

Project: Homebase, Great West Road, Isleworth

Present: Jessica Devlin – LB Hounslow
Matthias Wunderlich – Urban Initiative Studio
Percy Mullany – St Edward
Joost Sandstra Bennett – St Edward
Colin Veitch – GRID
Laurence Osborn – GRID
Matt Mainwaring – Indigo
Sam Pullar – Indigo

Place of meeting: Indigo Offices

Date: 22 October 2018

Our ref. mtg.010.SP.29340002

Note

1. Introduction

- 1.1. MM introduced the meeting. MM noted formal submission of the pre-application document and meeting with Shane Baker on 10.10.18. MM noted the strategic opportunity associated with Option 2; Tesco option, to deliver against draft London Plan housing targets.
- 1.2. MM noted the window of opportunity to bring forward Option 2 was time limited and St Edward required as much certainty as possible regarding the emerging policy position.
- 1.3. CV presented the pre-application presentation.

2. Option 1: Homebase

- 2.1. MW queried the proposed undercroft car park for the Homebase store. LO clarified that the proposed undercroft responded to existing levels and was proposed for part of the site.
- 2.2. MW queried proposed retail square footage. Colin confirmed 3,283 sqm. PM noted that this included additional retail space over and above the proposed foodstore. PM confirmed this floorspace could be flexible.

Action

2.3. JD queried whether there was a reduction in retail parking numbers from existing. LO confirmed a reduction.

3. Great West Corridor Local Plan Review

3.1. MM queried progress of the Great West Corridor Local Plan (GWRLP) review, including engagement with the GLA.

3.2. JD noted the GWRLP and West of Borough Local Plan were at revision stage. JD noted that Tesco had previously advised there was no opportunity for redevelopment.

3.3. JD noted that huge pressure from the GLA to keep industrial land, and the draft London Plan was seeking no net loss in industrial capacity. JD noted revised local housing targets and the draft Opportunity Area designation to deliver 7,500 homes. JD noted that the Council and Urban Initiatives were in the process of balancing these two opposing views, before Reg 19 consultation planned for the new year.

3.4. MW noted that Urban Initiatives were now preparing the third iteration of the plan, which aimed to increase industrial floorspace.

3.5. MW noted that height was a big issue and the local area was very sensitive. MW referred to Kew Gardens (UNESCO) as well Osterley and Syon; Registered Parks and Gardens. MW noted Urban Initiatives were assessing suitable heights in Corridor sub areas and would come with recommendations on suitable heights.

3.6. LO queried strategic view locations. MW noted these were being agreed with Historic England and were subject to change.

3.7. MW noted further workshops with landowners and the GLA, as part of an informal consultation stage, in advance of formal Reg 19 consultations, over the next two months.

3.8. MM queried whether current viewpoint locations being discussed with HE could be shared on a factual basis. MW set out current viewpoints being discussed with HE:

- Panoramic views from Kew over Syon House;
- View point directly in front of Syon House to GWR, over Capability Brown designed landscape;
- Osterley House diagonal view east;
- Long view from Osterley Park (view to be defined); and
- Boston Manor, views from rear of Boston Manor House.

- 3.9. MW noted Urban Initiatives had presented the approach to HE who were broadly happy. MW noted Urban Initiatives were to present recommendations to HE.
- 3.10. MM queried whether there would be a full cabinet process after informal consultation workshops; Pre Regulation 19.
- 3.11. JD noted that there would be no formal political decision making, however, there is ongoing Councillor engagement workshops and involvement of Lead Members in the planned informal workshops.
- 3.12. MM queried evidence base to support Local Plan Review. JD confirmed this included the 2016 Peter Brett Employment Land Review. JD confirmed the Council were also carrying out a Retail Needs Assessment and Infrastructure Delivery Plan. JD confirmed the Retail Needs Assessment and Infrastructure Delivery Plan would be available as part of the Reg 19 consultation.
- 3.13. SP queried previous pre-application advice regarding offsetting loss of industrial capacity and potential further LSIS designation on land to the east of the Homebase site. JD confirmed the Council were considered LSIS designation of the Scoda Garage site.
- 3.14. JD confirmed proposed expansion of LSIS did not cover the Homebase site, and relevant considerations included colocation and not prejudicing the wider operation of the wider LSIS.
- 3.15. MM queried whether any commercial agency advice had been sought to inform Urban Initiatives' capacity testing. JD confirmed Adams Integra were appointed for viability input and this information would not be available until Reg 19.
- 3.16. MW noted two very different options were under consideration and queried St Edward process for decision making. [REDACTED]
[REDACTED]
[REDACTED]
- 3.17. MM suggested further engagement over the next three weeks with officers and politicians to progress discussions, given the limited window of opportunity.

- 3.18. PM noted density and height was key to support scheme viability. PM queried whether Urban Initiatives has engaged heritage consultants to inform discussions with HE. MW noted Urban Initiatives were carrying out the work.
- 3.19. JD queried ground floor residential proposed in both options and noted that residential at ground floor would not be supported due to air quality issues.
- 3.20. PM queried whether broad development and land use principles married up with the emerging policy position. MW confirmed, from Urban Initiatives perspectives, proposals did not contradict what Urban Initiatives' current thinking.
- 3.21. MW noted that environmental testing was ongoing to test environmental issues. MW noted that testing was currently being undertaken on basis of no residential in first 20m from ground level. JD noted environmental testing would be published as part of Reg 19 consultation.
- 3.22. PM/MM noted precedent at Chiswick Gate, which had similar environmental issues. PM offered a site visit for officers.

4. Next Steps

- 4.1. MM recommended a short letter and strategic response from the council confirming the Council were willing to maintain dialogue in relation to Option 2. MM this would provide a level of certainty for Tesco to keep going. PM re-iterated.
- 4.2. JD noted she would need to discuss with Danalee Edmund , Team Leader Spatial Planning and Infrastructure, but confirmed it should be possible.
- 4.3. PM/ MM queried when agreed viewpoints with HE. MW confirmed these could be provided before the informal stakeholder workshops, in approximately four weeks time.

JD

JD/MW