

BRENTFORD COMMUNITY STADIUM

DUFFY SITE

PLANNING PRE-APPLICATION FORUM BRIEFING NOTE



22ND NOVEMBER 2018

WHAT HAS HAPPENED

In June 2014, the London Borough of Hounslow (LBH) granted detailed planning permission for the new Brentford Community Stadium and outline permission for 910 enabling private residential homes (to help fund the stadium) at Lionel Road South. New homes will be sited on Central Eastern and Central Southern sites, as well as on the adjacent Capital Court and Duffy sites. The approved Masterplan is shown below (Fig.1).

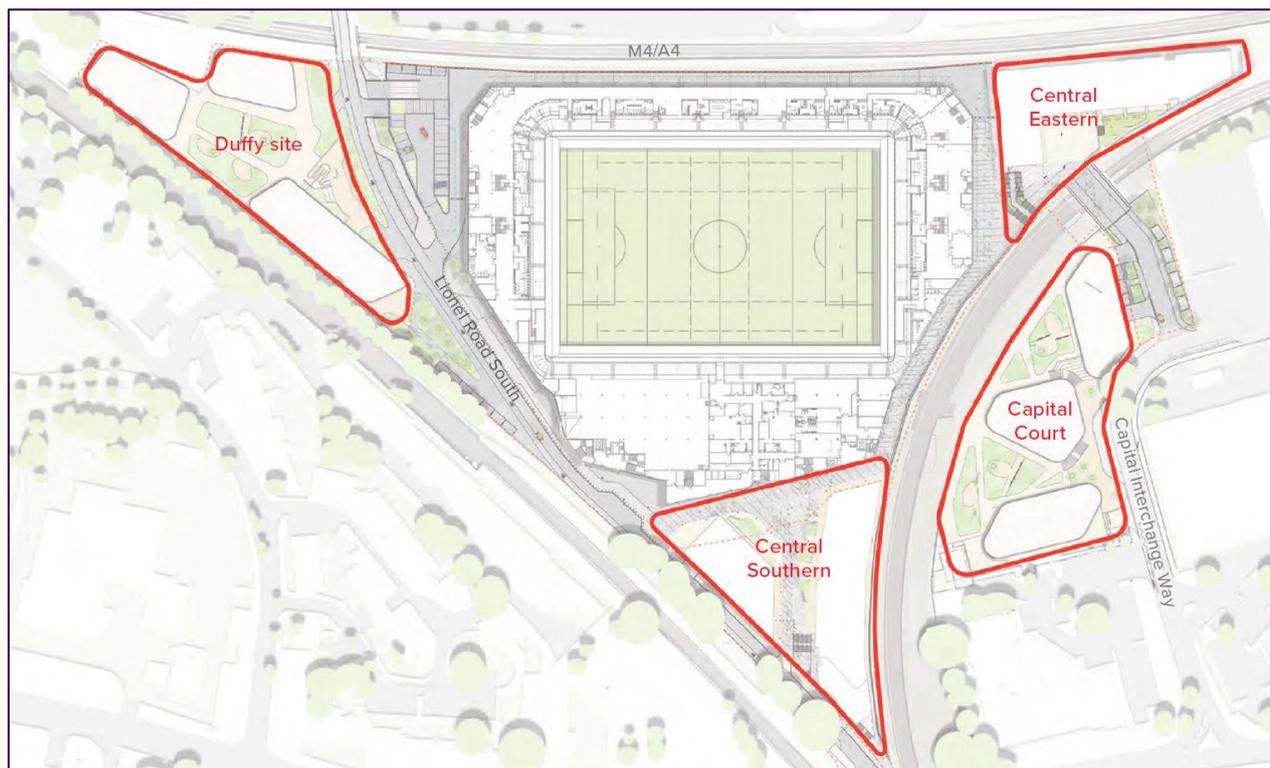


Fig. 1 Masterplan

As is the case with many large scale schemes, the detailed proposals change as the development is built out. As such, over the last few years, a number of further planning applications have been consulted upon and submitted to the London Borough of Hounslow, including both Section 73 and Reserved Matters applications.

Members will recall that an application seeking a number of changes to the stadium and homes on the Central Eastern and Central Southern sites was approved by the Council in February 2018. Those carefully considered, practical changes were made in order to successfully deliver the Stadium in a form that meets the very latest Premier League football and Premiership Rugby requirements and improve the first phase of new homes on Central Eastern and Central Southern, including improving the external appearance and improving the public realm by opening up the massing of the buildings within Central Southern.

As a result of Members granting planning permission for those changes, construction was able to start on the Stadium in April 2018, and it is now well underway. With the construction of the Central Eastern and Central Southern residential buildings being interdependent with the stadium, works on those elements are also progressing. The Stadium is targeted to open in summer 2020. The first residents should move into their new homes in early 2021.

Most recently, on 6th September 2018, the Planning Committee approved changes to the Capital Court development, with the changes improving the external appearance and internal layouts of the three residential buildings, as well as a small increase in the number of homes.

With progress now being made on the construction of the stadium, and the relevant amendments to the Capital Court site approved, the Applicant's attention has now moved to the Duffy site, with a requirement set out within the original outline consent to submit an application for approval of the Reserved Matters by 12th June 2019.

THE DUFFY SITE

The Duffy site lies in the western corner of the masterplanned site, bordered by a railway line on two sides and Lionel Road South on the other. The site represents the last phase of residential development on the masterplanned site.

