

GREATER LONDON AUTHORITY

[REDACTED]
(By email)

Our Ref: MGLA220421-1211

14 June 2021

Dear [REDACTED]

Thank you for your request for information which the Greater London Authority (GLA) received on 21 April 2021. Your request has been dealt with under the Environmental Information Regulations (EIR) 2004.

You asked for:

Please list and share any minutes of meetings or e-mails with Hounslow Council and other partners which relates to the Feltham New Road Triangle development, which is part of the Feltham Housing Zone.

Our response to your request is as follows:

Please find attached the information the GLA holds within scope of your request. Please note that information out of scope of your request (i.e. relating to other sites) has been redacted.

The names of some (including junior level) members of staff and third parties are also exempt from disclosure under Regulation 13 (Personal information) of the EIR. Information that identifies specific employees constitutes as personal data which is defined by Article 4(1) of the General Data Protection Regulation (GDPR) to mean any information relating to an identified or identifiable living individual. It is considered that disclosure of this information would contravene the first data protection principle under Article 5(1) of GDPR which states that Personal data must be processed lawfully, fairly and in a transparent manner in relation to the data subject.

Further information contained within an email attachment entitled 'Schedule of Accommodation' is being withheld under the exception to disclose in Regulation 12 (5)(e) (confidentiality of commercial or industrial information) of the EIR.

Applying the four-stage test from *Bristol City Council v Information Commissioner and Portland and Brunswick Squares Association (EA/2010/0012, 24 May 2010)*:

The information is commercial or industrial in nature.

The Schedule of Accommodation details:

a) estimated sale prices of the commercial and residential properties within the development.

- b) development costs; and
- c) anticipated profit margins

The information can therefore be considered as commercial or industrial in nature.

Confidentiality is provided by law.

The information is covered by the common law obligation of confidentiality, the information is not trivial in nature, nor is it in the public domain. Carter Jonas provided the Schedule on a voluntary basis on the expectation and understanding that it would be held in confidence. The Schedule is therefore to be protected by confidentiality provided by law.

The confidentiality is protecting a legitimate economic interest.

The confidentiality is protecting the legitimate economic interests in each of the following categories.

1. Estimated sale prices of properties within the development; disclosure of this information would unfairly prejudice the ability to freely negotiate with a buyer or tenant.
2. Development costs; Disclosure of information which sets out the assessment of the costs anticipated to be incurred in delivering the development would severely impact the ability to negotiate competitive contracts with suppliers and contractors, both in the context of this development and in the future, as it reveals vital assumptions made about build costs on this and similar projects.

The confidentiality would be adversely affected by disclosure.

Disclosure of the information would inevitably harm the confidential nature of it and therefore the exemption at Regulation 12(5)(e) is engaged in respect of disclosure of the redacted information.

Public interest

Regulation 12(5)(e) constitutes a qualified exemption from our duty to disclose information under the EIR, and consideration must be given as to whether the public interest favouring disclosure of the information covered by this exemption outweighs the public interest considerations favouring maintaining the exemption and withholding the information.

The GLA acknowledges that there is a public interest in the activities being undertaken with regards to the redevelopment of the New Road Triangle site and a specific public interest in the transparency of the GLA's achievement in delivering Mayoral commitments. However, it is not in the public interest to prejudice the developers negotiating position prior to commercial negotiations e.g. building contracts, pre-lets, predevelopment sales.

The principle underpinning the timing of requests in balancing the public interest in nondisclosure was similarly expressed by the Commissioner in his decision on FS50538429¹.

While acknowledging the strong public interest in overall transparency and accountability, he found that on balance the public interest still favoured maintaining the exception:

¹ [FS50538429 \(ico.org.uk\)](https://ico.org.uk)

90. However, in this case, the Commissioner considers there is a stronger public interest in maintaining the exception due to the specific circumstances at the time of the request and the very fact that no commercial negotiations had been entered into between the developer and its own prospective clients

We therefore find that the public interest is therefore balanced in favour of non-disclosure of the redacted information because of the harm its release would cause.

If you have any further questions relating to this matter, please contact me, quoting the reference at the top of this letter.

Yours sincerely



Information Governance Officer

If you are unhappy with the way the GLA has handled your request, you may complain using the GLA's FOI complaints and internal review procedure, available at: [Freedom of information | London City Hall](#)

[REDACTED]

From: [REDACTED]
Sent: 22 December 2015 16:35
To: [REDACTED]
Cc: Nick Taylor
Subject: FW: Feltham Housing Zone

[REDACTED]

[REDACTED]

[REDACTED]

From: [REDACTED] [mailto:[REDACTED]@hounslow.gov.uk]
Sent: 21 December 2015 18:10
To: [REDACTED]
Cc: [REDACTED]
Subject: Feltham Housing Zone

Hi [REDACTED]

[REDACTED]

[REDACTED]

I have also taken out the Appendix 2 and put a Box Link in the document. So the document is now more downloadable (17.2Mb).

Table 4: The investment request for Feltham Town Centre Housing Zone

[REDACTED]

[REDACTED]

[REDACTED]

[REDACTED]

[REDACTED]

[REDACTED]

[REDACTED]

[REDACTED]

[REDACTED]

[REDACTED]

[REDACTED]

[REDACTED]

[REDACTED]

[REDACTED]

[REDACTED]

[REDACTED]

2

New Road Triangle

144

Enable viability

£1,700,

Attachments:

[image001.jpg](#)

(4 [REDACTED])

[image002.jpg](#)

(12 [REDACTED])

[REDACTED]

From: [REDACTED] <[REDACTED]@hounslow.gov.uk>
Sent: 14 June 2016 12:00
To: 'Councillor Steve Curran'; 'Councillor Katherine Dunne'; 'Mary Harpley'; [REDACTED]
[REDACTED] Nick Taylor; [REDACTED]
Cc: [REDACTED]
Subject: Housing Zone Board Meeting papers 16 June @3pm

This message has been archived. [View the original item](#)

Dear all

Please see attached the papers for this Thursday's meeting

Please click the link below for the Cabinet Report entitled "REG 355 Non-HRA Housing Development Programme" regarding the commissioning of Lampton 360 Ltd for developing identified sites (incl some HZ sites - [REDACTED], New Road Triangle, [REDACTED]) for housing.

<http://democraticservices.hounslow.gov.uk/documents/s124975/REG355NonHRAHousingDevelopmentProgrammeReportamended.pdf>

[REDACTED] Nick, [REDACTED] and Cllr Dunne have sent apologies.

See you this Thursday.

Kind regards

[REDACTED]

[REDACTED]

Regeneration Officer

Regeneration, Spatial Planning, Economic Development and Environmental Strategy

REDe

[REDACTED]

Minutes

LBH Housing Zone Advisory Board

Thursday 15th September 16, 3.00pm to 4.30 pm

CEO room, Civic Centre

| Board Members present | Cllr Steve Curran (SC), Cllr Katherine Dunne (KD), Mary Harpley (MH), [REDACTED] [REDACTED] ([REDACTED] [REDACTED] [REDACTED] ([REDACTED] [REDACTED] [REDACTED] ([REDACTED] Nick Taylor (NT), [REDACTED] [REDACTED] ([REDACTED] [REDACTED] [REDACTED] ([REDACTED] [REDACTED] ([REDACTED] | |
|------------------------------|--|--|
| Minutes | [REDACTED] ([REDACTED] | |
| Guest: | [REDACTED] [REDACTED] GVA ([REDACTED] | |
| Apologies: | [REDACTED] ([REDACTED] [REDACTED] [REDACTED] ([REDACTED] [REDACTED] ([REDACTED] | |
| Item | Key Decision & Actions | Lead |
| ■ | [REDACTED] | [REDACTED] [REDACTED] |
| ■ | [REDACTED] ■ [REDACTED] | [REDACTED] |
| 3. | <u>Overall Hounslow Housing Zones programme</u> ■ [REDACTED] [REDACTED] [REDACTED] ■ All agreed priority sites as recommended by GVA - Feltham TC: New Road Triangle, [REDACTED] [REDACTED] [REDACTED] ■ [REDACTED] [REDACTED] [REDACTED] | [REDACTED] |
| 4. | [REDACTED] [REDACTED] [REDACTED] ■ [REDACTED] ■ [REDACTED] ■ [REDACTED] ■ [REDACTED] [REDACTED] [REDACTED] [REDACTED] ■ [REDACTED] [REDACTED] [REDACTED] [REDACTED] ■ [REDACTED] [REDACTED] | [REDACTED] [REDACTED] [REDACTED] |

[REDACTED]

From: [REDACTED]
Sent: 06 June 2017 13:34
To: Nick Taylor; [REDACTED]@hounslow.gov.uk; [REDACTED] (GVA); [REDACTED]@hounslow.gov.uk; [REDACTED]
Cc: [REDACTED]
Subject: RE: Hounslow Housing Zones Delivery Team - Monday 5th June

Dear All

Please see attached note and actions from our meeting yesterday.

[REDACTED] apologies, I am afraid I did not catch your colleagues name? Please let me know if I missed anything else

[REDACTED]

Kind Regards
[REDACTED]

[REDACTED]
Area Manager NW London
Housing and Land
t: 020 7983 [REDACTED]
[GREATERLONDONAUTHORITY](#)

From: [REDACTED]
Sent: 30 May 2017 10:40
To: Nick Taylor; [REDACTED]@hounslow.gov.uk; [REDACTED] (GVA); [REDACTED]@hounslow.gov.uk; [REDACTED]
Cc: [REDACTED]
Subject: RE: Hounslow Housing Zones Delivery Team - Monday 5th June

I have received apologies from [REDACTED] and [REDACTED]

<< File: 2017 04 06 LLFI DRAFT MOU.docx >> << File: Increasing Land Supply through joint GLA - Housing Association Initiatives.pdf >> << File: Feltham Housing Zone Interventions_v2.docx >> << File: Hounslow HZ Delivery Team Agenda 050617.docx >> << File: Hounslow HZ Delivery Team Meeting Note 030417.docx >>

Kind regards

[REDACTED]

[REDACTED]
Area Manager NW London
Housing and Land
t: 020 7983 [REDACTED]
GREATERLONDONAUTHORITY

Feltham Housing Zone Interventions

| Site | Indicative Capacity (Affordable) | Indicative Funding | Unit Cost ■ | Estimated SoS date? | Delivery Lead? | Include in BIA? | Type of Intervention | Issues to be Addressed | Notes & Actions 05/06/17 |
|--------------------------|-------------------------------------|--------------------|----------------|---------------------|----------------|--------------------------|----------------------|--|---|
| █ █ | █ | █ | █ | █ | █ | █ | █ | █ █ █ █ | █ █ █ |
| New Road Triangle █ █ | 478 (192) | £7,462,802 | £38,869 | 20-21 | LBH/L360 | Subject to due diligence | Land Assembly | <ul style="list-style-type: none"> Planning Risk Relocation site to be identified Grant/recoverable grant Milestones TBC (including CPO) | <ul style="list-style-type: none"> New Road Triangle could be developed as first phase in comprehensive scheme with SoS by March 2021 BIA to support land assembly. Some grant may wash out at the end, subject to viability (NB: unit cost benchmarks OK) Action: █ to provide feasibility (NB: current FVA does not include relocation costs for showpeople) Action: LBH to confirm milestones for comprehensive scheme |
| █ | █ | █ | █ | █ | █ | █ | █ █ | █ █ █ █ | █ █ █ █ |
| █ █ | █ | █ | █ | █ | █ | █ | █ | █ █ █ █ | █ █ █ █ |
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LBH Housing Zone Advisory Board

Thursday 14 September 2017, 3.30pm to 4.30pm

CEO room, Civic Centre

[illegible]

| | | |
|-----|--|---|
| | <p>[REDACTED]</p> <p>[REDACTED]</p> <p>[REDACTED]</p> <p>[REDACTED]</p> <p>New Road Triangle and [REDACTED]</p> <ul style="list-style-type: none"> ▪ All agreed to start the plan for the Triangle site as both sites do not need to be built at the same time. ▪ SC, officers and other Members are meeting the show people on 2nd Oct. ▪ HB Law have provided very generic legal advice. All agreed to seek specialist advise from GL Hearn. <p>Action: [REDACTED] to invite the Showmen Guild to the 2nd Oct meeting and invite them to meet separately.</p> <p>[REDACTED]</p> <p>[REDACTED]</p> <p>[REDACTED]</p> <p>[REDACTED]</p> <p>[REDACTED]</p> <p>[REDACTED]</p> | <p>[REDACTED]</p> <p>[REDACTED]</p> <p>[REDACTED]</p> <p>[REDACTED]</p> <p>[REDACTED]</p> |
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| ALL | | |

Minutes

LBH Housing Zone Advisory Board

Thursday 12 October 2017, 3.45pm to 4.30pm

CEO room, Civic Centre

[illegible]

| | | |
|---|--|--|
| | <ul style="list-style-type: none"> ■ [REDACTED] [REDACTED] ■ [REDACTED] ■ [REDACTED] [REDACTED] ■ [REDACTED] ■ [REDACTED] <p>[REDACTED]</p> <ul style="list-style-type: none"> ■ [REDACTED] ■ [REDACTED] [REDACTED] ■ [REDACTED] ■ [REDACTED] ■ [REDACTED] [REDACTED] ■ [REDACTED] <p>[REDACTED]</p> <ul style="list-style-type: none"> ■ [REDACTED] ■ [REDACTED] ■ [REDACTED] <p><u>New Road Triangle</u></p> <ul style="list-style-type: none"> ■ Hounslow Highways will use it as a compound to support Highway Mitigation works May 18 - Feb 19, then required by Network Rail Feb 19 to Nov 19 for platform extension/ level crossing works. ■ The site is In LBH ownership and in Lampton 360 programme. <p>[REDACTED]</p> <ul style="list-style-type: none"> ■ [REDACTED] [REDACTED] ■ [REDACTED] [REDACTED] ■ [REDACTED] ■ [REDACTED] <p>[REDACTED]</p> <ul style="list-style-type: none"> ■ [REDACTED] ■ [REDACTED] [REDACTED] <p>[REDACTED]</p> <ul style="list-style-type: none"> ■ [REDACTED] ■ [REDACTED] [REDACTED] [REDACTED] <p>[REDACTED]</p> <ul style="list-style-type: none"> ■ [REDACTED] | |
| ■ | <ul style="list-style-type: none"> ■ [REDACTED] ■ [REDACTED] ■ [REDACTED] | |
| ■ | <ul style="list-style-type: none"> ■ [REDACTED] ■ [REDACTED] | |
| ■ | [REDACTED] | |

[REDACTED]

From: [REDACTED]
Sent: 27 October 2017 15:34
To: [REDACTED]
Cc: [REDACTED] (GVA); [REDACTED]
[REDACTED] Nick Taylor [REDACTED]
Subject: RE: New Road Triangle -URGENT

Hi [REDACTED]

Thanks for submitting the checklist and FVA.

[Reg 12 (5)(e)]

[REDACTED]

[REDACTED]

[REDACTED]

[REDACTED]

[REDACTED]

[REDACTED]

[REDACTED]

As we have previously stated, it is also difficult to see the case for a FB in the proposed location given the proximity to the bridge at New Road which has adequate facilities for pedestrians.

Agree, let's discuss on Monday after the G15 meeting. It will be useful to see some figures for the [REDACTED] site, as we have some vfm concerns on that as well.

Regards

[REDACTED]

[REDACTED]
Area Manager NW London
Housing and Land
t: 020 7983 [REDACTED]
[GREATERLONDONAUTHORITY](#)

From: [REDACTED] [mailto:[REDACTED]@hounslow.gov.uk]
Sent: 27 October 2017 14:28
To: [REDACTED] <[REDACTED]@london.gov.uk>
Cc: [REDACTED] <[REDACTED]@hounslow.gov.uk>; [REDACTED] (GVA) <[REDACTED]@gva.co.uk>; [REDACTED] Lampton360

<[REDACTED]lampton360.co.uk>; [REDACTED] [REDACTED] <[REDACTED]hounslow.gov.uk>; [REDACTED] [REDACTED]
<[REDACTED]hounslow.gov.uk>

Subject: FW: New Road Triangle -URGENT

Importance: High

[REDACTED]

As requested [REDACTED] has run the viability for New Road Triangle based on 116 units.

The scheme viability accommodates Lampton 360 requirements 40/40/20 Private/Affordable/PRS

We can discuss in more detail with you at our follow up meeting 2pm on Monday after the G15 lunch.

Regards

[REDACTED]

[REDACTED] [REDACTED] | Housing Zones Delivery Manager

Regeneration, Spatial Planning, Economic Development and Environmental Strategy

RED^e

020 8583 [REDACTED]

[REDACTED]

From: Nick Taylor
Sent: 10 November 2017 17:07
To: [REDACTED]
Subject: Fw: New Road Triangle Site - Feltham
Attachments: New Road Triangle - Schedule Of Accommodation.xlsx; 29% AFFORDABLE OPTION.pdf

Three of three

Thanks

Nick Taylor
Head of North West London
Housing and Land Directorate
GREATER LONDON AUTHORITY
City Hall, 3rd Floor
The Queen's Walk
London
SE1 2AA
Tel: 020 7983 [REDACTED]
Mobile: [REDACTED]

From: [REDACTED] (GVA) <[REDACTED]@gva.co.uk>
Sent: Friday, 10 November 2017 16:54
To: [REDACTED] ([REDACTED]@hounslow.gov.uk)
Cc: [REDACTED] ([REDACTED]@hounslow.gov.uk); [REDACTED] Nick Taylor; [REDACTED]
Subject: New Road Triangle Site - Feltham

[REDACTED]

Even though it's not required, for completeness please find attached the proposed Schedule of Accommodation & Development Appraisal for the New Road Triangle site.

Please note, that for the BIA we are combining this and [REDACTED] in terms of delivering 50% affordable housing across both sites. This means we will only have to deliver 29% affordable on the New Road Triangle site.

Regards

[REDACTED]
[REDACTED]
Consultant
GVA

[REDACTED]
[REDACTED] | www.gva.co.uk
65 Gresham Street, London EC2V 7NQ

From: [REDACTED] [[mailto:\[REDACTED\]@london.gov.uk](mailto:[REDACTED]@london.gov.uk)]
Sent: 03 November 2017 16:15
To: [REDACTED] (GVA); [REDACTED] ([REDACTED]@hounslow.gov.uk)
Cc: [REDACTED] ([REDACTED]@hounslow.gov.uk); [REDACTED] Nick Taylor; [REDACTED]
Subject: Feltham Station Quarter BIA - Draft HoT
Importance: High

Dear [REDACTED] and [REDACTED]
Apologies for the delay, please see attached draft heads of terms for discussion at our meeting on Monday
Regards

[REDACTED]
#LondonIsOpen

LBH Housing Zone Advisory Board

Thursday 16 November 2017, 2.15pm to 3.15pm

CEO room, Civic Centre

[illegible]

| | | |
|------------|--|---|
| | <p>[REDACTED]</p> <p>[REDACTED]</p> <p>[REDACTED]</p> <p>[REDACTED]</p> <p>[REDACTED]</p> <p>[REDACTED]</p> <p>[REDACTED]</p> <p>[REDACTED]</p> | <p>[REDACTED]</p> <p>[REDACTED]</p> <p>[REDACTED]</p> <p>[REDACTED]</p> <p>[REDACTED]</p> <p>[REDACTED]</p> <p>[REDACTED]</p> <p>[REDACTED]</p> |
| | <p><u>New Road Triangle</u></p> <ul style="list-style-type: none"> All agreed there should be separate planning applications for New Road Triangle and [REDACTED] to avoid being referable (development of 150 residential units or more) <p>Action: NT to check if it is referable for two separate applications but the affordable provisions are linked.</p> <ul style="list-style-type: none"> All agreed Zero land receipt for the site to achieve all affordable rent/ social rent for the 29% affordable. <p>Action: [REDACTED] to run the viability appraisal based on 100% affordable rent/ social rent (no shared ownership) for the affordable.</p> <p>[REDACTED]</p> <p>[REDACTED]</p> | <p>[REDACTED]</p> <p>[REDACTED]</p> <p>[REDACTED]</p> <p>[REDACTED]</p> <p>[REDACTED]</p> <p>[REDACTED]</p> <p>[REDACTED]</p> <p>[REDACTED]</p> |
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| [REDACTED] | [REDACTED] | [REDACTED] |
| [REDACTED] | [REDACTED] | [REDACTED] |

Regards

[REDACTED]
[REDACTED]

Consultant

GVA

[REDACTED]

[REDACTED] | www.gva.co.uk

65 Gresham Street, London EC2V 7NQ

From: [REDACTED] [[mailto:\[REDACTED\]@london.gov.uk](mailto:[REDACTED]@london.gov.uk)]

Sent: 03 November 2017 16:15

To: [REDACTED] (GVA); [REDACTED] ([\[REDACTED\]@hounslow.gov.uk](mailto:[REDACTED]@hounslow.gov.uk))

Cc: [REDACTED] ([\[REDACTED\]@hounslow.gov.uk](mailto:[REDACTED]@hounslow.gov.uk)); [REDACTED] Nick Taylor; [REDACTED] [REDACTED]

Subject: Feltham Station Quarter BIA - Draft HoT

Importance: High

Dear [REDACTED] and [REDACTED]

Apologies for the delay, please see attached draft heads of terms for discussion at our meeting on Monday

Regards

[REDACTED]

#LondonIsOpen

Housing Zone Investment Heads of Terms
Borough Intervention Agreement
Feltham Town Centre Traffic and Transport Improvements and Station Quarter Site Acquisition

Counter Party

- 1. **LB Hounslow**
Hounslow Civic Centre
Lampton Road
Hounslow
TW3 4DN

Background

[REDACTED]

[REDACTED]

[REDACTED]

[REDACTED]

[REDACTED]

[REDACTED]

[REDACTED]

[REDACTED]

[REDACTED]

[REDACTED]

[REDACTED]

[REDACTED] These sites will be brought forward for residential use together with the New Road Triangle site.

