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By email

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31 October 2018

Dear Jessica

TESCO EXTRA AND HOMEBASE, SYON LANE STRATEGIC DEVELOPMENT OPPORTUNITY

Thank you for coming to our offices with Matthias to discuss the opportunity for the Homebase and Tesco sites on 22 October 2018. It was very helpful to hear about the work the council is undertaking to develop the new local plan. With this in mind, the work that St Edward has undertaken to create this strategic development opportunity seems to be well timed.

You advised that the council's last contact with Tesco effectively confirmed their intention to carry on trading from the existing store at Tesco, Osterley Park. This would inevitably constrain the quantum of development that could be accommodated on this site.

St Edward's ability (along with the Prudential) to assemble both sites and relocate the existing Tesco store to the Homebase site would enable comprehensive redevelopment and the delivery of over 2,000 high quality new homes and complimentary uses.

This is a significant and unique opportunity to deliver much needed new homes, including 35% affordable housing, which will make a significant contribution to delivering the GLA and Council's growth objectives for the Great West Road Corridor Opportunity Area; circa 7,500 homes. The proposals will relieve housing land supply constraints in the borough, against the background of the proposed increase by the Mayor of the Borough's housing target, to 2,182; and increase of 165% from 2016 London Plan targets.

From our perspective, the meeting on 22 October concluded with a broad consensus that the proposal to relocate the Tesco store to the Homebase site presents a significant opportunity.

With this in mind, St. Edward would like to undertake additional work to explore this opportunity further and work collaboratively with the Council to bring forward a residential mixed use masterplan that can help inform the allocation of the these two sites in the emerging Local Plan.

Accordingly, we'd be grateful if you could confirm your view that this opportunity is worth investigating further and that resources will be made available to progress this work in the short term to further develop the principles and parameters for residential mixed use development at the Tesco and Homebase, Syon Lane sites.

This written confirmation will provide certainty for Tesco to progress and a positive basis for participation in the forthcoming informal stakeholder engagement for the Pre-Regulation 19 Great West Road Local Plan.

Should you wish to discuss this request further in the interim please do not hesitate to contact me.

Yours sincerely



Mathew Mainwaring

cc: Shane Baker, Manager of Strategic Projects & CIL, LB Hounslow
Danalee Edmund, Head of Policy, LB Hounslow
Percy Mullany, St Edward
Joost Sandstra Bennett, St Edward
Alex Hoburt, St Edward