

# MAYOR OF LONDON

**GLA ref:** GLA/4279/02/NR  
**LBH ref:** 01508/A/P6  
**Date:** 22 August 2018

## **Citroen Site, Capital Interchange Way, Brentford**

I refer to the above case and the Representation Hearing that was held on City Hall on 20 July 2018, as well as the site visits undertaken on 11 July and 22 August. I'd like to thank everyone who attended – residents, the applicant, the Council, Royal Botanic Gardens Kew and Historic England for the contributions they have made, ensuring that before I make my decision I am as fully informed as I can be about the issues surrounding this planning application.

I called in this application to subject it to further scrutiny. If we are to deliver the genuinely affordable homes Londoners urgently need I am determined to ensure that we thoroughly explore all options for building new and affordable homes across the capital. This includes making the best use of our land and prioritising development of high-density mixed-use places, so that we can accommodate our growth while protecting the Green Belt.

The Citroen site is an underutilised remnant of the type of car-dominant, land-hungry approach to development that has taken place in the past. It is a brownfield site in an emerging Opportunity Area and is very accessible. It is well-connected and located in an area capable of accommodating growth. It is precisely the kind of site that we need to bring forward in order to create vibrant and active places, ensuring a compact and well-functioning city.

My planning team has worked hard with the applicant following my intervention; they have increased the level of affordable housing from 40 per cent to 50 per cent, which ensures that the application fully accords with my strategic planning guidance and contributes toward my long-term strategic target of 50 per cent affordable homes across all new developments in the capital.

I have carefully considered all the impacts of the development, particularly the impact on the significance of heritage assets. I agree with my officers' assessment that the harm to heritage assets would be less than substantial but have nevertheless placed considerable importance and weight on this harm. However, I have also attached substantial weight to the public benefits of the proposal, particularly the high level of affordable housing, and consider that these clearly outweigh the harm.

I am confident that this high-quality high-density development will deliver much-needed, genuinely affordable homes Londoners need – on an accessible and well-connected brownfield site where we must be directing our growth.

For these reasons I agree with my planning officer's recommendation and grant planning permission for this development, subject to the completion of a section 106 agreement and referral to the Secretary of State. In taking this decision, I have had regard to the Representation Hearing report and addendum, as well as the further addendum dated 22 August.



**Sadiq Khan**  
Mayor of London