[REDACTED]

Commented [JC1]: LBH to provide site plans

Commented [JC2]: Red line boundary plan to be provided

- 1. [REDACTED]
- 2. [REDACTED]
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[REDACTED] ■
[REDACTED]

i) New Road Triangle site to be transferred to the Developer with full vacant possession by 31 December 2020, enabling SoS by 31 March 2021 subject to force majeure

[REDACTED]

[REDACTED]

[REDACTED]

z) Housing outputs to be delivered at [REDACTED], New Road Triangle and [REDACTED]
[REDACTED]

[REDACTED]

[REDACTED]
[REDACTED]
[REDACTED]
[REDACTED]

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[REDACTED]
[REDACTED]

[REDACTED]

[REDACTED]

[REDACTED]

From:

Sent: 23 November 2017 09:01

To:

Cc: [REDACTED]@hounslow.gov.uk'; [REDACTED]@hounslow.gov.uk'; [REDACTED]
(GVA)

Subject: Call ins

Hi [REDACTED]

Colleagues in GLA Planning have advised that the Order for referable schemes makes reference to “any connected application”. This means an application connected to a scheme which is referable.

Whether or not the schemes for New Road Triangle and [REDACTED] are referable will depend if they are submitted as a bundle and deemed connected by the borough in terms of consultation and decision making and linked in the s106 agreement.

[REDACTED]

Please let me know if any further clarification is needed?

Regards

[Out of scope]

[REDACTED]
Area Manager NW London
Housing and Land
t: 020 7983 [REDACTED]
GREATERLONDONAUTHORITY

Minutes

LBH Housing Zone Advisory Board

Thursday 18 January 2018, 3.30pm to 4.30pm

CEO room, Civic Centre

[illegible]

MINUTES

Meeting: Corporate Investment Board

Date: Monday 19 March 2018

Time: 11.00 am

Place: Committee Room 2, City Hall, The Queen's Walk, London, SE1 2AA

Meetings of this internal officer-level Board are not held in public and are only open to those invited to attend by the Chair of the Board.

Present:

Members:

David Bellamy, Chief of Staff (Chair)
Nick Bowes, Mayoral Director for Policy
Patrick Hennessy, Mayoral Director for Communications
Leah Kreitzman, Mayoral Director for External and International Affairs
Jack Stenner, Mayoral Director for Political and Public Affairs
Rajesh Agrawal, Deputy Mayor for Business
Sophie Linden, Deputy Mayor for Policing and Crime
Joanne McCartney AM, Deputy Mayor for Education and Childcare
James Murray, Deputy Mayor for Housing and Residential Development
Jules Pipe CBE, Deputy Mayor for Planning, Regeneration and Skills
Shirley Rodrigues, Deputy Mayor for Environment and Energy
Valerie Shawcross CBE, Deputy Mayor for Transport
Justine Simons OBE, Deputy Mayor for Culture and Creative Industries
Fiona Twycross AM, Chair of London Fire and Emergency Planning Authority

GLA Officers:

Jeff Jacobs, Head of Paid Service and Executive Director
Martin Clarke, Executive Director - Resources
Fiona Fletcher-█ Executive Director - Development, Enterprise and Environment
Samantha Hart, Head of Media
David Lunts, Executive Director of Housing and Land
Tom Middleton, Head of Finance and Governance
Rebecca Arnold, Head of Committee and Member Services (Clerk)

1 Apologies for Absence and Chair's Announcements

- 1.1 Apologies for absence were received from █ Ryder, Deputy Mayor for Social Inclusion, Social Mobility and Community Engagement.

17.1 DECISION:
That the following GLA decisions be noted:

-
- | Response | Percentage |
|---|------------|
| U.S. should take action against the Russian invasion of Ukraine | 85% |
| U.S. should not take action against the Russian invasion of Ukraine | 15% |

[REDACTED]

From: [REDACTED]
Sent: 03 May 2018 08:52
To: [REDACTED] (GVA)
Subject: RE: New Road Triangle site- Feltham

Yes, I think that's correct

[REDACTED]

From: [REDACTED] (GVA) [mailto:[REDACTED]@gva.co.uk]
Sent: 02 May 2018 19:03
To: [REDACTED] <[REDACTED]@london.gov.uk>; [REDACTED] <[REDACTED]@london.gov.uk>
Subject: RE: New Road Triangle site- Feltham

Hi [REDACTED]
Thanks for this. The Lampton 360 model assumes they are selling the affordable to an RP Provider, rather than retaining the homes themselves, so it's probably best they only assume £28k per unit.

The Council is prepared to give up its land value on the site in order to deliver the 50% affordable housing on [REDACTED] and will still be looking to deliver 100% affordable on [REDACTED]

Regards

[REDACTED]

[REDACTED]
Consultant

GVA

[REDACTED] | www.gva.co.uk

65 Gresham Street, London EC2V 7NQ

From: [REDACTED] [mailto:[REDACTED]@london.gov.uk]
Sent: 02 May 2018 14:27
To: [REDACTED] (GVA); [REDACTED]
Subject: RE: New Road Triangle site- Feltham

[REDACTED]

A further thought on this.

If LBH were to retain the affordable homes themselves using a 50% owned company to deliver the scheme AND LBH were delivering at least 50% affordable across their entire programme (i.e. Borough, S106, GLA and RTB funded), then they could assume the higher rates of 60K and 28K

If the affordable units are sold to an RP then you must assume the 28K flat rate as the scheme will be treated as developer led S106.

In all scenarios we would expect 50% affordable on the scheme as it is public land [REDACTED]

[REDACTED]

Thanks

[REDACTED]

[REDACTED] | Area Manager NW | Housing & Land
GREATERLONDONAUTHORITY, 169 Union Street, London, SE1 0LL
[REDACTED]

From: [REDACTED]
Sent: 01 May 2018 18:04
To: [REDACTED] (GVA) <[REDACTED]@gva.co.uk>; [REDACTED] <[REDACTED]@london.gov.uk>
Subject: Re: New Road Triangle site- Feltham

Hi [REDACTED]

This site is complicated by the fact that it is public land. The Mayor has set out an expectation for 50% affordable without subsidy on public land under the fast track route.

As this is a developer led scheme, subject to a viability review we could provide grant funding but this would be at the flat rate of 28kpu. This would be payable on all affordable units if the resulting uplift in affordable units achieves or exceeds the 50% threshold.

If the scheme were to be delivered by a registered provider, then the rented units could be funded at the higher LAR rate subject to the provider achieving an agreed % of affordable across their entire programme and target rents being achieved on the scheme (if not a lower negotiated rate would be paid on the rented units).

Regards

[REDACTED]

Get [Outlook for iOS](#)

From: [REDACTED] (GVA) <[REDACTED]@gva.co.uk>
Sent: Monday, April 30, 2018 6:45:48 [REDACTED]
To: [REDACTED]
Subject: RE: New Road Triangle site- Feltham

Hi [REDACTED]

Sorry for raising this again directly to you and [REDACTED] but as I'm getting mixed messages out of the Council on what they think the grant will be for New Road Triangle.

I'm working with Lampton 360 to get the most viable scheme that is still capable of delivering 50% Affordable Housing on a unit basis, being Social Rent/ intermediate tenures. We are targeting a scheme that exceeds the 116 level.

On this basis, can I work of the assumption that the GLA will provide grant funding to the eventual RP partner at a level of £28,000 per intermediate unit and £60,000 per social rent unit?
I look forward to hearing from you.

Thanks

[REDACTED]

[REDACTED] [REDACTED]

Consultant

GVA

[REDACTED]
[REDACTED] | www.gva.co.uk

65 Gresham Street, London EC2V 7NQ

From: [REDACTED] [[mailto:\[REDACTED\]@london.gov.uk](mailto:[REDACTED]@london.gov.uk)]
Sent: 05 February 2018 12:16
To: [REDACTED] (GVA); [REDACTED]
Cc: [REDACTED] ([\[REDACTED\]@hounslow.gov.uk](mailto:[REDACTED]@hounslow.gov.uk))
Subject: RE: New Road Triangle site- Feltham

Hi [REDACTED]

Apologies, I didn't intend to suggest that we cannot consider a funding bid for New Road Triangle until [REDACTED]
[REDACTED] In principle, subject to meeting all the usual eligibility criteria, we can provide
£28KPU AHG for the New Road Triangle Units under the 16-21 programme.

[REDACTED]

Regards

[REDACTED]

[REDACTED] | Area Manager NW | Housing & Land
GREATERLONDONAUTHORITY, 169 Union Street, London, SE1 0LL
[REDACTED]

From: [REDACTED] (GVA) [[mailto:\[REDACTED\]@gva.co.uk](mailto:[REDACTED]@gva.co.uk)]
Sent: 04 February 2018 15:20
To: [REDACTED] <[\[REDACTED\]@london.gov.uk](mailto:[REDACTED]@london.gov.uk)>; [REDACTED] <[\[REDACTED\]@london.gov.uk](mailto:[REDACTED]@london.gov.uk)>
Cc: [REDACTED] <[\[REDACTED\]@hounslow.gov.uk](mailto:[REDACTED]@hounslow.gov.uk)>; [REDACTED] (<[\[REDACTED\]@hounslow.gov.uk](mailto:[REDACTED]@hounslow.gov.uk)>
<[\[REDACTED\]@hounslow.gov.uk](mailto:[REDACTED]@hounslow.gov.uk)>
Subject: RE: New Road Triangle site- Feltham

Hi [REDACTED]

We're committing to deliver all 3 schemes but the likely order will be [REDACTED] New Road Triangle and [REDACTED]
[REDACTED] We're pushing Lampton 360 to start the design work, pre-app work and to get an application submitted
on New Road Triangle before the summer and as part of that process we're having to agree the overall scheme
viability with them, hence it's important to know that they can secure £28,000 of grant per unit.

[REDACTED]

[REDACTED]
[REDACTED]
Consultant

GVA

[REDACTED]
[REDACTED] gva.co.uk | www.gva.co.uk

65 Gresham Street, London EC2V 7NQ

From: [REDACTED] [[mailto:\[REDACTED\]@london.gov.uk](mailto:[REDACTED]@london.gov.uk)]
Sent: 31 January 2018 09:08
To: [REDACTED] (GVA); [REDACTED]
Cc: [REDACTED] (GVA); [REDACTED] ([hounslow.gov.uk](mailto:[REDACTED]@hounslow.gov.uk))
Subject: RE: New Road Triangle site- Feltham

Under the HoT, there is capacity for 116 **indirect** units on the triangle site. These units would qualify for grant under other GLA funding streams. If the scheme is delivered by L360, then I believe it will be a developer led scheme eligible for £28KPU.

[REDACTED]

Regards
[REDACTED]

[REDACTED] | Area Manager NW | Housing & Land
GREATERLONDONAUTHORITY, 169 Union Street, London, SE1 0LL
T: [REDACTED]

From: [REDACTED] (GVA) [[mailto:\[REDACTED\]@gva.co.uk](mailto:[REDACTED]@gva.co.uk)]
Sent: 30 January 2018 21:55
To: [REDACTED] <[\[REDACTED\]@london.gov.uk](mailto:[REDACTED]@london.gov.uk)>; [REDACTED] <[\[REDACTED\]@london.gov.uk](mailto:[REDACTED]@london.gov.uk)>
Cc: [REDACTED] <[\[REDACTED\]@hounslow.gov.uk](mailto:[REDACTED]@hounslow.gov.uk)>; [REDACTED] (GVA) <[\[REDACTED\]@hounslow.gov.uk](mailto:[REDACTED]@hounslow.gov.uk)>
<[\[REDACTED\]@hounslow.gov.uk](mailto:[REDACTED]@hounslow.gov.uk)>
Subject: New Road Triangle site- Feltham

Hi [REDACTED] / [REDACTED]

We met up with Lampton 360 today to discuss the above site. On the basis we can get them to deliver 50% affordable housing (50% affordable rent and 50% shared ownership) would their RP be able to claim the £28,000 grant per affordable unit?

[REDACTED]

[REDACTED] [REDACTED]
Consultant

GVA

[REDACTED]
[\[REDACTED\]@gva.co.uk](mailto:[REDACTED]@gva.co.uk) | www.gva.co.uk

65 Gresham Street, London EC2V 7NQ

GREATER LONDON AUTHORITY

Housing & Land

■■■■ ■■■■
Interim Chief Executive
London Borough of Hounslow
Civic Centre
Lampton Road
Hounslow
TW3 4DN

Date: 23 October 2018

Dear ■■■■

Building Council Homes for Londoners – allocation subject to contract

Thank you for the ambition shown by your organisation to deliver a new generation of council homes in London. I am pleased to confirm that the GLA would like to offer you an affordable housing grant allocation, as set out in annex one. This is subject to contract.

You will be contacted in the next few days to commence the contracting process, which will be on the basis of standard-form grant agreements. We expect to conclude the contracting process this calendar year and I would be grateful for your assistance in ensuring it can happen as quickly as possible.

It is vital that our teams continue to work closely together in order to build as many new council homes in London as possible. The Mayor has listened to councils and is backing up the *Building Council Homes for Londoners* programme and the other policies in his London Housing Strategy and new draft London Plan with the Homebuilding Capacity Fund (announced last week) to support councils to invest in the staff and the skills they require to deliver for Londoners. Through the fund, the GLA will make revenue funding available for 2019-20 and 2020-21 to support four priorities:

- Delivering a new generation of council homes.
- Increasing housing supply by supporting the development of small sites.
- Proactive planning in areas with significant growth potential.
- Ensuring optimal density of new residential developments.

Further details about the bidding process for the Homebuilding Capacity Fund are available on the GLA's website at the following link: <https://www.london.gov.uk/homebuilding-capacity-fund>

Yours sincerely,

Nick Taylor

Head of Area, North West

October 2018

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| Subtotal: | £63,252,000 | 741 | 657 | 0 | 84 | 0 | 0 |
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[illegible]

[REDACTED]

From: [REDACTED]
Sent: 02 October 2019 09:21
To: [REDACTED]
Subject: FW: Hounslow Growth Team
Attachments: Growth Team Hounslow; 06 Aug 2019.docx; Hounslow Growth Team Agenda 060819.docx

FYI

[REDACTED]
[REDACTED]
Area Manager, Housing and land
GreaterLondonAuthority
169 Union Street, London SE1 0LL
[REDACTED]
[REDACTED]
[REDACTED]
[REDACTED]

From: [REDACTED] <[REDACTED]@london.gov.uk>
Sent: 01 October 2019 15:38
To: [REDACTED] <[REDACTED]@london.gov.uk>
Subject: Hounslow Growth Team

Some informal notes from the last 2 meetings and a sample agenda

[REDACTED]
Senior Area Manager, Housing and Land
GREATERLONDONAUTHORITY
169 Union Street, London SE1 0LL
020 7983 [REDACTED] | [REDACTED]

london.gov.uk
[REDACTED] [london.gov.uk](https://www.london.gov.uk)

[REDACTED]

From: [REDACTED]
Sent: 04 September 2019 11:16
To: [REDACTED]
Subject: Growth Team Hounslow

[REDACTED]

[REDACTED]

[REDACTED]

[REDACTED]

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[REDACTED]

New Road Triangle – doesn't seem to be moving forward terms of planning milestones

[REDACTED]

[REDACTED]

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[REDACTED]

New road triangle – design review panel – viability issues for 50% [REDACTED] LBH to vacate site march 20 then NR will occupy until August. Then the site will be vacant (possible slips). We have it in to start in Q4 2020-21.

[REDACTED]

[REDACTED]

[REDACTED]

[REDACTED]

[REDACTED]

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[REDACTED]

[REDACTED]

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[REDACTED]

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[REDACTED]

[REDACTED]

[REDACTED]

Hounslow Growth Team

6 August 2019 2.30-3:30 pm
Room F, Union Street SE1 0LL

Agenda

[REDACTED]

2. West of Borough

a. Feltham Town Centre

[REDACTED]

[REDACTED]

[REDACTED]

[REDACTED]

[REDACTED]

From: [Pre-applications](#)

To:

Subject:

Canceled: 5131 New Road Triangle - Initial Pre-app Meeting

Importance:

High

This meeting has been cancelled and will be rearranged at a later date.

Dear All,

This meeting has been confirmed to the agent. Please hold it in your diary if you wish to attend.

GLA reference number: 5131

Site Name: New Road Triangle

Site Address: New Road Triangle, Feltham, TW14 9BT

LB: Hounslow

Case Officer:

Kind regards,

Planning Technician, Planning

GreaterLondonAuthority



Housing Zone Direct Site

2 New Road Triangle

| SITE | NAME | Total Units (in masterplan) | Status |
|------|-------------------|-----------------------------|--|
| 1 | [REDACTED] | 1 | [REDACTED] |
| 2 | New Road Triangle | 116 | One of the Lampton 360 sites. BIA (signed 29 March 2018) – SOS: by 31 March 2021. Completion: by 31 March 2025. AR:20; SO:13; P:83. Design Review Meeting with Lifschutz Davidson Sandilands Architects on 30 Sept 2018. NR is committing to vacating the site by the end of August 2020. Draft designs were presented to the Design Panel, who had a site visit, on 26 April. The height of 14 storeys was accepted, but the layout needed to be modified. Likely SOS January 2021, 24 months for construction. |
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A large black rectangular redaction box covers the majority of the page content, obscuring all text and graphics. Only the header and footer areas are visible.