Architects Allies & Morrison have been appointed by the Applicant to develop the detailed design for this site. As with previous elements of the scheme, the design will pay due regard to the outline parameters. As part of the detailed design, a decision has been taken to split Block C, the most eastern parameter, into two parts, in order to increase permeability through the site and minimise any single aspect north facing units. Across the four proposed blocks, the Applicant is seeking planning permission for 273 residential units. The proposed number of residential units sits in line with the 275 residential units originally conceived to come forward within the Duffy phase and the overall total residential floorspace proposed does not exceed the area that was approved by the outline planning permission (81,900 sqm).

The detailed design of previous phases maximised the efficiencies of layouts and has resulted in 740 homes already consented via Reserved Matters on those phases across the masterplanned site. Therefore, the proposed 273 residential units on Duffy represents 103 additional homes above the 910 homes which were approved under the original outline planning application (giving a new total of 1,013 homes). The Duffy site will have the highest proportion of family homes across the entire scheme.

Rather than simply submitting an application for the remaining balance of 170 units on the site, the Applicant believes the optimal solution under the extant consent is to design the Duffy site in line with the number of homes and residential floorspace originally envisaged for the Duffy phase. This will contribute to the need for housing in London, whilst remaining within the principles of the massing and area parameters set for this phase by the original planning permission (with the exception of Block C which has been split in two as already noted). An early visual of the emerging scheme on the Duffy site is shown below (Fig 2).

A viability assessment is underway and due to be submitted shortly as required by the s106, in advance of the Duffy Reserved Matters Application. Subject to independent assessment, the overall scheme remains unviable at both 910 homes and 1,013 homes. However, the Applicant recognises the desire for affordable housing within the scheme. Therefore, despite the both options remaining unviable, the Applicant would be open to considering an element of affordable housing as a proportion of the net uplift in residential units.

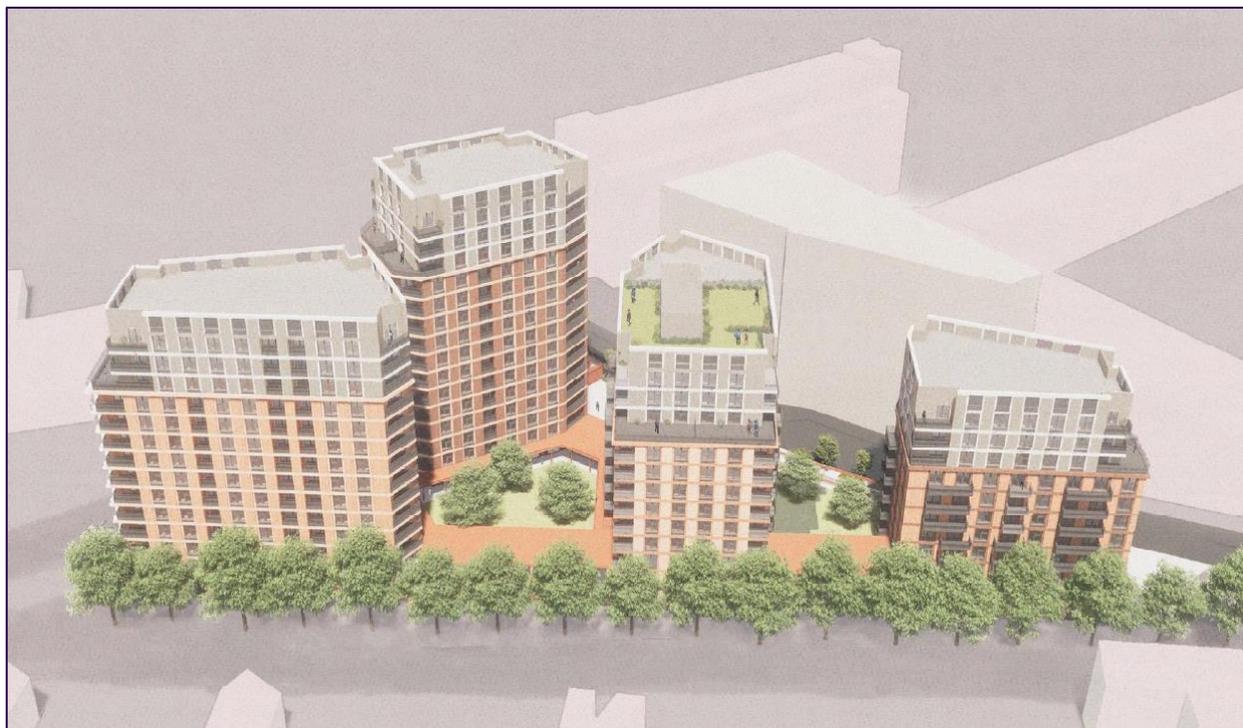


Fig 2. Duffy Site

CONCLUSION

On the 22nd November 2018, the Applicant will present the emerging Duffy proposals to Members of the Planning Committee, starting with an update on viability and finishing with a presentation by Allies & Morrison on the emerging development proposals for the Duffy site. The Applicant welcomes feedback from the Members and hopes that the emerging proposals will be supported by Members of the Planning Committee.

The Applicant believes the proposal realises the full potential of the Duffy phase as originally envisaged by the Outline Consent. The Allies & Morrison scheme will provide high quality design and 273 new homes for the area.