b>Details</b>
16.12.24	Date of receipt of duly made application including service certificate
2025	Council review of the applicant’s evidence, meetings with applicants and landowner’s representatives and site visits.
19.12.24	Applicant applied to the Secretary of State for a direction requiring the Council to determine the application.
27.02.26	Council receives formal submissions and evidence from the landowner’s solicitors on the DMMO Application.
05.03.26	Direction from Secretary of State requiring the Council to determine the application by no later than 6 months.
March - June 2026	Review by Council of consultee comments and preparation of report for determination as to whether a right of way subsists or is reasonably alleged to subsist.
04.09.26	Deadline for decision by the Council on the DMMO Application.
Post Council determination of the application	If the application is refused, the applicant may appeal to the Secretary of State within 28 days of notification of the determination of the application.

	<p>If the appeal is allowed, a direction will be given to the Council to make the Order.</p> <p>If the application is approved (in full or in part) by the Council:</p> <ul style="list-style-type: none"><li>a. A minimum 42-day statutory period of publicity of the Modification Order will be undertaken;</li><li>b. If objections or representations from first public notice are received the matter will be referred to Secretary of State for Order confirmation, with or without modification; and</li><li>c. If there are no objections to the Order, the Order will be confirmed by the Council.</li></ul>
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# APPENDIX 1 – DMMO APPLICATION ROUTE





**APPENDIX 3 – RESOLUTION AND SITE PLAN**

DG/PC/P/GS/7722/7713

PLANNING AND COMMUNICATIONS POLICY COMMITTEE

26 April 1978

Order for the CONTROLLER OF PLANNING AND TRANSPORTATION  
(Copy for Solicitor)

Brentford Dock - Revised Planning Application  
London Borough of Hounslow

(20E) Report (17.4.78) by the Controller of Planning and  
Transportation (PC 235).  
Discussion.

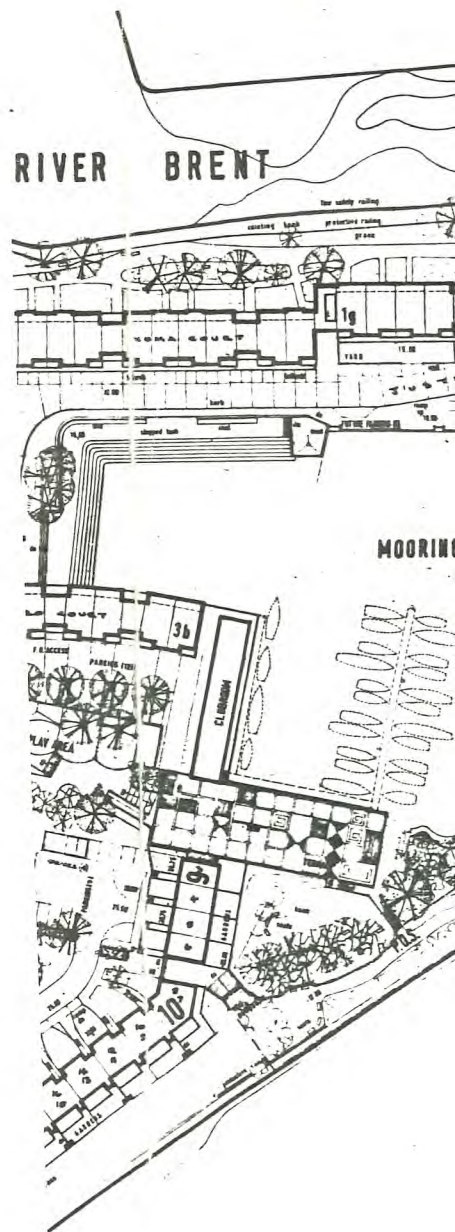
RESOLVED - On a vote that the development of the former  
Brentford Dock for residential purposes and public open space as  
shown on drawings AR/HO/798/02/3; 4.11; 74; 085; 073; P16-12;  
20.31; P93; 20.12; 20.34; 60.10; 60.13; 20.30; 20.32; 20.33;  
30.60; 30.61; 30.62; 36.17; 36.16; 40.13; 50.12 be approved  
subject to the condition set out below, and that this resolution  
be expressed to be passed for the purposes of Regulation 4(5)  
of the Town and Country Planning General Regulations 1976.

Condition  
The development hereby permitted must be begun not later  
than the expiration of five years from the date of the deemed  
planning permission.