Subject: Pledge delivery papers



Housing Pledge Delivery Board

Thursday 26th September

Meeting Room 2.03

Attendees: [REDACTED], [REDACTED], [REDACTED], [REDACTED], [REDACTED], [REDACTED], [REDACTED]
[REDACTED] Nick Taylor (GLA)

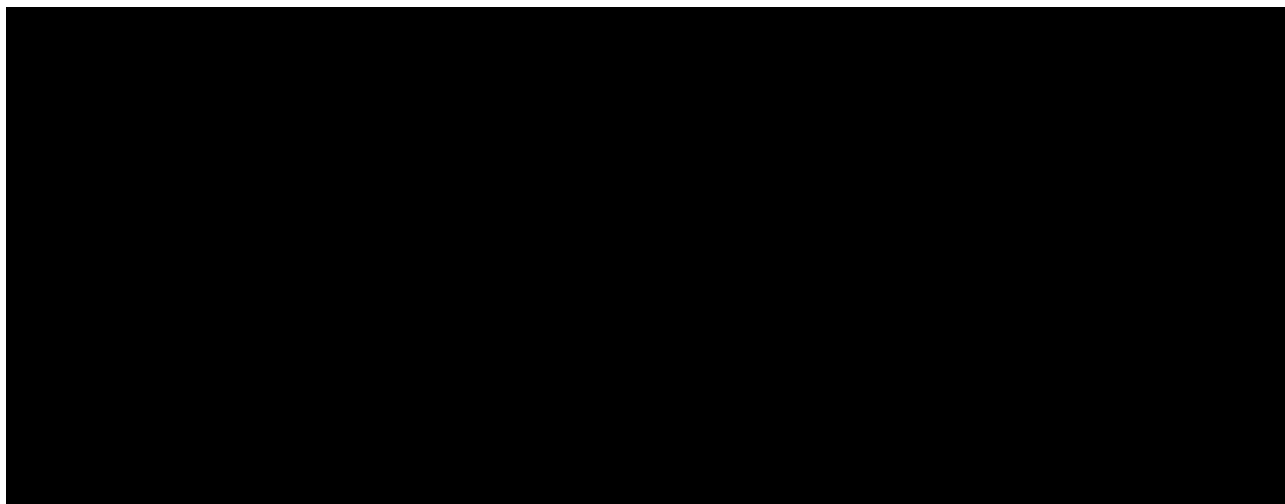
Apologies: [REDACTED] (GLA), [REDACTED], Councillor Steve Curran.

| No. | Item | Action |
|-----|------------|--------|
| ■ | [REDACTED] | |
| ■ | [REDACTED] | ■ ■ |
| ■ | [REDACTED] | ■ ■ |
| 4. | GLA Update | NT |
| ■ | [REDACTED] | ■ |
| ■ | [REDACTED] | |
| | [REDACTED] | |



Housing Pledge Delivery Progress Report September 2019

Current Summary Position Year 2



[REDACTED]

[REDACTED]

[REDACTED]

[REDACTED].

Lampton 360

New Road triangle and [REDACTED] are now unlikely to reach planning by end of year two.

This totals a loss of 123 units.

[REDACTED]

[REDACTED]

[REDACTED]

[REDACTED]

[REDACTED]

[REDACTED]

[REDACTED]

[REDACTED]

[REDACTED]

[REDACTED]

[REDACTED]

[REDACTED]

[REDACTED]

| Project Details | | | | | | | | | | Task Details | | | | | | | | | | Resource Details | | | | | | | | | | Status Details | | | | | | | | | |
|-----------------|--------------|-----------------|--------------------|------------------|----------------|---------------|----------------|--------------|----------------|--------------|------------|------------------------|-----------------|---------------|-------------|------------|-------------|-----------|-------------|------------------|------------------|-----------------------|---------------------|-------------------|-----------------|----------------|-----------------|---------------|-----------------|----------------|--|--|--|--|--|--|--|--|--|
| Project ID | Project Name | Project Manager | Project Start Date | Project End Date | Project Status | Project Phase | Project Budget | Project Risk | Project Impact | Task ID | Task Name | Task Description | Task Start Date | Task End Date | Task Status | Task Phase | Task Budget | Task Risk | Task Impact | Resource ID | Resource Name | Resource Role | Resource Start Date | Resource End Date | Resource Status | Resource Phase | Resource Budget | Resource Risk | Resource Impact | | | | | | | | | | |
| 1 | Project A | John Doe | 2023-01-01 | 2023-12-31 | Completed | Phase 1 | \$100,000 | Low | High | 1.1 | Task A.1.1 | Task A.1.1 Description | 2023-01-01 | 2023-01-31 | Completed | Phase 1.1 | \$10,000 | Low | High | 1.1.1 | Resource A.1.1.1 | Resource A.1.1.1 Role | 2023-01-01 | 2023-01-31 | Completed | Phase 1.1.1 | \$1,000 | Low | High | | | | | | | | | | |
| 2 | Project B | Jane Smith | 2023-02-01 | 2023-11-30 | In Progress | Phase 2 | \$150,000 | Medium | Medium | 2.1 | Task B.2.1 | Task B.2.1 Description | 2023-02-01 | 2023-02-28 | In Progress | Phase 2.1 | \$15,000 | Medium | Medium | 2.1.1 | Resource B.2.1.1 | Resource B.2.1.1 Role | 2023-02-01 | 2023-02-28 | In Progress | Phase 2.1.1 | \$1,500 | Medium | Medium | | | | | | | | | | |
| 3 | Project C | Mike Johnson | 2023-03-01 | 2023-10-31 | On Hold | Phase 3 | \$200,000 | High | Low | 3.1 | Task C.3.1 | Task C.3.1 Description | 2023-03-01 | 2023-03-31 | On Hold | Phase 3.1 | \$20,000 | High | Low | 3.1.1 | Resource C.3.1.1 | Resource C.3.1.1 Role | 2023-03-01 | 2023-03-31 | On Hold | Phase 3.1.1 | \$2,000 | High | Low | | | | | | | | | | |
| 4 | Project D | Sarah Lee | 2023-04-01 | 2023-09-30 | Completed | Phase 4 | \$120,000 | Low | Medium | 4.1 | Task D.4.1 | Task D.4.1 Description | 2023-04-01 | 2023-04-30 | Completed | Phase 4.1 | \$12,000 | Low | Medium | 4.1.1 | Resource D.4.1.1 | Resource D.4.1.1 Role | 2023-04-01 | 2023-04-30 | Completed | Phase 4.1.1 | \$1,200 | Low | Medium | | | | | | | | | | |
| 5 | Project E | David Kim | 2023-05-01 | 2023-12-31 | In Progress | Phase 5 | \$180,000 | Medium | High | 5.1 | Task E.5.1 | Task E.5.1 Description | 2023-05-01 | 2023-05-31 | In Progress | Phase 5.1 | \$18,000 | Medium | High | 5.1.1 | Resource E.5.1.1 | Resource E.5.1.1 Role | 2023-05-01 | 2023-05-31 | In Progress | Phase 5.1.1 | \$1,800 | Medium | High | | | | | | | | | | |

[REDACTED]

From: [REDACTED]
Sent: 11 October 2019 11:00
To: [REDACTED]@hounslow.gov.uk; [REDACTED]@hounslow.gov.uk
Cc: [REDACTED]
Subject: Hounslow Quarterly Meeting - Action required
Attachments: LB Hounslow Agenda Q2 2019-20.docx; 191011_Hounslow Partner Projects.xlsx; 191011_Hounslow Led Projects.xlsx

Dear all,

I look forward to meeting you on Wednesday at the Hounslow Quarterly. Please find attached the agenda.

Ahead of that meeting could you please:

1. Circulate the minutes/action points from the last quarterly meeting – ASAP. Apologies if these have already been sent. I just started last week, so am playing catch-up.
2. Provide an update on the partner-led projects in the attached sheet – 191011_Hounslow Partner Projects.csv.
 - a. In column AQ please indicate with Y or N whether the project is on track
 - b. In column AR please provide explanatory comments
3. Provide an quick update on the borough-led projects in the attached sheet – 191011_Hounslow Led Projects.xlsx.
 - a. In column CC please indicate with Y or N whether the project is on track
 - b. In column CD please provide explanatory comments

Please send update sheets by COB Tuesday, if you can. We can use these sheets to identify any priority issues in the meeting. I apologise for the short notice. Let's agree manageable timescales and formats going forward.

Thank you,

[REDACTED]

[REDACTED]
Senior Area Manager, North West Area Team, Housing and Land
GreaterLondonAuthority
169 Union Street, London SE1 0LL
london.gov.uk
[REDACTED] [london.gov.uk](https://www.london.gov.uk)

GREATER**LONDON**AUTHORITY

Agenda for quarterly review meeting with
London Borough of Hounslow
169 Union Street, SE1 0LL, (Meeting Room A)
14:00-15:30pm, Wednesday 16 October 2019

[REDACTED]

[REDACTED]

2. LB Hounslow update

[REDACTED]

[REDACTED]

- [REDACTED]
- [REDACTED]
- [REDACTED]
- [REDACTED]
- [REDACTED]
- [REDACTED]
- [REDACTED]
- [REDACTED]

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[REDACTED]

[REDACTED]

[REDACTED]

[REDACTED]

[REDACTED]

[REDACTED]

[REDACTED]

From: [REDACTED]
Sent: 06 December 2019 12:24
To: [REDACTED]
Cc: [REDACTED]
Subject: LB Hounslow - programme monitoring spreadsheet
Attachments: LB Hounslow Monthly Reporting Sheet - Nov 19.xlsx

Hi [REDACTED]

I've created a new programme monitoring spreadsheet that includes all your schemes and the start on site and practical completion dates.

Please review it and fill in the yellow shaded cells with any updates. Please note my comments in the last column and add yours in the LB Hounslow column. I am happy if you want to suggest some changes.

The idea will be that I will send this spreadsheet to you a week in advance of our programme update calls so we can talk through any updates together and be looking at the same sheet. Sorry this if this is a bit late for our call on Monday afternoon I have just been finishing it off, but I would appreciate if you could update it before the call.

Finally, I have approved all the outstanding actions for on OPS, so let me know if you make any more updates.

Thanks,

[REDACTED]

[REDACTED]

Area Manager, Housing and Land
Greater London Authority
169 Union Street, London SE1 0LL

[REDACTED]

[london.gov.uk](https://www.london.gov.uk)

[REDACTED] [london.gov.uk](https://www.london.gov.uk)

[REDACTED]

Complete yellow cells with updates

| Project ID | Project title | Programme | Project Status on OPS | Grant funding | | | UNITS | | | | | | Planning | Start on site | | | Practical Completion | | | | | LB Hounslow Comments | GLA Comments |
|------------|--|--------------------------------------|-----------------------|---------------|-------------|------------|-------|-----|-----|----|-------|--------------|-----------------------|--------------------|------------|-----------------------------------|---------------------------|-------------|---|-------------|-----------------|----------------------|--------------|
| | | | | Total Funding | Sos payment | PC payment | TOTAL | LAR | LLR | SO | Other | Units update | Planning consent date | SOS Financial Year | OPS SOS | Date sos milestone claimed on OPS | Completion Financial Year | OPS PC date | PC update status e.e. on track, delayed | New PC date | Date PC claimed | | |
| 13233 | Lampton P360 scheme 3 -New Road Triangle | Building Council Homes for Londoners | Active | £ 5,828,000 | | | 77 | 51 | | 26 | | | 01/05/2020 | 20/21 | 01/01/2021 | | 22/23 | 01/10/2022 | | | | | |

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| TOTALS | £ | | | | | | | | | | | | | | | | | | | | | | |
|--------|---|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|

| | | Schemes added to 2019/20 | Number of units | Confirmed total Grant Funding | 50% SOS Grant Claim | Grant claim expected | SOS |
|--|--|--------------------------|-----------------|-------------------------------|---------------------|----------------------|-----|
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Importance: High

Nick,

As requested at the last Housing Pledge Delivery Board meeting please find attached a summary paper setting out;

- ☐. progress on the Feltham BIA sites

1

FELTHAM HOUSING ZONE - BOROUGH INTERVENTION AGREEMENT

PROGRESS UPDATE FOR GLA 18 DECEMBER 2019

1 SUMMARY OF FELTHAM BIA FUNDING AND OUTPUTS

| Site | Afford homes | SO homes | Priv homes | Funding | VP/ Land Acq | SOS | PC |
|------------------------------------|--------------|------------|------------|------------|--------------|---------------|---------------|
| [REDACTED] | [REDACTED] | [REDACTED] | [REDACTED] | [REDACTED] | [REDACTED] | [REDACTED] | [REDACTED] |
| [REDACTED] | [REDACTED] | [REDACTED] | [REDACTED] | [REDACTED] | [REDACTED] | [REDACTED] | [REDACTED] |
| New Road Triangle Indirect Outputs | 20 | 13 | 83 | 0 | 31 Dec 2020 | 31 March 2021 | 31 March 2025 |
| [REDACTED] | [REDACTED] | [REDACTED] | [REDACTED] | [REDACTED] | [REDACTED] | [REDACTED] | [REDACTED] |

[REDACTED]

[REDACTED]

[REDACTED]

| | | | | |
|------------|------------|------------|------------|------------|
| [REDACTED] | [REDACTED] | [REDACTED] | [REDACTED] | [REDACTED] |
| [REDACTED] | [REDACTED] | [REDACTED] | [REDACTED] | [REDACTED] |

| | | | | |
|---|-------------------|---------|---|--|
| | | | | |
| 3 | New Road Triangle | 0.44 ha | <ul style="list-style-type: none"> Lampton/Ecoworld are currently changing the design to reduce costs and improve viability. The site will be vacated by Hounslow Highways and Network Rail before December 2020 (which they are currently using as a store) The scheme is on programme to deliver in line with BIA outputs of vacant possession of the site by 31 Dec 2020 with Start on site due by 31 March 2021. | |

3 REVIEW OF REPLACEMENT SITES WITHIN FELTHAM HOUSING ZONE BOUNDARY

| | Site Details | Site Size | Issues to address | |
|--|--------------|-----------|-------------------|--|
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[REDACTED]

From: [REDACTED] <[REDACTED]@hounslow.gov.uk>
Sent: 09 January 2020 12:42
To: [REDACTED]
Cc: [REDACTED] Nick Taylor
Subject: RE: Hounslow Growth meeting - Friday 10th agenda
Attachments: Hounslow Housing Zone all sites (January 2020).pdf; Feltham Housing Zone all sites (Jan 2020).pdf; Great West Corridor Update (Jan 2020).pdf; Rest of Hounslow Update Jan 2020.pdf

Dear all
Please see attached the updates for different areas.
I've already printed hard copies for you.
See you tomorrow.
Best regards

[REDACTED] | **Senior Regeneration Officer**
Housing, Planning and Communities
London Borough of Hounslow
2nd Floor, Hounslow House
7 Bath Road, Hounslow TW3 3EB
Office: 020 8583 [REDACTED]

From: [REDACTED] <[REDACTED]@london.gov.uk>
Sent: 07 January 2020 14:51
To: [REDACTED] <[REDACTED]@hounslow.gov.uk>; [REDACTED] <[REDACTED]@hounslow.gov.uk>; [REDACTED] <[REDACTED]@hounslow.gov.uk>; [REDACTED] <[REDACTED]@hounslow.gov.uk>
Cc: [REDACTED] <[REDACTED]@london.gov.uk>; Nick Taylor <[REDACTED]@london.gov.uk>
Subject: Hounslow Growth meeting - Friday 10th agenda

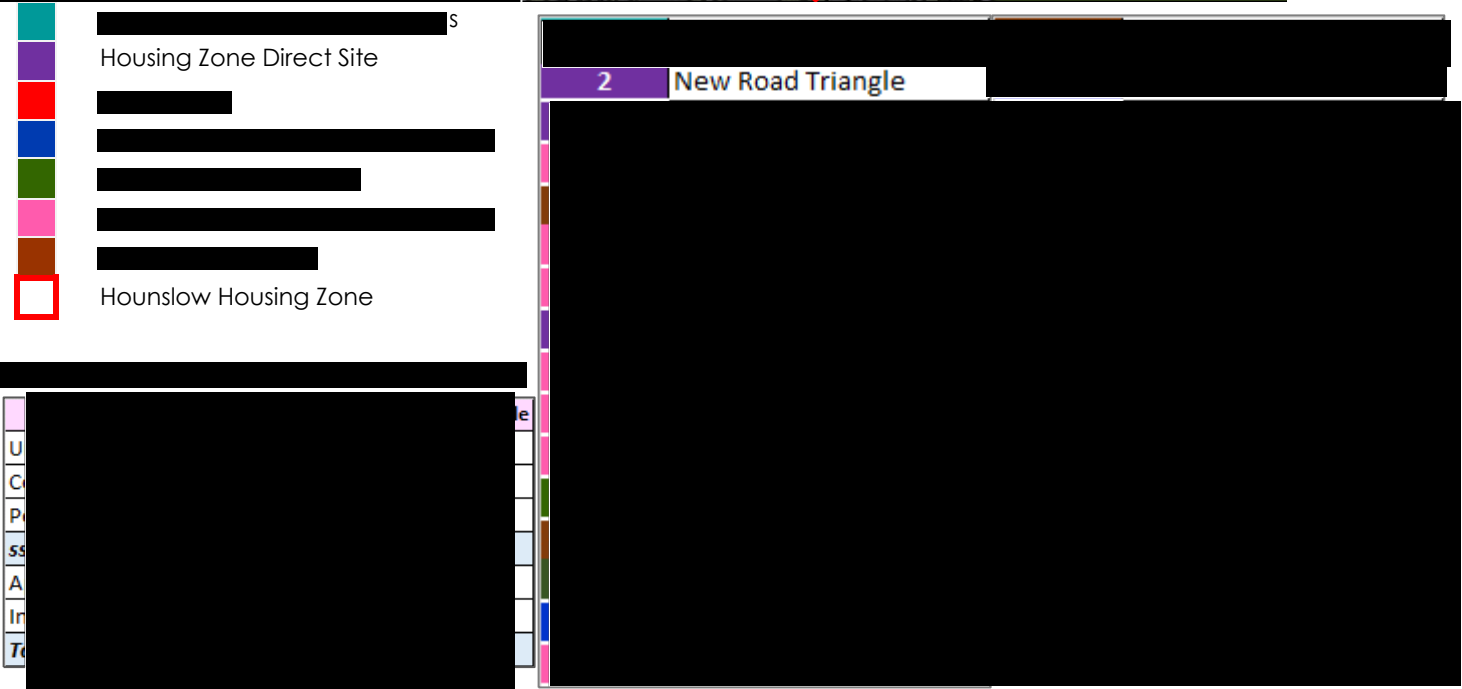
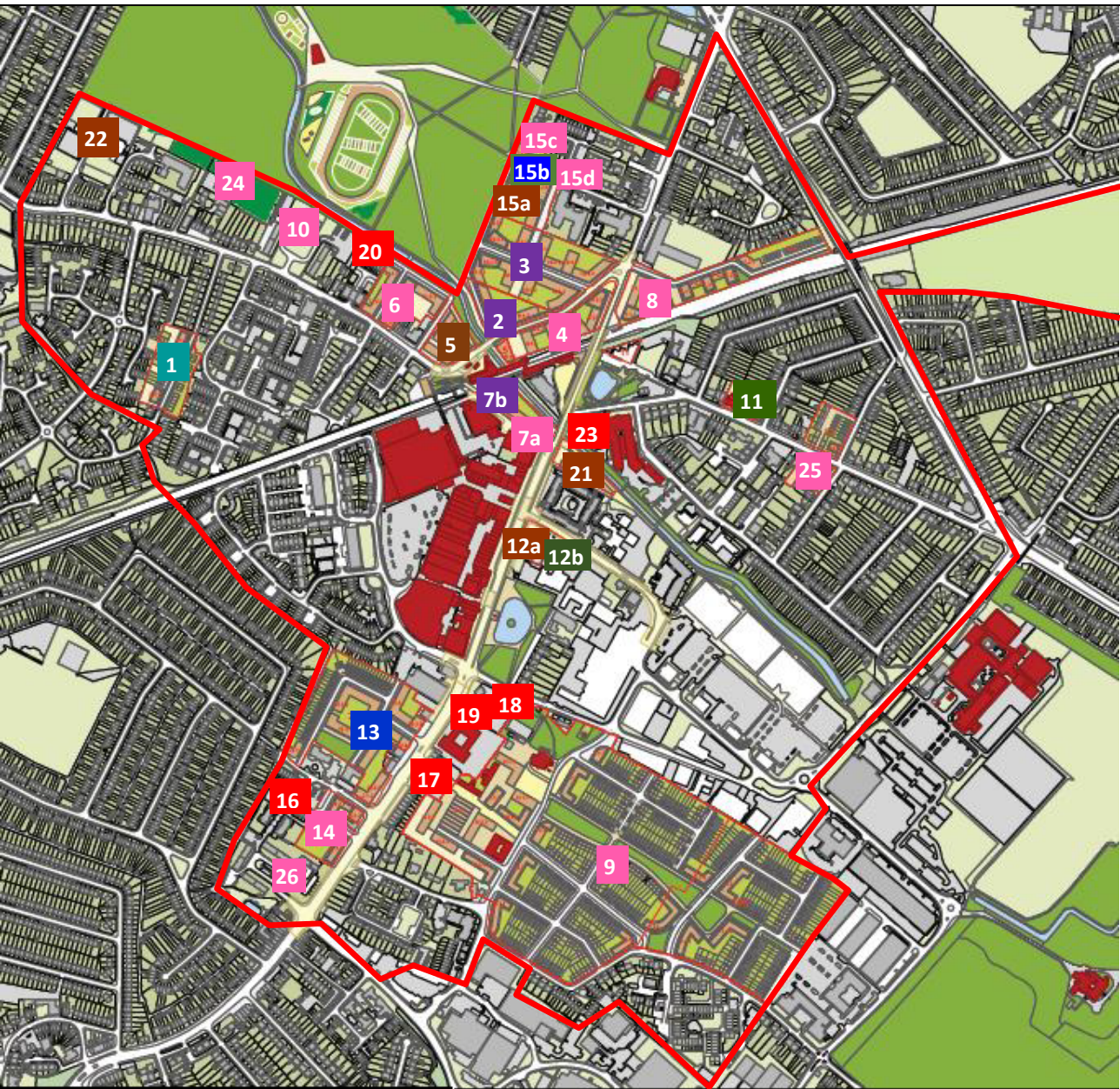
Hi all
Please find attached the agenda for this Friday's Hounslow Growth meeting.
Thanks,

[REDACTED]
[REDACTED]
Area Manager, Housing and land
Greater London Authority
169 Union Street, London SE1 0LL

[REDACTED]
[london.gov.uk](https://www.london.gov.uk)

[REDACTED] [london.gov.uk](https://www.london.gov.uk)
[REDACTED]

#LondonIsOpen

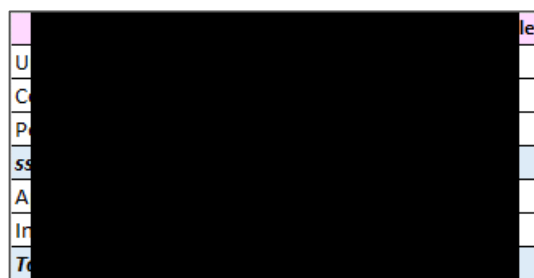


| SITE | NAME | Total Units (in masterplan) | Status |
|------|-------------------|-----------------------------|--|
| 1 | | 1 | |
| 2 | New Road Triangle | 116 | One of the Lampton 360 sites. BIA (signed 29 March 2018) – SOS: by 31 March 2021. Completion: by 31 March 2025. AR:20; SO:13; P:83. Design Review Meeting with Lifschutz Davidson Sandilands Architects on 30 Sept 2018. NR is committing to vacating the site by the end of August 2020. Draft designs were presented to the Design Panel, who had a site visit, on 26 April. The height of 14 storeys was accepted, but the layout needed to be modified. Likely SOS January 2021, 24 months for construction. The design proposal has been amended since the design panel review and EcoWorld are currently exploring options to ensure that the project is deliverable. They are hoping to submit an application early next year |
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- Site in updated Site Allocations
- Housing Zone Direct Site
- Completed
- Permission granted but not started
- Application submitted
- Proposed/ potential development
- Under construction
- Hounslow Housing Zone

Feltham Town Centre HZ (2016-26)= 3,339



| SITE | NAME | Total Units (in masterplan) | Status |
|------|-------------------|-----------------------------|--|
| 1 | | 1 | |
| 2 | New Road Triangle | 116 | One of the Lampton 360 sites. BIA (signed 29 March 2018) – SOS: by 31 March 2021. Completion: by 31 March 2025. AR:20; SO:13; P:83. Design Review Meeting with Lifschutz Davidson Sandilands Architects on 30 Sept 2018. NR is committing to vacating the site by the end of August 2020. Draft designs were presented to the Design Panel, who had a site visit, on 26 April. The height of 14 storeys was accepted, but the layout needed to be modified. Likely SOS January 2021, 24 months for construction. The design proposal has been amended since the design panel review and EcoWorld are currently exploring options to ensure that the project is deliverable. They are hoping to submit an application early next year |
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[REDACTED]

From: [REDACTED]
Sent: 10 January 2020 16:18
To: [REDACTED]
Cc: [REDACTED]
Subject: Monthly programme monitoring
Attachments: LB Hounslow Monthly Reporting Sheet - Jan 20.xlsx

Hi [REDACTED]

Please find attached the monitoring spreadsheet, please can you update it and send it back to us by next Thursday so we can discuss it on our call on Friday.

I have highlighted my comments and actions in red.

Thanks,

[REDACTED]

[REDACTED]

Area Manager, Housing and Land
Greater London Authority
169 Union Street, London SE1 0LL

[REDACTED]

[london.gov.uk](https://www.london.gov.uk)

[REDACTED] [london.gov.uk](https://www.london.gov.uk)

[REDACTED]

Complete yellow cells with updates

| Project ID | Project title | Programme | Project Status on OPS | Grant funding | | | UNITS | | | | | | Start on site | | | | Practical Completion | | | | | LB Hounslow Comments | GLA Comments |
|------------|--|--------------------------------------|-----------------------|---------------|-------------|------------|-------|-----|-----|----|-------|--------------|--------------------|------------|-------------------------------|---------|-----------------------------------|---------------------------|-------------|---|-------------|----------------------|--------------|
| | | | | Total Funding | Sos payment | PC payment | TOTAL | LAR | LLR | SO | Other | Units update | SOS Financial Year | OPS SOS | Status e.g. on track, delayed | New SoS | Date sos milestone claimed on OPS | Completion Financial Year | OPS PC date | PC update status e.g. on track, delayed | New PC date | | |
| 13233 | Lampton P360 scheme 3 -New Road Triangle | Building Council Homes for Londoners | Active | £ 5,828,000 | | | 77 | 51 | | 26 | | | 20/21 | 01/01/2021 | | | 22/23 | 01/10/2022 | | | | | |

[REDACTED]

From: [REDACTED] <[REDACTED]@carterjonas.co.uk>
Sent: 19 January 2021 09:30
To: [REDACTED]
Subject: RE: [Ext Msg] Meeting Confirmation 2020/6721 New Road Triangle Initial Meeting [CJ-WORKSITE.FID502572]

Morning [REDACTED]
Will you be preparing an agenda for the meeting tomorrow morning? Or would it be helpful for us to prepare something?
Kind regards,

[REDACTED]
Associate

T: 0207 518 [REDACTED] | M: [REDACTED] | [carterjonas.co.uk](mailto:[REDACTED]@carterjonas.co.uk)
One Chapel Place, London, W1G 0BG

 Please consider the environment. Do you really need to print this email?

From: [REDACTED]
Sent: 18 January 2021 16:50
To: [REDACTED] <[REDACTED]@london.gov.uk>
Subject: RE: [Ext Msg] Meeting Confirmation 2020/6721 New Road Triangle Initial Meeting [CJ-WORKSITE.FID502572]
Hi [REDACTED]

Yes, this is [REDACTED] at LB Hounslow.

His email is [\[REDACTED\]@hounslow.gov.uk](mailto:[REDACTED]@hounslow.gov.uk)
Please let me know if you need anything else.

Kind regards,
[REDACTED]

From: [REDACTED] <[REDACTED]@london.gov.uk>
Sent: 18 January 2021 16:49
To: [REDACTED] <[REDACTED]@carterjonas.co.uk>
Subject: Re: [Ext Msg] Meeting Confirmation 2020/6721 New Road Triangle Initial Meeting [CJ-WORKSITE.FID502572]
Hi [REDACTED]

Do you have the contact details of the case officer at Council that has had dealings with this site/any previous pre-apps?
Regards,

[REDACTED]
Principal Strategic Planner, Development Management, Planning

GREATER LONDON AUTHORITY
City Hall, The Queen's Walk, London SE1 2AA

From: [REDACTED] <[REDACTED]@carterjonas.co.uk>
Sent: 18 January 2021 11:30
To: [REDACTED] <[REDACTED]@london.gov.uk>

Subject: RE: [Ext Msg] Meeting Confirmation 2020/6721 New Road Triangle Initial Meeting [CJ-WORKSITE.FID502572]

Hi [REDACTED]

Thank you for confirming. We have our energy consultant attending the meeting, so if it was possible for an energy member to join that would be great and would allow any comments that the energy team did have regarding the scheme to be addressed prior to the written advice being issued.

In terms of attendees from our side, these will be:

- ☐ [REDACTED] (EcoWorld London - Applicant);
- ☐ [REDACTED] (EcoWorld London - Applicant);
- ☐ [REDACTED] (EcoWorld London – Applicant);
- ☐ [REDACTED] (Lampton 360 Development/LB Hounslow - Applicant);
- ☐ [REDACTED] (LDS - Architect);
- ☐ [REDACTED] (FFLO - Landscape);
- ☐ [REDACTED] (Iceni – Townscape);
- ☐ [REDACTED] (TTHC – Transport);
- ☐ [REDACTED] (Greengage – Energy and Sustainability);
- ☐ [REDACTED] (Carter Jonas - Planning);
- ☐ [REDACTED] (Carter Jonas - Planning).

Please let me know if you need anything else.

Kind regards,

[REDACTED]

Associate

T: 0207 518 [REDACTED] | M: [REDACTED] | carterjonas.co.uk

One Chapel Place, London, W1G 0BG

 Please consider the environment. Do you really need to print this email?

From: [REDACTED] <[REDACTED]@london.gov.uk>

Sent: 18 January 2021 11:02

To: [REDACTED] <[REDACTED]@carterjonas.co.uk>

Subject: Re: [Ext Msg] Meeting Confirmation 2020/6721 New Road Triangle Initial Meeting [CJ-WORKSITE.FID502572]

Hi [REDACTED]

It is my understanding that a TfL officer will be attending the meeting, however it is unlikely that a member of the energy team will join. Energy comments will be provided within the written response.

I will send an agenda over tomorrow.

Can you please confirm who will be attending the meeting on your side?

Cheers,

[REDACTED]

Principal Strategic Planner, Development Management, Planning

GREATERLONDONAUTHORITY

City Hall, The Queen's Walk, London SE1 2AA

From: [REDACTED] <[REDACTED]@carterjonas.co.uk>

Sent: 18 January 2021 10:04

To: [REDACTED] <[REDACTED]@london.gov.uk>

Subject: RE: [Ext Msg] Meeting Confirmation 2020/6721 New Road Triangle Initial Meeting [CJ-WORKSITE.FID502572]

Morning [REDACTED]

Sorry if this has already been confirmed, but I just wanted to make sure that your colleagues from transport and energy/sustainability will be attending the pre-application meeting on Wednesday morning?

Kind regards,

[REDACTED]

Associate

T: 0207 518 [REDACTED] | M: [REDACTED] | carterjonas.co.uk

One Chapel Place, London, W1G 0BG

 Please consider the environment. Do you really need to print this email?

From: [REDACTED] <[REDACTED]@london.gov.uk>

Sent: 06 January 2021 17:45

To: [REDACTED] <[REDACTED]@carterjonas.co.uk>

Subject: Re: [Ext Msg] Meeting Confirmation 2020/6721 New Road Triangle Initial Meeting [CJ-WORKSITE.FID502572]

Thanks [REDACTED]

I will be in touch if I need any additional information.

Cheers,

Principal Strategic Planner, Development Management, Planning

GREATERLONDONAUTHORITY

City Hall, The Queen's Walk, London SE1 2AA

From: [REDACTED] <[REDACTED]@carterjonas.co.uk>

Sent: 06 January 2021 16:45

To: Pre-applications <Pre-applications@london.gov.uk>

Cc: [REDACTED] <[REDACTED]@london.gov.uk>; [REDACTED] Wood <[REDACTED]@Wood@london.gov.uk>;

Urban Design Team <Urban.Design@london.gov.uk>

Subject: RE: [Ext Msg] Meeting Confirmation 2020/6721 New Road Triangle Initial Meeting [CJ-WORKSITE.FID502572]

Hi [REDACTED]

Happy New Year, I hope you had a good break. I cannot recall if I responded to this email in December, but to confirm, the attendees at the meeting on 20th January 2021 will be:

- ☐ [REDACTED] (EcoWorld London);
- ☐ [REDACTED] (EcoWorld London);
- ☐ [REDACTED] (EcoWorld London);
- ☐ [REDACTED] (Lampton 360 Development/LB Hounslow);
- ☐ [REDACTED] (LDS);
- ☐ [REDACTED] (FFLO);
- ☐ [REDACTED] (Carter Jonas);
- ☐ [REDACTED] (Carter Jonas).

I would imagine that further technical disciplines may also attend, and I will confirm this with the applicant. Do you need anything further from me in advance of the 20th?

Kind regards,

[REDACTED]
Associate

From: Pre-Applications <pre-applications@london.gov.uk>

Sent: 09 December 2020 10:57

To: [REDACTED] <[REDACTED]@carterjonas.co.uk>

Cc: [REDACTED]@london.gov.uk; katherine.wood@london.gov.uk; urban.design@london.gov.uk

Subject: [Ext Msg] Meeting Confirmation 2020/6721 New Road Triangle Initial Meeting

Dear [REDACTED]

GLA reference number: 2020/6721/P2I

Site name: New Road Triangle

Address: New Road Triangle Feltham Hounslow

Local Planning Authority: Hounslow

Proposal: Redevelopment of the Site to provide two 14 storey blocks and 176 residential units, associated hard and soft landscaping, and associated infrastructure and services arrangements

Case Officer: [REDACTED]

Your request for a pre-planning application advice meeting has been confirmed for **Wednesday 20th January at 11am** via Microsoft Teams.

Please could you let us know who will be attending the meeting?

Getting the best out of the Pre-app meeting

Please give us the information, which you want the planning team to comment on, well in advance of the meeting. We want to give you the most comprehensive response possible however, realistically, we are only able to give you advice on information that has been reviewed in advance of the meeting.

For consistency, the follow up advice letter will only address issues that were covered at the meeting.

The advice given by officers does not constitute a formal response or decision by the Mayor and does not prejudice the outcome of any future planning applications.

Freedom of Information

The Freedom of Information Act 2000 allows the public to request information from public authorities, including the Greater London Authority. The public has a right to request information, which includes pre-planning application advice and associated documents. If a Freedom of Information request is made, each case will be taken on its individual merits. If you have any concerns or wish to discuss this matter please contact Joe Wilkinson on joe.wilkinson@london.gov.uk.

Cancellation

If, due to circumstances out of our control, we cancel the meeting, we will reschedule for another time as soon as practical. Meetings can be rescheduled at your request up to 48 hours prior to the meeting. The fee is non-refundable on cancellation.

Comments and complaints

We aim to provide you with the best possible service, if you have suggestions on ways that we can improve this service, please contact the Planning Support Manager, Joe Wilkinson on email joe.wilkinson@london.gov.uk.

Further queries regarding the process can be sent to Pre-applications@london.gov.uk quoting the GLA reference number, whilst queries regarding policy and the content of the meeting should be sent to the case officer , email: or phone:

Kind regards,



Greater London Authority

pre-applications@london.gov.uk

This e-mail does not constitute any part of an offer or contract, is confidential and intended solely for the use of the individual(s) to whom it is addressed. If you are not the intended recipient be advised that you have received this email in error and that any use, dissemination, forwarding, printing, or copying of this email is strictly prohibited. Although the firm operates anti-virus programmes, it does not accept responsibility for any damage whatsoever that is caused by viruses being passed. Carter Jonas LLP is a Limited Liability corporate body which has "Members" and not "Partners". Any representative of Carter Jonas LLP described as "Partner" is a Member or an employee of Carter Jonas LLP and is not a "Partner" in a Partnership. The term Partner has been adopted, with effect from 01 May 2005, because it is an accepted way of referring to senior professionals. We are committed to protecting your personal information and your right to privacy, please see our [Privacy Policy](#).

Carter Jonas LLP

Place of Registration: England and Wales

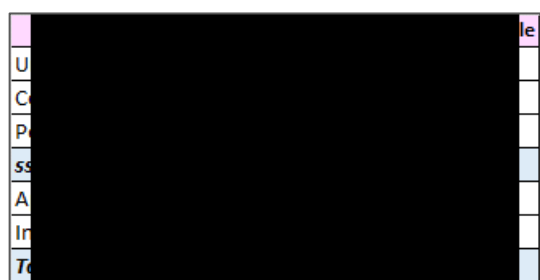
Registration Number: OC304417

Address of Registered Office: One Chapel Place, London, W1G 0BG.



- Site in updated Site Allocations
- Housing Zone Direct Site
- Completed
- Permission granted but not started
- Application submitted
- Proposed/ potential development
- Under construction
- Hounslow Housing Zone

Feltham Town Centre HZ (2016-26)= 3,339



Hounslow Growth Team

3 April 2020 @ 10:30

Teams

[REDACTED]

[REDACTED] [REDACTED]

[REDACTED] [REDACTED]

[REDACTED] [REDACTED] – strategic manager, working with RPs, negotiating 106s

[REDACTED]

[REDACTED] [REDACTED]

Agenda

■ [REDACTED]

■ [REDACTED]

■ [REDACTED]

■ [REDACTED]

■ [REDACTED]

■ [REDACTED] [REDACTED]

■ [REDACTED]

■ [REDACTED] [REDACTED]

■ [REDACTED]

■ [REDACTED]

■ [REDACTED]

3. West of Borough

a. Feltham Town Centre

- i. New Road Triangle – going to pre-app, likely to be 150, estimated sos (BIA March 21), ■ – to update on Sos

■ [REDACTED]

[REDACTED]

■ [REDACTED]

[REDACTED]

[REDACTED]

■

■ [REDACTED]

[REDACTED]

From: [REDACTED] <[REDACTED]@hounslow.gov.uk>
Sent: 12 August 2020 18:02
To: [REDACTED]
Cc: [REDACTED]
Subject: RTB Pipeline and OPS changes
Attachments: RTB Re-cycled Planned GLA Spend 10820.xlsx

Follow Up Flag: Follow up
Flag Status: Flagged

Dear [REDACTED]
Please find attached the RTB pipeline spend as requested, apologies in the delay of it reaching you.
With regards to [REDACTED] this will remain as 15 units and SOS next year, so there are no changes to this project either.
The changes I've made so far on OPS are:

[REDACTED]

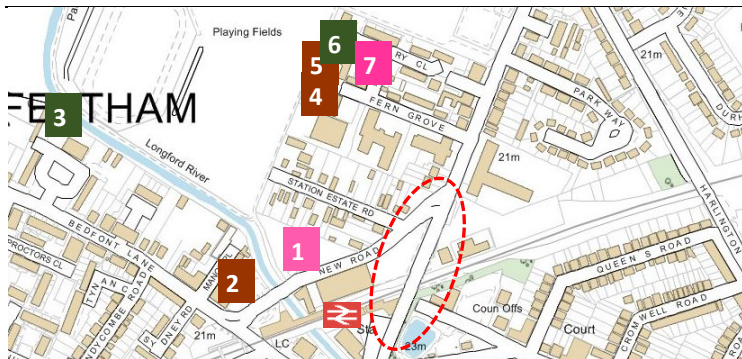
- New Road Triangle: SOS Milestone amended and submitted

I will get back to you on the other items we discussed too.