The Minority Party asked to be recorded as  
opposing the decision/

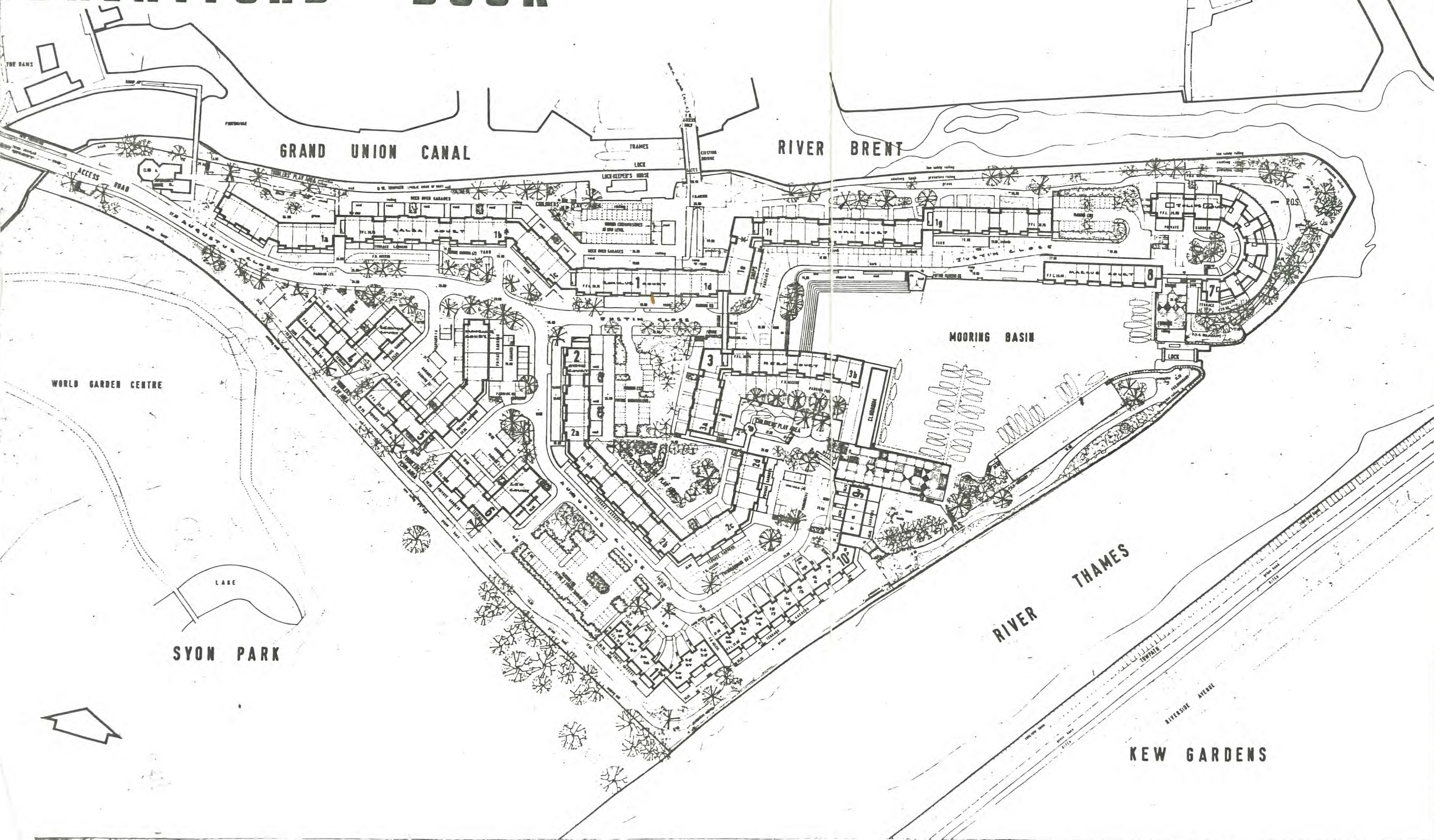
N.B. A copy of Drawing No. AR/HO/798/02/3 is attached. The  
other detailed drawings are available for inspection.

BD6 5/78



# BRENTFORD DOCK

+ 100



## SITUATION PLAN



## SCHEDULE OF

BLOCK NO.	NO. OF STOREYS	TYPE
1 a	4	DN 2454
1 b	5-6	DN 2454
1 c	5-6	DN 2454
1 d	6-7	DN 2454
1 e	5	DN 2454
1 f	5-6	DN 2454
1 g	5-6	DN 2454
1 h	5-6	DN 2454
2 a	5	DN 2454
2 b	5	DN 2454
2 c-d	5	DN 2454
3 a	5-6	DN 2454
3 b	5-6	DN 2454
4	3	DN 2454
5	3	DN 2454
6	3	DN 2454
7	3	DN 2454
8	3	DN 2454
9	2	DN 2454
10	3	DN 2454
11	3	DN 2454
SUPERVIS HSE	2	SPECIAL

## TOTALS

% PROPORTIONS	
GARAGES & CAR PARKING	PROVISION
	IMMEDIATE
	ULTIMATE

ADDITIONAL PARKING FOR BOARD

NON-HOUSING 3 SHOPS, WORK

GROSS AREA

DEDUCT FOR

GROSS HOUSE

NUMBER OF P

NUMBER OF P

DENSITY: PER

NEW TREES

EXISTING

DATE 26-7-77

79-11-77

8-1-78

26-1-78