Thanks

Kind regards,

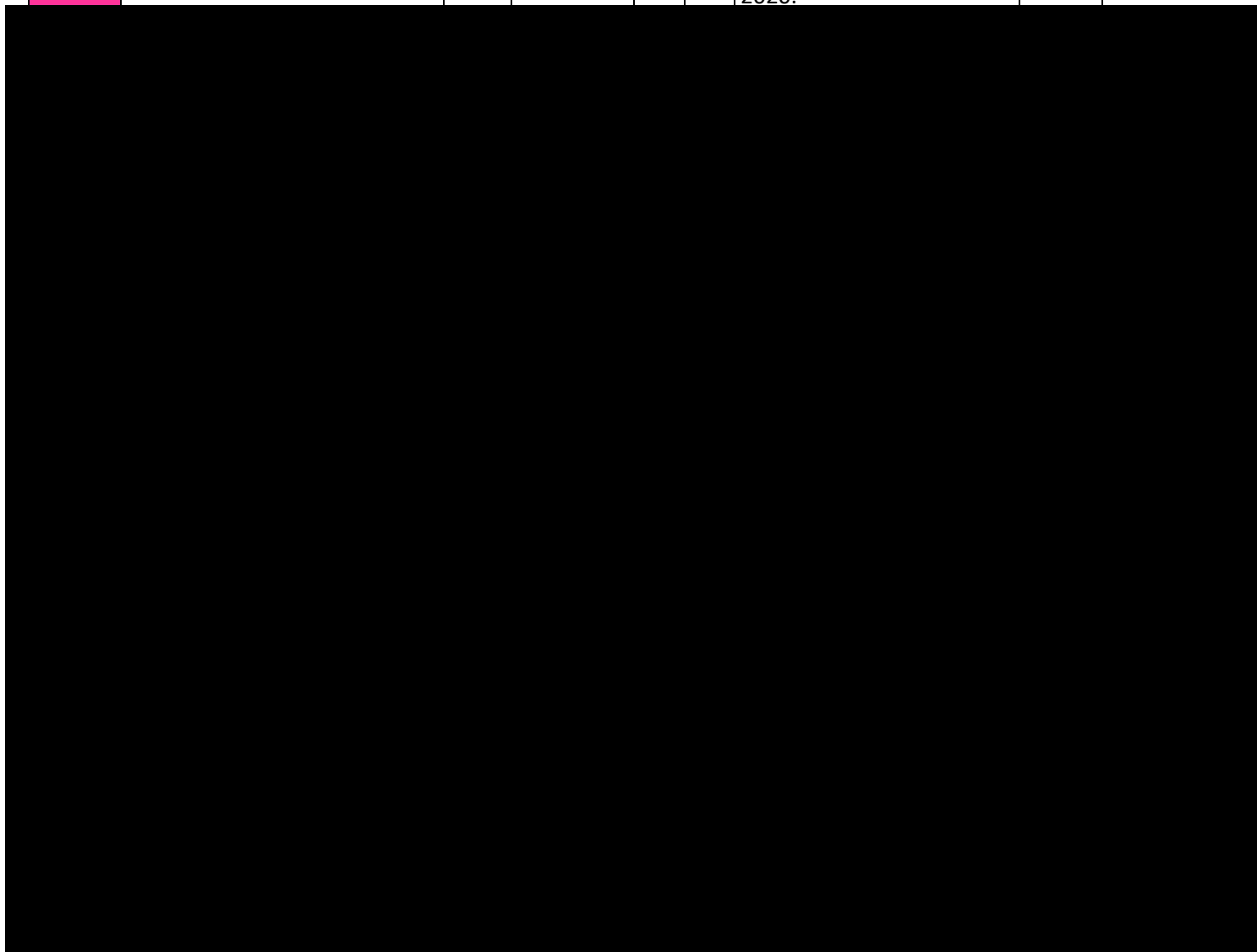
[REDACTED] | **Assistant Service Manager – Governance & Programmes**
Housing Development & Supply
Housing, Planning and Communities
020 8583 6034
Hounslow House | 2nd Floor | 7 Bath Road TW3 3EB



Proposed/ potential development



| SITE | NAME | Total Units | Total Affordable | SO | AR | Status | SOS | PC |
|------|---|-------------|------------------|----|----|--|-----------|-----|
| 1 | New Road Triangle <i>N.B. The total number of units is yet to be determined.</i> | 172 | 86 | ? | ? | Lampton 360 sites. Ecoworld are aiming to submit the planning application in October 2020. | Late 2021 | TBC |



GLA Q1 Meeting
Wednesday 19th August 20
Microsoft Teams Meeting

Attendees: [REDACTED]

Apologies:

[illegible]

| | | | |
|---|--------------------------|---|---|
| | | [REDACTED] | |
| ■ | [REDACTED] [REDACTED] | <p>[REDACTED] [REDACTED] [REDACTED]</p> <p>[REDACTED]</p> <p>New Road Triangle the only scheme which was flagged as a risk – though this scheme is likely to progress as it is advanced.</p> <p>[REDACTED]</p> <p>[REDACTED]</p> <p>[REDACTED]</p> <p>[REDACTED]</p> | |
| ■ | [REDACTED] [REDACTED] | <p>[REDACTED]</p> <p>[REDACTED]</p> | <p>[REDACTED]</p> <p>[REDACTED]</p> <p>[REDACTED]</p> <p>[REDACTED]</p> <p>[REDACTED]</p> <p>[REDACTED]</p> |
| ■ | [REDACTED] [REDACTED] | <p>[REDACTED]</p> <p>[REDACTED]</p> <p>[REDACTED]</p> <p>[REDACTED]</p> <p>[REDACTED]</p> <p>[REDACTED]</p> <p>[REDACTED]</p> <p>[REDACTED]</p> <p>[REDACTED]</p> <p>[REDACTED]</p> <p>[REDACTED]</p> <p>[REDACTED]</p> <p>[REDACTED]</p> <p>[REDACTED]</p> <p>[REDACTED]</p> <p>[REDACTED]</p> <p>[REDACTED]</p> | |
| ■ | [REDACTED] [REDACTED] | <p>[REDACTED]</p> <p>[REDACTED]</p> <p>[REDACTED]</p> | |

[REDACTED]

From: [REDACTED] <[REDACTED]@hounslow.gov.uk>
Sent: 27 August 2020 01:18
To: [REDACTED]
Cc: [REDACTED]
Subject: RE: LB Hounslow Programme confirmation
Attachments: YMR June Update GLA Programme Aug 20 (003).xlsx; GLA LBH Programme.xlsx

Hi [REDACTED]
Thank you for the update.

[REDACTED]

[REDACTED]

[REDACTED]

I enclose your spreadsheet with comments of where schemes are different [REDACTED] with summary position below.

In summary:

[REDACTED]

[REDACTED]

[REDACTED]

[REDACTED]

in Project ID order

| LBH Programme 2018/20 | | | | | | |
|--------------------------------------|-------|--|-------|--|------------|---------|
| | | LBH Programme 2020/21 | Units | | Funding | Amended |
| Building Council Homes for Londoners | 13233 | Lampton P360 scheme 3 -New Road Triangle | 77 | | £5,828,000 | Q4 |

BUILDING COUNCIL HOMES FOR LONDONERS 2018-22

Grant rate at £100k per rented and £28k per shared ownership

693 units initially applied for funding

| Programme | Project I.D | | Units | Rented | Intermedi ate | Funding | Initial SOS | SOS Claim Date | Claim status | Notes |
|--|-------------|--|-------|--------|------------------|------------|-------------|----------------|-------------------------------|-------|
| Building Council Homes for Londoners 2018-22 | P13233 | Lampton P360 scheme 3 -New Road Triangle | 77 | 51 | 26 | £5,828,000 | 01-Jan-21 | 30-Sep-21 | Awaiting Date Change Approval | |

[REDACTED]

From: [REDACTED] <[REDACTED]@hounslow.gov.uk>
Sent: 12 October 2020 14:26
To: [REDACTED] [REDACTED] [REDACTED] [REDACTED] [REDACTED]
Subject: Papers for GLA-Hounslow Growth Oct meeting (tomorrow)
Attachments: Hounslow Housing Zone all sites (Oct 2020).pdf; Feltham Housing Zone all sites (Oct 2020).pdf; Great West Corridor Update (Oct 2020).pdf; Rest of Hounslow Update (Oct 2020).pdf

Dear all
Please find attached the updates for tomorrow's GLA-Hounslow Growth meeting.
Thanks.
Best regards


[REDACTED]
[REDACTED] | **Senior Regeneration Officer**
Housing, Planning and Communities
London Borough of Hounslow
Office: 020 8583 [REDACTED]



Housing Zone Direct Site

2 New Road Triangle

172

| SITE | NAME | Total Units (in Site Allocations) | Status |
|------|---|---|--|
| | | | |
| |  | | <p>March 2018) – SOS: by 31 March 2021. Completion: by 31 March 2025. AR:20; SO:13; P:83. Draft designs were presented to the Design Panel, who had a site visit, on 26 April 19. The height of 14 storeys was accepted, but the layout needed to be modified. Likely SOS January 2021, 24 months for construction. The design proposal has been amended since the design panel review. 00793/L/PPA1 – Pre-app for 172 residential units plus 263 sqm of ground floor retail within blocks ranging from 9 to 16 storeys was discussed at Majors meeting on 17 March 2020. Revised scheme received without café. Ecoworld were originally aiming to submit the planning application in October 2020. Start on site is dependent upon planning and securing vacant possession, as it is currently used by Network Rail, but is likely to be in late 2021.</p> |

[REDACTED]

From: [REDACTED]
Sent: 14 October 2020 13:35
To: [REDACTED]
Cc: [REDACTED]
Subject: RE: Ops Updates

Hi [REDACTED]

[REDACTED]

[REDACTED] I additionally just need to clarify the vacating date for National Rail before submitting the New Road Triangle scheme for approval.

[REDACTED]

Area Manager, North West Area Team, Housing and Land
GreaterLondonAuthority
169 Union Street, London SE1 0LL

[REDACTED]

london.gov.uk
[REDACTED] [london.gov.uk](https://www.london.gov.uk)
I work a compressed fortnight with alternate Fridays off.

From: [REDACTED] <[REDACTED]@hounslow.gov.uk>
Sent: 14 October 2020 13:26
To: [REDACTED] <[REDACTED]@hounslow.gov.uk>
Cc: [REDACTED] <[REDACTED]@hounslow.gov.uk>
Subject: RE: Ops Updates

Hi [REDACTED]

[REDACTED]

I am hoping to speak to Lampton later this afternoon for a NRT update.

[REDACTED]

Regards

[REDACTED]

From: [REDACTED] <[REDACTED][london.gov.uk](mailto:[REDACTED]@london.gov.uk)>

Sent: 14 October 2020 13:10

To: [REDACTED] <[REDACTED][@hounslow.gov.uk](mailto:[REDACTED]@hounslow.gov.uk)>; [REDACTED] <[REDACTED][hounslow.gov.uk](mailto:[REDACTED]@hounslow.gov.uk)>

Cc: [REDACTED] <[REDACTED][london.gov.uk](mailto:[REDACTED]@london.gov.uk)>

Subject: Ops Updates

Hi [REDACTED]

[REDACTED]

[REDACTED]

As a separate query, regarding the Lampton 360 New Road Triangle scheme – [REDACTED] can you update me on when National Rail intend to vacate the site? I have in my notes that they were due to vacate in October (the deferred SOS from Jan 2021 – Sept 2021 is being requested on this basis).

Many thanks,

[REDACTED]
[REDACTED]
Area Manager, North West Area Team, Housing and Land
GreaterLondonAuthority
169 Union Street, London SE1 0LL

[REDACTED]
london.gov.uk

[REDACTED] [london.gov.uk](mailto:[REDACTED]@london.gov.uk)

NHS health information and advice about coronavirus can be found at nhs.uk/coronavirus

The Mayor and the GLA stand against racism. Black Lives Matter.

[REDACTED]

From: [REDACTED]
Sent: 21 October 2020 20:13
To: [REDACTED]
Cc: [REDACTED]
Subject: Hounslow: GLA Q2 Quarterly Meeting
Attachments: LB Hounslow Agenda Q2 2020-21.docx; Q2 Quarterly LBH Programme Summary.xls

Good evening all,

Apologies for the delay but please find attached an agenda for tomorrow's quarterly meeting.

I've additionally compiled a spreadsheet we can refer to for the Programme agenda item.

Many thanks,

[REDACTED]
[REDACTED]
Area Manager, North West Area Team, Housing and Land
GreaterLondonAuthority
169 Union Street, London SE1 0LL
[REDACTED]

london.gov.uk

[REDACTED] [london.gov.uk](https://www.london.gov.uk)
[REDACTED]

| Project ID | Project title | Programme | Project Status on OPS | Review Request | Net movement of units | Grant funding | | | | UNITS (Proposed) | | | | | Start on site | | | |
|------------|--|--------------------------------------|----------------------------|--|-----------------------|------------------------|---------------------------|-------------------|----------------------|------------------|-----|-----|----|-------|--------------------|-------------------------------|------------|---------|
| | | | | | | Original total Funding | Proposed level of funding | change in funding | Proposed Sos payment | TOTAL | LAR | LLR | SO | Other | SOS Financial Year | Status e.g. on track, delayed | New SOS FY | New SoS |
| 13233 | Lampton 360 - Scheme 3 - New Road Triangle | Building Council Homes for Londoners | Active: Approval requested | Approval for SOS to be deferred from FY 2020/2021 - FY 2021 - 2022 | 0 | £ 5,828,000 | £ 5,828,000 | £ - | £ 4,371,000 | 77 | 51 | | 26 | | 20/21 | Jan-21 | 21/22 | Sep-21 |

£ -

in Project ID order

| LBH Programme 2018/20 | | | | | | |
|--------------------------------------|-------|--|-------|--|------------|---------|
| | | LBH Programme 2020/21 | Units | | Funding | Amended |
| Building Council Homes for Londoners | 13233 | Lampton P360 scheme 3 -New Road Triangle | 77 | | £5,828,000 | Q4 |

[REDACTED]

From: [REDACTED] <[REDACTED]@hounslow.gov.uk>
Sent: 09 November 2020 17:40
To: [REDACTED] [REDACTED] [REDACTED] [REDACTED] [REDACTED]
Subject: Papers for GLA-Hounslow Growth Oct meeting (tomorrow)
Attachments: Hounslow Housing Zone all sites (Nov 2020).pdf; Feltham Housing Zone all sites (Nov 2020).pdf; Great West Corridor Update (Nov 2020).pdf; Rest of Hounslow Update (Nov 2020).pdf

Dear all
Please find attached the updates for tomorrow's GLA-Hounslow Growth meeting.
Thanks.
Best regards


[REDACTED]
[REDACTED] | **Senior Regeneration Officer**
Housing, Planning and Communities
London Borough of Hounslow
[REDACTED]



Housing Zone Direct Site

2 New Road Triangle

172

| SITE | NAME | Total Units (in Site Allocations) | Status |
|------|--|---|--|
| | | | |
| 2 | <p>New Road Triangle</p>  | 172 | <p>One of the Lampton 360 sites. BIA (signed 29 March 2018) – SOS: by 31 March 2021. Completion: by 31 March 2025. AR:20; SO:13; P:83. Draft designs were presented to the Design Panel, who had a site visit, on 26 April 19. The height of 14 storeys was accepted, but the layout needed to be modified. Likely SOS January 2021, 24 months for construction. The design proposal has been amended since the design panel review. 00793/L/PPA1 – Pre-app for 172 residential units plus 263 sqm of ground floor retail within blocks ranging from 9 to 16 storeys was discussed at Majors meeting on 17 March 2020. Revised scheme received without café. Ecoworld were originally aiming to submit the planning application in October 2020. Start on site is dependent upon planning and securing vacant possession, as it is currently used by Network Rail, but is likely to be in late 2021.</p> |

[REDACTED]

From: Nick Taylor
Sent: 23 November 2020 08:31
To: [REDACTED]
Cc: [REDACTED]@hounslow.gov.uk; [REDACTED]
Subject: Contractual Delivery Position AHP 16-23
Attachments: LB Hounslow_Partner Letter.pdf; London Borough of Hounslow Comps Only.xlsx; London Borough of Hounslow Starts and Comps.xlsx; Hounslow-Hounslow_Town_Centre_Lampton Road (contract schedule) Jun 20.xlsx

Hi [REDACTED]

I hope you are well.

In preparation for the upcoming launch of the new Affordable Housing Programme in London, and following Rickardo Hyatt's letter sent on the 10th Nov, please see attached letter and accompanying schedules outlining our existing contractual position with your organisation.

I also attach the current Lampton Road Housing Zone schedule which I know is currently under review and ask that this is concluded as soon as possible to ensure we are tracking the correct delivery within this programme period.

There is no explicit action to take on the main schedules but it would be good to set up a meeting following the session I am holding on the 30th with all my partners to discuss delivery to March 23 and bidding strategy for the new programme.

Speak soon.

Many thanks

Nick Taylor
Head of North West Area Team, Housing and Land
Greater London Authority
169 Union Street, London SE1 0LL

020 [REDACTED] [REDACTED] [REDACTED]

[london.gov.uk](https://www.london.gov.uk)
[REDACTED]@[london.gov.uk](https://www.london.gov.uk)

GREATER**LONDON**AUTHORITY

Executive Director Housing, Planning and
Communities
London Borough of Hounslow,
2nd Floor, Hounslow House,
7 Bath Road, Hounslow
TW3 3EB

Date: 23/11/2020

By email: [REDACTED]@hounslow.gov.uk

REF: 16-23 Affordable Housing Programme

Dear [REDACTED]

[REDACTED]
 [REDACTED]
 [REDACTED]
 [REDACTED]
 [REDACTED]
 [REDACTED]
 [REDACTED]

We have also been discussing further programme changes with additional delivery expected at New Road Triangle. Once this has gone through our formal approval process this will then increase your contractual position for the 16-23 programme.

[illegible]

[REDACTED]
 [REDACTED]
 [REDACTED]
 [REDACTED]
 [REDACTED]
 [REDACTED]
 [REDACTED]

Yours,

Nick Taylor
Head of North West London Area Team

GLA Ops: Projects with remaining starts on sites to be delivered

Data from GLA Ops as at end of 18-Nov-20. Excludes (i) Housing Zones, (ii) other bespoke contract projects agreed with the GLA, (iii) projects where start on site has already been claimed and completion still due, (iv) strategic partner allocation not profiled to projects.

| GLA Ops: Projects with remaining starts on sites to be delivered | | | | | | | | | | | | | | | | | 5380057000 | | | | | | | | | | | | | | | | |
|---|---|--------------------|------------------------|---------------------|--|------------------|-----------------------|--------------------|------------|-------------------|----------------------|------------|--|---------------------------------|---|--------------------------------|-------------------------------------|-----------------------|--------------------|------------------|--------------------|--|-------------------------|--------------------------------|-----------------------------------|--|--|--|--|--|--|---|---|
| Data from GLA Ops as at end of 18-Nov-20. Excludes (i) Housing Zones, (ii) other bespoke contract projects agreed with the GLA, (iii) projects where start on site has already been claimed and completion still due, (iv) strategic partner allocation not profiled to projects. | | | | | | | | | | | | | | | | | Subtotal: £49,168,000 | | £0 | £0 | 595 | Tenure breakdown | | | | | | | | | | 0 | 0 |
| Programme Name | GLA Ops Template Name | GLA Ops Project Id | Organisation Name | GLA Ops Lead Org ID | Project title | Borough Location | Starts on Site Status | SoS financial year | SoS Date | Completion Status | Comps financial year | Comps Date | Total Grant Allocation (includes paid) | RCGF Allocation (includes paid) | DPF allocation (includes paid, remaining from provider) | Remaining Starts on Site units | Social Rent (and LAR at benchmarks) | Other Affordable Rent | London Living Rent | Shared Ownership | Other Intermediate | Other Affordable to be updated in GLA Ops (please contact GLA officer) | SP Attribute Funding on | Retained Right to Buy Receipts | Project funded from Ring Fence or | | | | | | | | |
| Building Council Homes for Londoners | BCHFL named project (SoS 20/21 - 21/22) | 13233 | London Borough of Houn | 10135 | Lampton P360 scheme 3 -New Road Triangle | Hounslow | Forecast | 2021-2022 | 30/09/2021 | Forecast | 2023-2024 | 30/12/2023 | £5,828,000 | £0 | £0 | 77 | 51 | 0 | 0 | 26 | 0 | 0 | £0 | £0 | | | | | | | | | |

[REDACTED]

From: [REDACTED] <[REDACTED]@carterjonas.co.uk>
Sent: 04 December 2020 15:22
To: Pre-applications
Cc: [REDACTED]
[REDACTED]
[REDACTED]
Subject: RE: [Ext Msg] Proposed Date for Pre-application Meeting 2020/6721 New Road Triangle Initial Meeting

Hi [REDACTED]
Thank you for confirming the below. Apologies, but since I provided preferred weeks, our pre-application meeting with the council has been postponed to the 13th January. With that in mind, please could you provide alternative dates for week commencing 18th January?
Once again, apologies for the change in timings.
Kind regards,
[REDACTED]
Associate

From: Pre-Applications <pre-applications@london.gov.uk>
Sent: 03 December 2020 17:55
To: [REDACTED] <[REDACTED]@carterjonas.co.uk>
Cc: [REDACTED]@london.gov.uk; [REDACTED]
[REDACTED]
[REDACTED]
Subject: [Ext Msg] Proposed Date for Pre-application Meeting 2020/6721 New Road Triangle Initial Meeting
Dear [REDACTED]
GLA reference number: 2020/6721/P2I
Site name: New Road Triangle
Address: New Road Triangle Feltham Hounslow
Local Planning Authority: Hounslow
Proposal: Redevelopment of the Site to provide two 14 storey blocks and 176 residential units, associated hard and soft landscaping, and associated infrastructure and services arrangements
Case Officer: [REDACTED]

Thank you for your request for a Level 2 meeting for the above pre-planning application proposal. We can only comment on information provided in advance of the meeting. Where we have no or limited information we will not be able to provide a comprehensive assessment. The advice given by officers does not constitute a formal response or decision by the Mayor with regard to future planning applications. Any views or opinions expressed are without prejudice to the Mayor's formal consideration of the application.

The advice response you will receive will only address issues that you have sent documentation on. A meeting note will be sent to you two working days prior to the meeting which will outline the issues that will be discussed.

Finance

As per GLA Financial Regulations we can only confirm the meeting date upon receiving payment or a correct payment form.

The payment form you have sent to us is correct and we can confirm the meeting date upon your acceptance of the proposed meeting date and time at the bottom of this email.

In order to invoice the company paying for the meeting, we need to confirm whether or not they use a purchase order system and the **purchase order number**. **Please could you confirm this?**

Cancellation

If, due to circumstances out of our control, we cancel the meeting we will reschedule for another time as soon as practical. Meetings can be rescheduled at your request up to 48 hours prior to the date agreed. The fee is non-refundable on cancellation.

Proposed meeting date

We can offer a tentative date and time of **Wednesday 13th January 2021 at 9.30am**.

Please let us know if this is acceptable and who will be attending.

Kind regards,



Greater London Authority

pre-applications@london.gov.uk

[REDACTED]

From: [REDACTED] <[REDACTED]@carterjonas.co.uk>
Sent: 19 January 2021 15:00
To: [REDACTED]
Subject: RE: GLA6721 - New Road Triangle Site Pre-app - Agenda
Attachments: Pre app letter New Road Triangle Feltham - supplementary.pdf

Hi [REDACTED]
Please find attached the latest pre-application note from Hounslow on the proposed development. As discussed, this relates to the previous scheme and we have since met with the Council to address the comments raised, and are awaiting their latest feedback.
Kind regards,

[REDACTED]
Associate
T: 0207 518 [REDACTED] | M: [REDACTED] | [carterjonas.co.uk](mailto:[REDACTED]@carterjonas.co.uk)
One Chapel Place, London, W1G 0BG

 Please consider the environment. Do you really need to print this email?

From: [REDACTED] <[REDACTED]@london.gov.uk>
Sent: 19 January 2021 13:50
To: [REDACTED] <[REDACTED]@carterjonas.co.uk>
Subject: [Ext Msg] Re: GLA6721 - New Road Triangle Site Pre-app - Agenda
thanks [REDACTED]
see you tomorrow.
Cheers,
[REDACTED]

From: [REDACTED] <[REDACTED]@carterjonas.co.uk>
Sent: 19 January 2021 13:48
To: [REDACTED] <[REDACTED]@london.gov.uk>
Subject: RE: GLA6721 - New Road Triangle Site Pre-app - Agenda
Thanks [REDACTED] I will send to the applicant team.

[REDACTED]
Associate

From: [REDACTED] <[REDACTED]@london.gov.uk>

Sent: 19 January 2021 13:43

To: [REDACTED]
[REDACTED] >

Subject: [Ext Msg] GLA6721 - New Road Triangle Site Pre-app - Agenda

Dear all,

Please find attached the agenda for tomorrow's meeting.

Regards,

[REDACTED]

Principal Strategic Planner, Development Management, Planning

GREATERLONDONAUTHORITY

City Hall, The Queen's Walk, London SE1 2AA



■■■■
Carter Jonas

■■■■ carterjonas.co.uk

Your contact: ■■■■
Direct Line: ■■■■
Email: ■■■■ [@hounslow.gov.uk](mailto:■■■■@hounslow.gov.uk)
Our ref: 00793/L/PPA1
Your ref: N/A
Date: 17 November 2020

Dear ■■■■

Site: Land at New Road, Feltham

Following our meeting on 11 November 2020, I write to provide further comments in respect of the now revised proposal for redevelopment of the above site. These comments should be considered in conjunction with earlier pre-application advice issued on 30 April 2020 and 10 July 2020.

The comments below relate to the revised proposal presented at the meeting (your ref. 1075_D o c 031). The proposed development has been amended in response to earlier advice from Council officers and the comments made by the Hounslow Design Review Panel ("DRP"). The development is for 176 homes (51.3% affordable by habitable rooms) within two blocks that are up to 11 and 14-storeys high.

After reviewing the supporting information submitted with your pre-application submission, I can offer the following supplementary advice, which incorporates comments made at the meeting as well as subsequent discussions with relevant Council officers.

Emerging Planning Framework

The Council's proposed review of its Local Plan has progressed and the submission versions of the relevant plan review (West of Borough Local Plan Review and Site Allocation plans) were agreed by the Borough Council on 10 November 2020. The proposed plan will now be submitted to the Secretary of State for its examination (likely to be mid-late 2021).

The Intend to Publish London Plan was published on 9 December 2019, following Examination in Public. Its policies are capable of being material considerations in planning decisions as per paragraph 48 of the National Planning Policy Framework. The Secretary of State made a direction on 13 March 2020 that the plan cannot be published until certain changes have been made (to look to increase housing delivery, amongst other matters), but policies not subject to that direction may now be given significant weight.

Planning history

Planning permission (00439/21/P2) is to be granted (variation) for the approved development at 21 Fern Grove, Feltham (which is directly to the north of properties on Station Estate Road. The original scheme (00439/21/P2) was granted planning permission on 22 December 2017

Additional Comments

Overall the proposals have made positive changes to the earlier scheme. Our Design Officer, [REDACTED] has reviewed the latest proposal against earlier commentary on the design quality of the development, and an updated comments table is attached to this response. Your evolving design should look to address the comments.

Generally the maximum heights are broadly acceptable for the location, the massing still means the buildings will appear very large in some streetscene views so further consideration to the articulation of the facades is recommended. The suggested materials and style presents a good opportunity to add a distinctive pair of buildings to the site and this would add variety to the architecture of the townscape.

The viewpoints identified to assess townscape and heritage impacts are satisfactory.

You have advised that the design of the building elevations are still being finalised.

Broadly the layout has also improved, though the space between the two blocks will need some further thought, especially around the building entrances. The enclosure of the main amenity spaces which is necessary is welcomed, though more information about the boundary treatment (wall design) is needed and the entrance gates themselves need to be less austere.

Information about the daylight and sunlight to neighbours is awaited, and it will be necessary to confirm adequate daylight to the proposed homes. There would be north facing single aspect units within the layout and these must be minimised or further mitigation proposed to optimise daylight to these units.

The rear 'courtyard' is still dominated by car parking, and is likely to suffer from overshadowing. Information about the exploration of alternative parking layouts was requested and in particular the possibility of extending parking along the rear boundary in a single row was suggested (retaining a landscaped buffer adjacent to the boundary).

Car parking is minimal and limited to accessible spaces only which is appropriate at this location. The London Plan requires the scheme to show the potential provision of up to 18 accessible spaces on the site (10% wheelchair housing), though it would be acceptable to initially provide the 9 spaces indicated (with information showing how the space could be adapted in the future to increase provision to be included in an application submission). It is noted that the driveway to the parking area does not need to be two way for its entire length. This may present an opportunity to reconsider the overall parking layout when looking to show a flexible arrangement that would show how up to 18 spaces could be delivered. The use of grass between pavers is laudable but any such surfacing needs to carefully consider the needs of people with ambulant disabilities.

Cycle storage is not satisfactory as the distance the main cycle storey for Block A is too far (over the recommended maximum distance of 50m). It is recommended that cycle stores for Block A are integrated within the block itself or provided in a closer, more convenient location.

All servicing including refuse and emergency vehicles must be able to access and egress the site in a forward direction and this must be demonstrated with appropriate tracking drawings.

In regards to energy needs and sustainable design, achieving the minimum of 35% carbon emissions reduction is not acceptable noting the nature of the proposal which ultimately has the Council as a partner. Planning policy requires the emission reductions to be maximised, with all avenues to be exhausted before any carbon offset payment is considered. We would expect a much higher performance and more energy efficient development to be proposed, and any scheme with the Council's involvement should be setting an example for other major developments. There is also currently a shift from gas CHP/ gas boilers to other technologies with the emission factor for such systems meaning they no longer achieve as efficient savings as other sources of energy noting the decarbonisation of electricity sources.

The affordable housing offer is satisfactory, though as noted above, review of layouts should be considered to minimise north facing single aspect units.

A screening request in respect of the need for an Environmental Impact Assessment ("EIA") has been received. As in previous advice, it is not considered that an EIA will be necessary though a formal decision is to be issued.

The meeting concluded with a recommendation for a further meeting to consider a final design that would address the comments made, especially in respect of design be organised. This would fall under the current Planning Performance Agreement, with an additional fee payable (£1,500). A pre-application meeting with the Greater London Authority is also to be arranged, and officers confirmed that the Council would be represented at any such meeting.

We also recommended that the scheme be re-considered by the DRP, to evaluate the response to their advice. Various formats for such a review are available including a Chair's review, workshop or full panel. Lauren Kehoe, Urban Design Officer, will contact you to discuss this recommendation.

As per earlier advice extensive pre-application consultation of neighbours is required.

I believe this covers the main points raised, and trust it provides you with useful advice in order to proceed with considering the potential development of the site. It is intended to provide you with guidance to prepare a scheme that would have a better chance of gaining approval.

Yours Sincerely,



Head of Strategic Development and Delivery

[REDACTED]

From: [REDACTED] <[REDACTED]@hounslow.gov.uk>
Sent: 11 January 2021 17:40
To: [REDACTED]
Cc: [REDACTED]
Subject: RE: Hounslow Growth meeting agenda 210111.docx
Attachments: Rest of Hounslow Update (Jan 2021).pdf; Great West Corridor Update (Jan 2021).pdf; Feltham Housing Zone all sites (Jan 2021).pdf; Hounslow Housing Zone all sites (Jan 2021).pdf

Follow Up Flag: Follow up
Flag Status: Completed

Dear all
Please see the papers for tomorrow's meeting.
I apologise for the delay in sending you the documents. I had to update the info after an internal meeting today.
Best wishes
[REDACTED]

From: [REDACTED] <[REDACTED]@london.gov.uk>
Sent: 11 January 2021 16:13
To: [REDACTED] <[REDACTED]@hounslow.gov.uk>; [REDACTED] <[REDACTED]@hounslow.gov.uk>
Cc: [REDACTED] <[REDACTED]@london.gov.uk>
Subject: Hounslow Growth meeting agenda 210111.docx

Hi all,
Apologies for the delay, please see attached agenda for tomorrow's meeting.

[REDACTED]

Many thanks,


[REDACTED]
Area Manager, North West Area Team, Housing and Land
GreaterLondonAuthority
169 Union Street, London SE1 0LL
[REDACTED]
london.gov.uk

[REDACTED] [london.gov.uk](https://www.london.gov.uk)
[REDACTED]


NHS health information and advice about coronavirus can be found at nhs.uk/coronavirus

The Mayor and the GLA stand against racism. Black Lives Matter.



 Housing Zone Direct Site

| | | | | | |
|---|-------------------|-----|---|---|---|
| 2 | New Road Triangle | 172 |  |  |  |
|---|-------------------|-----|---|---|---|

| SITE | NAME | Total Units (in Site Allocations) | Status |
|------|---|---|--|
| 2 | New Road Triangle | 176? | One of the Lampton 360 sites. BIA (signed 29 March 2018) – SOS: by 31 March 2021. Completion: by 31 March 2025. AR:20; SO:13; P:83. Draft designs were presented to the Design Panel, who had a site visit, on 26 April 19. The height of 14 storeys was accepted, but the layout needed to be modified. Likely SOS January 2021, 24 months for construction. The design proposal has been amended since the design panel review. 00793/L/PPA1 – Pre-app for 172 residential units plus 263 sqm of ground floor retail within blocks ranging from 9 to 16 storeys was discussed at Majors meeting on 17 March 2020. Revised scheme received without café. Ecoworld were originally aiming to submit the planning application in October 2020. Start on site is dependent upon planning and securing vacant possession, as it is currently used by Network Rail, but is likely to be in late 2021. Pre-app on 11 Nov. 47% affordable? It will go to the Design Review Panel again soon. |
| |  | | |

[REDACTED]

From: [REDACTED]
Sent: 19 January 2021 12:22
To: [REDACTED]
Subject: Re: GLA2020-6721 - New Road Triangle - Pre app meeting

Hi [REDACTED]

thanks for your reply. I will make sure you get an opportunity to discuss Council's issues/concerns before noon.

See you tomorrow.

Cheers,

[REDACTED]

From: [REDACTED] <[REDACTED]@hounslow.gov.uk>
Sent: 19 January 2021 12:18
To: [REDACTED] <[REDACTED]@london.gov.uk>
Subject: RE: GLA2020-6721 - New Road Triangle - Pre app meeting

Hi [REDACTED]
Thanks, Yes I will attend, though I have another meeting at midday so will have to leave then.

Regards,

[REDACTED]
[REDACTED]

Head of Strategic Development and Delivery
Housing, Planning and Communities
London Borough of Hounslow
Hounslow House, 7 Bath Road, Hounslow, Middlesex TW3 3EB
Office: 020 8583 [REDACTED]

From: [REDACTED] [mailto:[REDACTED]@london.gov.uk]
Sent: 19 January 2021 11:04
To: [REDACTED] <[REDACTED]@hounslow.gov.uk>
Subject: GLA2020-6721 - New Road Triangle - Pre app meeting

Hi [REDACTED]
I was given your contact details by the planning agent for this redevelopment proposal. A pre-app meeting for the proposal is being held tomorrow and I thought I'd extend the invitation onto you. The meeting is between 11:00 and 13:00 via TEAMS. If you wish to attend please let me know and I will forward the invite and agenda on to you.
If you can't attend, please let me know if you wish to have a chat regarding any specific issues/concerns.

Regards,

[REDACTED]
[REDACTED]

Principal Strategic Planner, Development Management, Planning
GREATERLONDONAUTHORITY
City Hall, The Queen's Walk, London SE1 2AA

[REDACTED]

From: [REDACTED]
Sent: 22 January 2021 15:49
To: [REDACTED]
Subject: Re: GLA6721 - New Road Triangle

great, I just sent you a Teams invite

From: [REDACTED] <[REDACTED]@hounslow.gov.uk>
Sent: 22 January 2021 15:46
To: [REDACTED] <[REDACTED]@london.gov.uk>
Subject: RE: GLA6721 - New Road Triangle
[Yes I am free now](#)

From: [REDACTED] [mailto:[REDACTED]@london.gov.uk]
Sent: 22 January 2021 15:02
To: [REDACTED] <[REDACTED]@hounslow.gov.uk>
Subject: GLA6721 - New Road Triangle

Hi [REDACTED]
thanks for attending the pre-app meeting the other day.
I am finalising our comments, but thought it might be good to have a quick chat with you before they are finalised. Are you around this afternoon or Monday?

[REDACTED]
[REDACTED]
Principal Strategic Planner, Development Management, Planning
GREATERLONDONAUTHORITY
City Hall, The Queen's Walk, London SE1 2AA

[REDACTED]

From: [REDACTED]
Sent: 29 January 2021 12:11
To: [REDACTED]
Subject: Re: New Road Triangle - Energy Comments
Attachments: 20206721 New Road Triangle GLA Consultation - Energy Memo 2020.xlsx

Hi [REDACTED]

Please find attached the energy teams comments regarding the pre-app GLA6721.

Regards.

[REDACTED]
[REDACTED]
Principal Strategic Planner, Development Management, Planning
GREATERLONDONAUTHORITY
City Hall, The Queen's Walk, London SE1 2AA

From: [REDACTED] <[REDACTED]@carterjonas.co.uk>
Sent: 29 January 2021 09:57
To: [REDACTED] <[REDACTED]@london.gov.uk>
Subject: New Road Triangle - Energy Comments
Hi [REDACTED]

Following our meeting last week, as agreed are you able to send across the energy comments in advance of your written advice so that we can seek to address any specific items.

I look forward to receiving the comments.

Kind regards,

[REDACTED]
Associate

- 1 **London Plan:** The Mayor has published his Intend to Publish version of the new London Plan which includes new carbon, energy and heat risk policies (See Policies SI 2, SI 3 and SI 4) which applicants are expected to follow. The latest status of the London Plan can be found here: <https://www.london.gov.uk/what-we-do/planning/london-plan/new-london-plan/what-new-london-plan>.
-

- 2 **Guidance:** Applicants should follow the GLA Energy Assessment Guidance 2020 ((https://www.london.gov.uk/sites/default/files/gla_energy_assessment_guidance_april_2020.pdf) which sets out the information that should be provided within the energy assessment to be submitted at Stage 1.
-

- 3 The following comments summarise key points for you to be aware of in progressing your energy strategy, but you should refer to the guidance for full details.
-

Net zero carbon target

- 4 The Mayor's London Plan requires all major developments (residential and non-residential) to meet his **net-zero carbon target**. This should be met with a minimum on-site 35% reduction in carbon emissions beyond Part L of 2013 Building Regulations with any carbon shortfall to net zero being paid into the relevant borough's carbon offset fund.
-

- 5 Applicants should submit a completed **Carbon Emissions Reporting spreadsheet** (<https://www.london.gov.uk/what-we-do/planning/planning-applications-and-decisions/pre-planning-application-meeting-service-0>) alongside their Stage 1 application to confirm the anticipated carbon performance of the development and should clearly set out the carbon emission factors they are proposing to use in their energy assessment. Although results for both sets of carbon emission factors should be submitted, applicants are encouraged to use the SAP 10.0 carbon emission factors for referable applications when estimating CO2 emission performance against London Plan policies. However, for developments in Heat Network Priority Areas with the potential to connect to a planned or existing district heating network (DHN) the SAP 2012 emission factors may be used provided that the heat network operator has developed, or is in the process of developing, a strategy to decarbonise the network which has been agreed with the GLA. The applicant proposes to use SAP 10 emissions factors; this is welcomed.
-

- 6 The carbon emission figures should be reported against a Part L 2013 baseline. Sample SAP full calculation worksheets (both DER and TER sheets) and BRUKL sheets for all stages of the energy hierarchy should be provided to support the savings claimed.

Be Lean Demand Reduction

- Applicants are expected to meet the London Plan energy efficiency targets:
- 7
- **Residential** – at least a 10% improvement on 2013 Building Regulations from energy efficiency
 - **Non-residential** – at least a 15% improvement on 2013 Building Regulations from energy efficiency
-
- 8 Applicants will be expected to consider and minimise the estimated energy costs to occupants and outline how they are committed to protecting the consumer from high prices. See the guidance for further detail.

Energy flexibility

- 9 Applicants will be expected to investigate the potential for energy flexibility in new developments, include proposals to reduce the amount of capacity required for each site and to reduce peak demand. The measures followed to achieve this should be set out in their energy assessment. See the 2020 guidance for further details. The applicant is exploring the potential for battery storage, which is welcomed.

Cooling and Overheating

- 10 The Good Homes Alliance (GHA) Early Stage Overheating Risk Tool (<https://goodhomes.org.uk/wp-content/uploads/2019/07/GHA-Overheating-in-New-Homes-Tool-and-Guidance-Tool-only.pdf>) should be submitted to the GLA alongside the Stage 1 application, if this was not submitted at pre-application stage, to identify potential overheating risk and passive responses early in the design process.
-

11 Evidence should be provided on how the demand for cooling and the overheating risk will be minimised through passive design in line with the cooling hierarchy. Dynamic overheating modelling in line with CIBSE Guidance should be carried out (TM59 for residential and TM52 for non-residential) for all TM49 weather scenarios. It is noted that there may be acoustic restrictions to opening windows; they should ensure that the overheating assessment aligns with the acoustic report. The applicant proposes to limit glazed areas, provide balcony shading and internal blinds. Reliance on blinds is not encouraged, but if required to achieve compliance, the applicant should confirm that any required blinds will be included in the base build and demonstrate that the blinds do not interfere with the effective opening area of windows. The applicant proposes active cooling. It is not expected that active cooling will be proposed to residential development. In line with the cooling hierarchy, other measures should be fully exploited prior to proposing active cooling.

12 The area weighted average (MJ/m²) and total (MJ/year) cooling demand for the actual and notional building should be provided and the applicant should demonstrate that the actual building's cooling demand is lower than the notional.

Be Clean Heating Infrastructure

13 The applicant should investigate opportunities for connection to nearby existing or planned district heating networks (DHNs). Where such opportunities exist, this should be the priority for supplying heat to the site in line with the London Plan heating hierarchy. Evidence of this investigation should be provided including evidence of active two-way communication with the network operator, the local authority and other relevant parties. This should include information on connection timescales and confirmation that the network has available capacity. See the guidance for full details on the information that should be provided.

14 The site should be provided with a single point of connection and a communal heating network where all buildings/uses on site will be connected. Relevant drawings/schematics demonstrating the above should be provided.

15 The applicant should provide evidence confirming that the development is future proofed for connection to wider district networks now or in the future, where an immediate connection is not available.

16 Where a DHN connection is not available, either now or in the future, applicants should follow the London Plan heating hierarchy to identify a suitable communal heating system for the site.

- 17 The London Plan limits the role of CHP to low-emission CHP and only in instances where it can support the delivery of an area-wide heat network at large, strategic sites. Applicants proposing to use low-emission CHP will be asked to provide sufficient information to justify its use and strategic role while ensuring that the carbon and air quality impact is minimised.

Be Green Renewable Energy

- 18 All major development proposals should maximise opportunities for renewable energy generation by producing, using and storing renewable energy on-site. This is regardless of whether the 35% on-site target has already been met through earlier stages of the energy hierarchy.
- 19 Solar ■■■ is proposed; this should be maximised. If green roofs are proposed, the applicant should consider the potential for biosolar roofs. Applicants should submit the total ■■■ system output (kWp) and a plan showing that the proposed installation has been maximised for the available roof area and clearly outlining any constraints to further ■■■

- 20 The applicant proposes an ambient loop system served by communal air source heat pumps. This approach is generally supported, however, they should review local opportunities for connection to district heating (which should be the priority if feasible) and ensure that the proposals are compatible with future connection to district heating. Should heat pumps be proposed, applicants will be expected to demonstrate a high specification of energy efficiency measures under be lean, a thorough performance analysis of the heat pump system and, where there are opportunities for DHN connection, that the system is compatible. The detail submitted on heat pumps should include:
- a. An estimate of the heating and/or cooling energy (MWh/annum) the heat pumps would provide to the development and the percentage of contribution to the site's heat loads.
 - b. Details of how the Seasonal Coefficient of Performance (SCOP) and Seasonal Energy Efficiency ratio (SEER) has been calculated for the energy modelling. This should be based on a dynamic calculation of the system boundaries over the course of a year i.e. incorporating variations in source temperatures and the design sink temperatures (for space heat and hot water).
 - c. The expected heat source temperature and the heat distribution system temperature with an explanation of how the difference will be minimised to ensure the system runs efficiently. The distribution loss factor should be calculated based on the above information and used for calculation purposes.
 - d. Whether any additional technology is required for top up or during peak loads (e.g. hot water supply) and how this has been incorporated into the energy modelling assumptions.

Carbon Offsetting

- 21 Applicants should maximise carbon emission reductions on-site. Where it is clearly demonstrated that no further carbon savings can be achieved, but the site falls short of the carbon reduction targets, applicants are required to make a cash-in-lieu contribution to the relevant boroughs' carbon offset fund using the GLA's recommended carbon offset price or, where a local price has been set, the borough's carbon offset price.

- 22 Energy strategies should provide a calculation of the shortfall in carbon emissions and the offset payment that will be made to the borough.

Whole Life-Cycle Carbon Assessment

- 23 Applicants will be expected to calculate and reduce whole life-cycle carbon emissions to fully capture the development's carbon footprint. Applicants should submit a whole life-cycle carbon assessment to the GLA as part of the Stage 1 application submission, following the Whole Life-Cycle Carbon Assessment Guidance and using the GLA's reporting template (<https://www.london.gov.uk/what-we-do/planning/implementing-london-plan/planning-guidance/whole-life-cycle-carbon-assessments-guidance-pre-consultation-draft>). Applicants will also be conditioned to submit a post-construction assessment to report on the development's actual WLC emissions. The applicant proposes to submit a WLC Assessment. This is welcomed.

Be Seen' Energy Monitoring

- 24 Applicants will be expected to monitor on their development's energy performance and report on it through an online monitoring portal. Applicants should review the 'Be seen' energy monitoring guidance to ensure that they are fully aware of the relevant requirements to comply with the 'be seen' policy (<https://www.london.gov.uk/what-we-do/planning/implementing-london-plan/planning-guidance/be-seen-energy-monitoring-guidance-pre-consultation-draft>). A commitment should be provided that the development will be designed to enable post construction monitoring and that the information set out in the 'be seen' guidance is submitted to the GLA's portal at the appropriate reporting stages. This will be secured through suitable legal wording. The first submission of the planning stage data should be provided to the GLA through the be seen reporting spreadsheet within four weeks of planning approval.
-

[REDACTED]

From: [REDACTED]
Sent: 09 February 2021 14:39
To: [REDACTED]
Subject: GLA6721 - New Road Triangle - Pre-app advice note
Attachments: FINAL - Pre-application advice note - New Road Triangle.pdf

Hi [REDACTED]

Please find attached, the pre-app advice note and letter for this site.

Kind Regards,

[REDACTED]
[REDACTED]
Principal Strategic Planner, Development Management, Planning
GREATERLONDONAUTHORITY
City Hall, The Queen's Walk, London SE1 2AA

Good Growth

Our ref: 2020/6721/P2I/SS

Date: 26 January 2020

■■■■
Carter Jonas

By email

Dear ■■■■ ■■■■

Town & Country Planning Act 1990 (as amended); Greater London Authority Act 1999 & 2007; Town & Country Planning (Mayor of London) Order 2008

Site: New Road Triangle, Feltham
LPA: London Borough of Hounslow
Our reference: 2020/6721/P2i

Further to the pre-planning application meeting held on 20 January 2021, I enclose a copy of the GLA's assessment which sets out our advice and matters which will need to be fully addressed before the application is submitted to the local planning authority.

The advice given by officers does not constitute a formal response or decision by the Mayor with regard to future planning applications. Any views or opinions expressed are without prejudice to the Mayor's formal consideration of the application.

Yours sincerely

John Finlayson
Head of Development Management

cc ■■■■, Deputy Head of Development Management
■■■■, TfL

26 January 2021

New Road Triangle, Feltham

in the London Borough of Hounslow

The proposal

Redevelopment of the site to provide two blocks up to 14 storeys containing 176 residential units, associated hard and soft landscaping and associated infrastructure and services arrangements.

The applicant

The applicant is **Lampton 360 Developments/EcoWorld**, the architect is **LDS** and the agent is **Carter Jonas**.

Assessment summary The principle of the proposed residential-led redevelopment of the site with a minimum of 50% Affordable Housing is strongly supported and subject to tenure may take advantage of the Fast Track Route. The overall maximum height of the development is supported, however some concern is raised with the siting of buildings and the limited height difference/proportions between the two towers. Further, there is significant concern with the lack of integration and enhancement of public realm, particularly along the river and street frontages. Concern is also raised with the location and quantum of communal open space. Further comments relating to design, transport, and sustainable development must also be addressed as part of any forthcoming application. Detailed energy comments will follow separately.

Context

1 On 20 January 2021, a virtual pre-planning application meeting was held that included the following attendees:

GLA group:

| | |
|------------|------------------------------------|
| [REDACTED] | Senior Strategic Planner, Planning |
| [REDACTED] | Team Leader, Planning |
| [REDACTED] | Urban Design |
| [REDACTED] | TfL Spatial Planning |

Local Planning Authority:

| | |
|------------|-------------|
| [REDACTED] | LB Hounslow |
|------------|-------------|

Applicant and Development Team:

| | |
|------------|-------------------------|
| [REDACTED] | EcoWorld |
| [REDACTED] | EcoWorld |
| [REDACTED] | EcoWorld |
| [REDACTED] | Lampton 360 Development |
| [REDACTED] | LDS |
| [REDACTED] | FFLO |
| [REDACTED] | lcenti |



TTHC
Greengage

Carter Jonas
Carter Jonas

2 The advice given by officers does not constitute a formal response or decision by the Mayor with regard to future planning applications. Any views or opinions expressed are without prejudice to the Mayor's formal consideration of the application.

Site description

3 The site is located on the northern side of New Road at its junction with the Longford River. The site is currently occupied by a car park and particularly used by Network Rail for storage of vehicles and equipment. The surrounding area is varied in character with largely single storey suburban residential properties to the north and east. Taller higher density residential are the emerging character to the west and within the town centre to the south. On the opposite side of the road is a single storey Lidl supermarket and Feltham train station to the south-west. A tow path runs along the western boundary of the site and links to the Glebelands Playing Fields to the north.

4 New Road connects to A422 Hounslow Road approximately 100m northeast of the site. A422 Hounslow Road forms part of the Strategic Road Network (SRN). The nearest part of the Transport for London Road Network (TLRN), A312 Harlington Road East, is located approximately 500m to the northeast.

5 The site is approximately 50m to the north of Feltham rail station which is served by South Western Railway trains. The site is served by 7 bus routes available from bus stops within 300m of the site. Consequently, the site benefits from a Public Transport Access Level (PTAL) of 4, on a scale of 0-6b, where 6b is highest. The planned increase in local bus frequencies to serve the Elizabeth Line in future will increase the PTAL of the site to 5.

Details of the proposal

6 The applicant is proposing a comprehensive redevelopment of the site including the erection of two 14 storey buildings including 176 residential units, associated landscaping, infrastructure and servicing.

Strategic planning issues and relevant policies and guidance

7 For the purposes of Section 38(6) of the Planning and Compulsory Purchase Act 2004, the development plan in force for the area is Hounslow Local Plan (2015), the Suburban Design Guide SPD (2018) and the 2016 London Plan (Consolidated with alterations since 2011).

8 The following are also relevant material considerations:

- The National Planning Policy Framework and National Planning Practice Guidance;
- The London Plan – Publication Version (December 2019), which should be taken into account on the basis explained in the NPPF;
- The Affordable Housing and Viability SPG;

9 The Report of the Examination in Public of the draft London Plan was published in October 2019, and the Intend to Publish London Plan version (December 2019) was subsequently submitted to the Secretary of State. On 13 March and 10 December 2020 the Secretary of State issued the Mayor with directions under Section 337 of the Greater London Authority Act 1999.

10 On 21 December 2020 the Mayor submitted to the Secretary of State his Publication London Plan with amendments designed to address these directions. This is the most up to date version of the Mayor's London Plan and should be taken into account as a material consideration on the basis described in the NPPF. On 21 January 29 2021 the Secretary of State formally confirmed that the version of the London Plan that was sent to him on 21 December 2020 contains the modifications necessary to conform with all the previously issued directions under section 337 of the GLA Act 1999.

11 The relevant issues and corresponding policies are as follows:

- | | |
|---------------------------|---|
| • Housing | <i>London Plan; Housing SPG; the Mayor's Housing Strategy; Play and Informal Recreation SPG; Character and Context SPG;</i> |
| • Urban design | <i>London Plan; Publication London Plan; Shaping Neighbourhoods: Character and Context SPG; Shaping Neighbourhoods: Play and Informal Recreation SPG;</i> |
| • Affordable housing | <i>London Plan; Housing SPG; Affordable Housing and Viability SPG; the Mayor's Housing Strategy;</i> |
| • Inclusive design | <i>London Plan; Publication London Plan; Accessible London: achieving an inclusive environment SPG;</i> |
| • Sustainable development | <i>London Plan; Publication London Plan; Sustainable Design and Construction SPG; London Environment Strategy;</i> |
| • Transport and parking | <i>London Plan; Publication London Plan; Mayor's Transport Strategy.</i> |

Summary of meeting discussion

12 Following a presentation of the applicant's proposals for the site, meeting discussions covered strategic issues with respect to Principle of Development, Housing, Urban Design, Energy and sustainability and Transport. Advice with respect to all main strategic issues is therefore provided under the associated sections below.

13 It is understood that the future application would be referable to the Mayor of London under Categories 1A and 1C(c) of the Schedule to the 2008 Order:

- 1C(c) “Development which comprises or includes the erection of a building that is more than 30 metres high and is outside the City of London.
- 1A: Development which comprises or includes the provision of more than 150 houses, flats, or houses and flats.

Principle of development

Residential Use

14 The site is a brownfield site close to the boundaries of Feltham Town Centre, with good access to public transport. Hounslow has a ten-year housing target of 8,222 and 17,820 set by the London Plan and Publication London Plan, respectively. It is also acknowledged that the site is located within the Feltham Masterplan 2017 area and is identified as a suitable site for high density residential development. The Hounslow Draft West of Borough Local Plan also identifies the site for a landmark building. The proposed development would positively contribute towards those targets and as such is supported.

15 GLA officers note that a number of previous pre-applications have previously taken place with the LPA. These meetings have established that there is in principle support of the scheme with regards to use, height, mass, quantum of units, affordable housing provision and on-site parking.

16 Overall, the principle of the redevelopment of the site for a residential-led scheme including 176 homes is strongly supported in principle, subject to addressing the issues set out within this note.

Housing

17 The proposal includes 176 residential units with the following size mix:

| | Units | Percentage |
|--------------|------------|-------------|
| 1 Bed | 75 | 42.5 |
| 2 Bed | 77 | 44 |
| 3 Bed | 24 | 13.5 |
| Total | 176 | 100% |

Affordable Housing

18 London Plan Policies 3.11 and 3.12 and London Plan Publication Version Policies H5 and H6 seek to maximise affordable housing delivery in London and the Mayor’s Affordable Housing and Viability SPG sets a strategic target of 50% affordable housing for all new developments.

19 The Affordable Housing and Viability SPG and Publication London Plan Policy H5 introduce a threshold approach to viability, whereby schemes that achieve a minimum threshold of affordable housing and provide the specified tenure split, without public subsidy, while meeting other relevant policy requirements and obligations to the satisfaction of the borough and the Mayor can follow the 'Fast Track Route'. Fast Track schemes are not required to submit a viability assessment or be subject to a late stage viability review. Schemes which do not meet these criteria must be considered under the Viability Tested Route. The affordable housing threshold for sites in public ownership such as this one is 50%.

20 The SPG also provides guidance on tenure. The Mayor's preferred tenure split is for schemes to provide at least 30% low cost rent (social rent or London Affordable Rent) and 30% as intermediate products with the residual 40% to be determined by the Council. There is an expectation, however, that the residual 40% would be weighted towards a low cost rent product. The SPG furthermore states that affordable housing products should be genuinely affordable with rents and income levels based on benchmarks set out in the Mayor's Homes for Londoners: Affordable Homes Programme 2016-2021 Funding Guidance or any subsequent guidance or monitoring reports issued by the GLA. The affordable housing offer inclusive of rents and income levels will need to be secured in the Section 106.

21 London Plan Policy 3.8 and Publication London Plan Policy H12 encourage a full range of housing choice. Policy H12 recognises that central or urban sites may be most appropriate for schemes with a significant number of one- and two-bedroom units, and that the number of family-sized affordable homes should be driven by local and strategic need. The applicant should consult with the local authority to ensure that the proposed unit size mix responds to local need. It is expected that the applicant will prioritise the delivery of family housing in the affordable rented tenure.

22 The documentation indicated that 50.7% of the units are to be Affordable Homes. Based on this provision, the scheme is likely to meet the Fast-Track route. In terms of tenure, the submitted documentation indicates that 79.3% of units will be London Affordable Rent and 20.7% will be shared ownership by habitable room. The weighting in favour of low cost rent is strongly supported.

Children's play space

23 London Plan Policy 3.6 and Publication London Plan Policy S4 require development proposals to make provisions for play and informal recreation based on the expected child population generated by the scheme. Further detail is provided in the Mayor's 'Shaping Neighbourhoods: Play and Information Recreation' Supplementary Planning Guidance (SPG), which sets a benchmark of 10 sqm of usable child place space to be provided per child and makes clear that playspace must not be segregated by tenure. At minimum, playspace for children under five should be provided on-site. Offsite provision for over-fives, secured by an appropriate financial contribution, may be acceptable where it can be demonstrated that it addresses the needs of existing residents and that there are suitable play spaces within a safe walking distance of the site. The applicant should calculate the playspace requirement and demonstrate how it will be met as part of any forthcoming application. The on-site play provision must be retained in perpetuity, not be segregated by tenure and be secured by condition.

Urban design

24 London Plan Policies 7.1 and 7.4 and the Publication London Plan Policies D1 and D2 seek to ensure that new developments are well-designed and fit into the local character of an area. New buildings and spaces should respond to the form, style and appearance to successfully integrate into the local character of an area, with a positive relationship with the natural environment and respect and enhance the historic environment. London Plan Policy 3.4 and Publication London Plan Policy D3 also seek to optimise the potential of sites, having regard to local context, design principles, public transport accessibility, and capacity of existing and future transport services.

Optimising residential density

25 London Plan Policy 3.4 and Publication London Plan Policy D3 seek to optimise the housing potential of sites while having regard to the local context, design principles, and the existing and future capacity of transport services. In this case although the site borders an area of suburban residential development to the north, it is adjacent to the town centre and has good accessibility to public transport (PTAL 4, and 50 metres from a railway station) and the emerging context of development within the Feltham Masterplan area including more dense residential-led taller buildings. In this instance, the higher density residential-led mixed use scheme is considered appropriate for the locality and is supported.

Developments response to surrounding built form and building layout

26 The site is positioned at the edge of a town centre and between two character zones, with low-rise residential to the north and taller urban blocks in and surrounding the Feltham town centre to the south and west. The proposed activation of the site for higher density residential purposes and activating the street and riverfront within a transition area between two character areas is generally supported.

27 In terms of proposed footprint, it is acknowledged that the triangular site brings difficulties when orientating buildings, however in this instance it is not clear why the buildings have been recessed back from the corner of the site where the River towpath and New Road meet. Notwithstanding this, the general siting of the buildings themselves do not raise any strategic issue.

Bulk, scale and Mass (Tall Buildings)

28 The tallest element of the scheme is 14 storeys. Given the relatively low-rise suburban context of the site this is considered a tall building, as defined in the Publication London Plan as those substantially taller than their surroundings. Publication London Plan Policy D9 places great emphasis on the fact that the development of tall buildings should be plan-led, placing the onus on LPAs to identify appropriate locations for tall buildings in Development Plans. This policy further states that proposals for tall buildings should be of an exemplary quality, reinforce the spatial hierarchy, and aid in legibility and wayfinding. As outlined in the submitted documentation and confirmed by Council, the site is identified within the Feltham Masterplan and emerging development framework as a site suitable for tall 'landmark' buildings. Overall, the height and scale of buildings is similar to nearby developments and is considered appropriate.

29 Although the height is considered acceptable, it is noted that earlier versions of the scheme proposed buildings with greater variations in height which potentially responded to the existing urban grain more successfully than the proposed massing. The proposed configuration risks creating an overbearing presence along New Road and river frontages, as well as appearing as a wall of development from the perspective of the neighbouring estate to the north. Further, as discussed at the meeting, the gap between the blocks is very limited and appears to result in privacy/overlooking issues, while limiting the amount of south light to the rear communal amenity areas. On this basis, further justification on the proposed massing arrangement is needed to ensure that this is indeed the most effective and optimal design approach for the site and its context.

Residential Amenity

30 The proposed development has an efficient layout and core to unit ratio. Further, it is welcomed that the proposal includes a large number of dual aspect family sized units. Notwithstanding this, the layout also includes a large number of single aspect units located to the rear (northern side) of the building. Given the orientation and the limited separation of the buildings, it is unlikely that many of these units will have any direct access to sunlight. This is likely to result in poor levels of amenity for many future residents, particularly those living in the north facing units at the lower levels. Measures for improving on the layouts and removing north facing units should be explored.

31 In terms of external amenity space, all residential units include private balconies and convenient access to a shared terrace which is supported. Despite this, concern is raised with the quantum and usability of communal open space on the site which is limited at ground level to a play area in the north-west corner, which is somewhat isolated from the blocks, and a hardstand courtyard/entry located at the front of the building in the south-western corner. Specifically, officers are of the view that the grasscrete area surrounding the parking area is not suitable to be considered as amenity space as it functions as a vehicle turning area and is unlikely to be used by residents for recreation. To overcome this, it was mentioned in the meeting that the idea of introducing a podium level at the rear to improve communal amenity space was discounted due to overlooking concerns. Minimising overlooking is important, however, there are many ways that a podium at first floor level can be designed to prevent unreasonable overlooking of properties to the rear of the site. A podium would provide opportunity to enhance communal open space and also allow for the south-western courtyard to be opened up as public realm to the benefit of the wider community. Options for introducing a podium to the rear should therefore be explored.

Public Realm

32 The site fronts the Longford River towpath and New Road, both of which are important areas of public realm that link the town centre and nearby train station to the suburban neighbourhood and Glebelands playing fields to the north. The site's position at the junction of these two connectors brings great opportunity to enhance public realm and connectivity in the area.

33 At present, the proposed scheme is a gated development that does little to integrate the site with its surrounds. Although permeable, the high brick walls surrounding the south-western courtyard, close the site off from the street and clearly separates it from its environs. This approach is at odds with London Plan and Publication London Plan policies which require buildings to be designed in a manner that activates and defines the public realm and provides natural surveillance in order to integrate sites with the surrounding environment. In particular, the walls surrounding the south-western courtyard should be lowered and ideally removed so this space can be integrated into the surrounding public realm resulting in the activation of this junction. Such a space would greatly enhance the overall usability and appearance of the area to the benefit of the wider community. A gated development in this location is not supported.

34 The proposal includes a number of private amenity areas that abut the highway and river towpath. Unlike the high walls surrounding the communal open space, these areas are separated by low walls measuring up to 1.3 metres. The openness of these courtyards/terraces to the public realm raise some concern with regards to privacy and security to the ground floor units. Introducing duplex units to public facing edges with private amenity space at podium level to the rear would create clearer definition of public and private realm.

Architecture and Materiality

35 The simple and refined approach to façade detailing and materials is generally supported as it responds to the simple design vernacular of nearby buildings within the Feltham town centre. Notwithstanding this, given the bulk and mass of the buildings, it may be advantageous to further emphasise the verticality of the building through the introduction of more vertically oriented design features. Further, the dark brick proposed on the upper portion of the taller tower may result in a building that has a top-heavy appearance. Key details such as window reveals, balconies and ground floor frontages should be secured to ensure an exemplary quality of architecture is delivered.

Micro-Climate

36 Wind and other micro-climatic studies should be undertaken as early in the design process as possible to ensure any mitigation requirements are designed to be integral to the form and fabric of the building.

Fire safety

37 In line with Policy D12 of the Publication London Plan, a fire statement should be submitted with the application which has been prepared by a suitably qualified third-party assessor. This should clearly address the requirements of the policy, including details of construction methods and materials, means of escape, fire safety features that reduce the risk to life and means of access for fire service personnel.

Inclusive design

38 London Plan Policy 7.2 and Policy D5 of the Publication London Plan seek to ensure that proposals achieve the highest standards of accessible and inclusive design. Any application should ensure that the development can be entered and used safely, easily and with dignity by all; is convenient and welcoming with no disabling barriers, providing independent access without additional undue effort, separation or special treatment; and is designed to incorporate safe and dignified emergency evacuation for all building users.

39 Policy 3.8 of the London Plan and Policy D5 of the Mayor's Publication London Plan require that at least 10% of new build dwellings meet Building Regulation requirement M4(3) 'wheelchair user dwellings' (designed to be wheelchair accessible or easily adaptable for residents who are wheelchair users); and all other new build dwellings must meet Building Regulation requirement M4(2) 'accessible and adaptable dwellings'.

40 The submitted documentation indicated that 18 units will be wheelchair accessible and illustrated that they will be across all tenures which is welcomed. The future application should include plans that show where the wheelchair accessible homes would be located. These should be distributed across tenure types and sizes to give disabled and older people similar choices to non disabled people. This information, typical flat layouts and plans of the wheelchair accessible homes should be included in the design and access statement. The Council should secure M4(2) and M4(3) requirements by condition as part of any permission.

Transport

Healthy streets, Vision Zero

41 The proposal includes the widening of the existing footpath on New Road along the southern boundary to 3 metres and planting the street with trees. This is supported.

42 The applicant should ensure that the Healthy Streets approach is considered both throughout the site and within the local area, including pedestrian and cycle routes to all transport nodes. In terms of Healthy Streets, the development proposals should:

- Demonstrate how they will deliver improvements that support the ten Healthy Streets Indicators in line with TfL guidance <http://content.tfl.gov.uk/healthy-streets-for-london.pdf>
- Reduce the dominance of vehicles on London's streets whether stationary or moving.
- Be permeable by foot and cycle and connect to local walking and cycling networks as well as public transport.

43 Accident analysis is required and should identify measures which can be used to eliminate accidents and should demonstrate how the scheme will contribute towards the Vision Zero approach.

Car Free development

44 Given the range of transport options and the high public transport accessibility level (PTAL 4), the site is suitable for a car-free (bar limited disabled car parking) residential development. It is understood that an initial seven disabled parking spaces (3%) are proposed on site with opportunity to provide a total of 18 disabled spaces (10%) if required. The total quantum of possible disabled parking (10% overall) accords with the requirements of the Publication London Plan and is acceptable.

45 Further details can be set out in a Car Parking Management Plan (CPMP) secured by planning condition. The proposed car parking should provide a minimum of 20% active EVCPs, with remaining spaces provided with passive provision, in accordance with Policy T6.1 of the Publication London Plan.

Cycle network and parking

46 A total of 309 long stay cycle parking spaces are proposed and four short stay spaces. This meets the minimum standards of Policy T5 of the Publication London Plan and is considered appropriate.

47 Long-stay cycle stores are indicated at ground floor level, with short-stay spaces located in arrival courtyard. The applicant should ensure that short-stay spaces are conveniently located in the public realm areas at ground level, near the main building entrances. All cycle parking should be designed and laid out in accordance with the London Cycle Design Standards (LCDS). It is noted that 5% of the total long-stay provision should be in the form of Sheffield stands accommodating larger cycles, with an additional 20% as Sheffield stands accommodating regular-sized cycles.

Access

48 The plans indicate that three secure pedestrian access points will be provided, one from the pedestrian / cycle link along the western boundary, one from the arrival courtyard at the south-west corner and one from New Road along the southern boundary. It is assumed that cyclists would be required to dismount upon reaching the pedestrian access points, however this this should be clarified.

49 A new vehicle access is proposed from New Road, to the east of its current position. The existing vehicle access point will be removed and would form part of the new arrival courtyard for pedestrians. The new vehicle access will accommodate off-street servicing, in compliance with Policy T7 of the Publication London Plan.

50 Swept path analysis should be submitted with the application as appropriate. It should be demonstrated that delivery / servicing vehicles can manoeuvre on-site without impacting pedestrian / cycle movements and the on-site car parking. On-street servicing would not be supported given it is demonstrated that off-street servicing is viable.

Transport Assessment and Active Travel Zone

51 A robust transport assessment (TA) should accompany any future planning application and should be developed with regards to the Publication London Plan

policy and TfL guidance, in particular the Healthy Streets Approach and Vision Zero accident reduction targets. Further details on TA best practice can be found on the TfL website: <https://tfl.gov.uk/info-for/urban-planning-and-construction/transport-assessment-guide/transport-assessments>.

52 The TA should contain a multi-model trip generation assessment and depending on the likely development impact, mitigation measures or a financial contributions to maintain or enhance the surrounding transport network maybe requested.

53 An Active Travel Zone Assessment is also required for key routes to local amenities. Please note that due to current circumstances, on-site ATZ assessments and other Site Visits are not requested or recommended by TfL for planning applications until further notice. In order to produce a Healthy Streets TA, please follow TfL's usual instructions as well as you can with online tools such as Google Maps.

Trip Generation and Impacts

54 The applicant proposes to use total person trip rates approved under the adjacent Feltham 353 development. Although this principle is welcomed, it is noted that the application was submitted in 2018 therefore the assessment may be based on TRICS sites now considered outdated. Please note that only site surveys less than 5 years old should be used. The applicant should therefore verify or update the trip rates as appropriate.

55 The TA should include a public transport impact assessment and identify appropriate mitigation. You are advised that TfL may seek a contribution towards buses subject to the outcome of the bus impact assessment. The bus contribution is typically calculated based on the additional demand generated by the development, expressed as a proportion of the overall capacity of a double-decker bus (75 passengers) and the total cost to provide an additional bus over a period of 5 years (£487,500). Additionally, the TA should consider / assess the residual impacts on the strategic road network as appropriate.

Delivery and Servicing Strategy

56 Full information on delivery and servicing should be provided in a Delivery and Servicing Plan (DSP). Guidance can be found at: <http://content.tfl.gov.uk/delivery-and-servicing-plans.pdf>.

Management Plans

57 The application must be accompanied by a Construction Logistics Plan that is in line with TfL guidance and Policy T7 of the Publication London Plan.

58 A travel plan should also accompany any application and should be reflective of the expected shift from car travel to active travel, as set out in the MTS and the intend to publish London Plan.

Mayoral Community Infrastructure Levy

59 The development will be subject to the Mayoral Community Infrastructure Levy (CIL) 2, which is payable at a rate of £60 per square metre in the London Borough of Hounslow.

Mitigation Measures

60 Any mitigation measures relating to TfL infrastructure and services must be secured through the s106 agreement. It may be appropriate for TfL to be a signatory in order to receive financial contributions and obligations relating to transport.

Sustainable development

Energy

61 As outlined at the meeting, the energy team have reviewed the energy statements submitted as part of the pre-application package. Their comments will be forward to you separately. Notwithstanding this, below is general energy related guidance that should be considered when preparing a planning submission the proposed development.

62 The updated version of the GLA Energy Assessment Guidance (2020) sets out the information that should be provided within the energy assessment to be submitted at Stage 1. The latest guidance which is in pre-consultation form, aligns with the Publication London Plan Policies SI2, SI3 and SI4 and can be found on the GLA's website (https://www.london.gov.uk/sites/default/files/gla_energy_assessment_guidance_april_2020.pdf).

63 Formal consultation on the guidance will be carried out following publication of the new London Plan, however applicants are encouraged to consider how these may be incorporated into their proposals. As such, applicants will be expected to investigate the potential for energy flexibility in new developments, include proposals to reduce the amount of capacity required for each site and to reduce peak demand. Furthermore, applicants will be expected to calculate and reduce whole life-cycle carbon emissions, submit a whole life-cycle carbon assessment to the GLA following the Whole Life-Cycle Carbon Assessment Guidance using the GLA's reporting template (<https://www.london.gov.uk/what-we-do/planning/implementing-london-plan/planning-guidance/whole-life-cycle-carbon-assessments-guidance-pre-consultation-draft>), and monitor the energy performance of a development and report on it through an online monitoring portal.

Net zero carbon target

64 The Publication London Plan requires all major developments (residential and non-residential) to meet the net-zero carbon target. This should be met with a minimum on-site 35% reduction in carbon emissions beyond Part L of 2013 Building Regulations, with any carbon shortfall to net zero being paid into the relevant borough's carbon offset fund.

65 Applicants should submit a completed Carbon Emissions Reporting spreadsheet alongside their application to confirm the anticipated carbon performance of the

development and should clearly set out the carbon emission factors they are proposing to use in their energy assessment.

Be lean demand reduction

66 Applicants are expected to meet the Publication London Plan energy efficiency targets:

- **Non-residential** – at least 15% improvement on 2013 Building Regulations from energy efficiency

Cooling and overheating

67 The scheme should include measures to minimise the need for both mechanical heating and cooling. Evidence should be provided on how the demand for cooling and the overheating risk will be minimised through passive design in line with the cooling hierarchy.

Be clean heating infrastructure

68 The applicant should investigate opportunities for connection to any nearby existing or planned district heating networks (DHNs). Where such opportunities exist, this should be the priority for supplying heat to the site in line with the London Plan heating hierarchy. The applicant should refer to the guidance for further information.

69 The site should be provided with a single point of connection and communal heating network where all buildings/uses on site will be connected and drawings which demonstrate this should be provided.

70 The applicant should provide evidence confirming that the development is future proofed for connection to wider district networks now or in the future where an immediate connection is not available. Where a district heat network connection is not available (either now or in the future) applicants should follow the London Plan heating hierarchy to identify a suitable communal heating system for the site.

71 The Publication London Plan limits the role of CHP to low-emission CHP and only in instances where it can support the delivery of an area-wide heat network at large, strategic sites. Applicants proposing to use low-emission CHP will be asked to provide information to justify its use and strategic role while ensuring that the carbon and air quality impact is minimised.

Be green renewable energy

72 The GLA expects all major development proposals to maximise on-site renewable energy generation. This is regardless of whether the 35% on-site target has already been met through earlier stages of the energy hierarchy. Solar ■■■ should be maximised. A plan showing the proposed location and output (kWp) of the installation should be provided showing that the proposed installation has been maximised for the available roof area and clearly outlining any constraints to further ■■■■

Carbon offsetting

73 Applicants should maximise carbon emission reductions on-site. Where it is clearly demonstrated that no further carbon savings can be achieved, but the site falls short of the carbon reduction targets, applicants are required to make a cash-in-lieu contribution to the relevant boroughs' carbon offset fund using the GLA's recommended carbon offset price or, where a local price has been set, the borough's carbon offset price. Energy strategies should provide a calculation of the shortfall in carbon emissions and the offset payment that will be made to the borough.

Sustainable drainage

74 The drainage strategy should aim to reduce surface water discharge from the site to greenfield rates in accordance with London Plan Policy 5.13 (and Publication London Plan policy SI.13). Where greenfield runoff rates are not feasible and robust justification is provided, a discharge rate of three times greenfield rate may be acceptable.

75 The drainage strategy should maximise opportunities to use Sustainable Drainage System (SuDS) measures at the top of the drainage hierarchy set out in London Plan Policy 5.13 (and Publication London Plan policy SI.13). Roofs and new public realm areas present an opportunity to integrate SuDS such as green and blue roofs, tree pits, and permeable paving into the landscape, providing amenity and water quality benefits.

76 From April 2019, London's 33 Lead Local Flood Authorities (LLFAs) introduced the London Sustainable Drainage Proforma. This proforma is required to accompany Sustainable Drainage strategies submitted with planning applications and will form part of planning application validation requirements. The proforma sets a clear standard for the information that should be provided in a Sustainable Drainage strategy for all development in London. The proforma is intended to ensure that key information is provided with the initial planning application, reducing the need to request additional information throughout the assessment process and preventing delays in approval. Please ensure that the relevant borough's proforma is completed and accompanies the full application for this development when submitted. The proformas for all Local Authorities can be found here (<https://www.london.gov.uk/what-we-do/environment/climate-change/surface-water/london-sustainable-drainage-proforma>) and on the relevant borough's websites. This initiative is supported by the Greater London Authority (GLA) and the London Drainage Engineers' Group (LoDEG).

Water efficiency

77 The development should achieve the equivalent of an 'Excellent' rating on the water elements of BREEAM, in line with the Publication London Plan policy SI.5. Water reuse should be considered for inclusion in the development to meet both water efficiency and sustainable drainage requirements.

Green infrastructure

78 The design process should embed urban greening as a fundamental element of building design. In accordance with Policy G5 of the Publication London Plan, the applicant should calculate and provide the Urban Greening Factor (UGF) score for the proposed development and meet the minimum specified target. A drawing showing

the surface cover types and accompanying UGF calculation should be included within any future submission. Further, It is recommended the applicant undertake a UGF calculation at the earliest opportunity to understand whether the UGF target is being achieved, and so that they can make necessary design changes to maximise urban greening before the design is fixed for submission.

Circular economy

79 The Mayor's Publication London Plan has introduced circular economy policies including a requirement to submit Circular Economy Statements for developments. The GLA has released draft guidance for developers on how to prepare Circular Economy Statements and a 'Design for a circular economy' Primer that helps to explain the principles and benefits of circular economy projects: <https://www.london.gov.uk/what-we-do/regeneration/advice-and-guidance/about-good-growth-design/design-circular-economy>

80 The Mayor's Publication London Plan Policy SI7 requires development applications that are referable to the Mayor of London to submit a Circular Economy Statement, whilst Policy D3 requires development proposals to integrate circular economy principles as part of the design process. Therefore, the applicant is required to submit a Circular Economy Statement in accordance with the GLA guidance

Conclusion

81 GLA officers welcome the opportunity to engage with the applicant on the emerging proposals for this site. The principle of the proposal is supported in strategic planning terms, and the provision of over 50% affordable housing with a significant portion of low cost rented accommodation is strongly supported. The applicant should address comments made in the urban design section in relation to, in particular, the relative height of the blocks, the gated nature of the development and its interaction with the public realm, and the quality and quantum of the communal open space. Relevant policy on urban design, inclusive access, transport and sustainable development must also be addressed in any future planning application.

[REDACTED]

From: [REDACTED] <[REDACTED]@hounslow.gov.uk>
Sent: 08 March 2021 21:50
To: [REDACTED]
Cc: [REDACTED]
Subject: LB Hounslow Growth meeting agenda: Tues 9th March: 10am - papers
Attachments: Rest of Hounslow Update (March 2021).pdf; Great West Corridor Update (March 2021).pdf; Feltham Housing Zone all sites (March 2021).pdf; Hounslow Housing Zone all sites (March 2021).pdf

Dear all

Please see attached the updates for tomorrow's (today's) meeting.

I apologise for the delay in sending through the docs. I have been busy preparing for town centre engagement.

Best regards

[REDACTED]

From: [REDACTED] <[REDACTED]@london.gov.uk>
Sent: 04 March 2021 13:16
To: [REDACTED] <[REDACTED]@hounslow.gov.uk>; [REDACTED] <[REDACTED]@hounslow.gov.uk>
Cc: [REDACTED] <[REDACTED]@london.gov.uk>
Subject: LB Hounslow Growth meeting agenda: Tues 9th March: 10am

Afternoon all,

In advance of our meeting on Tuesday please find attached an outline agenda. Please let me know if there are other items you wish to be added to be discussed.

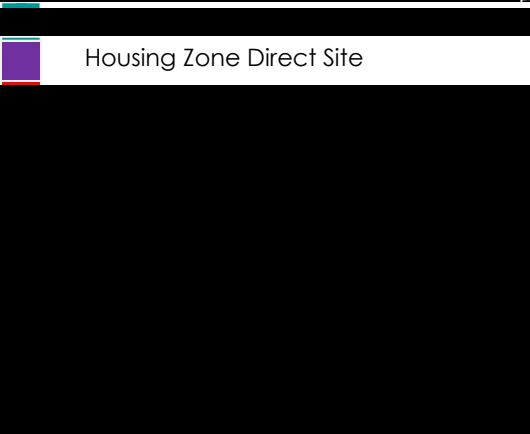
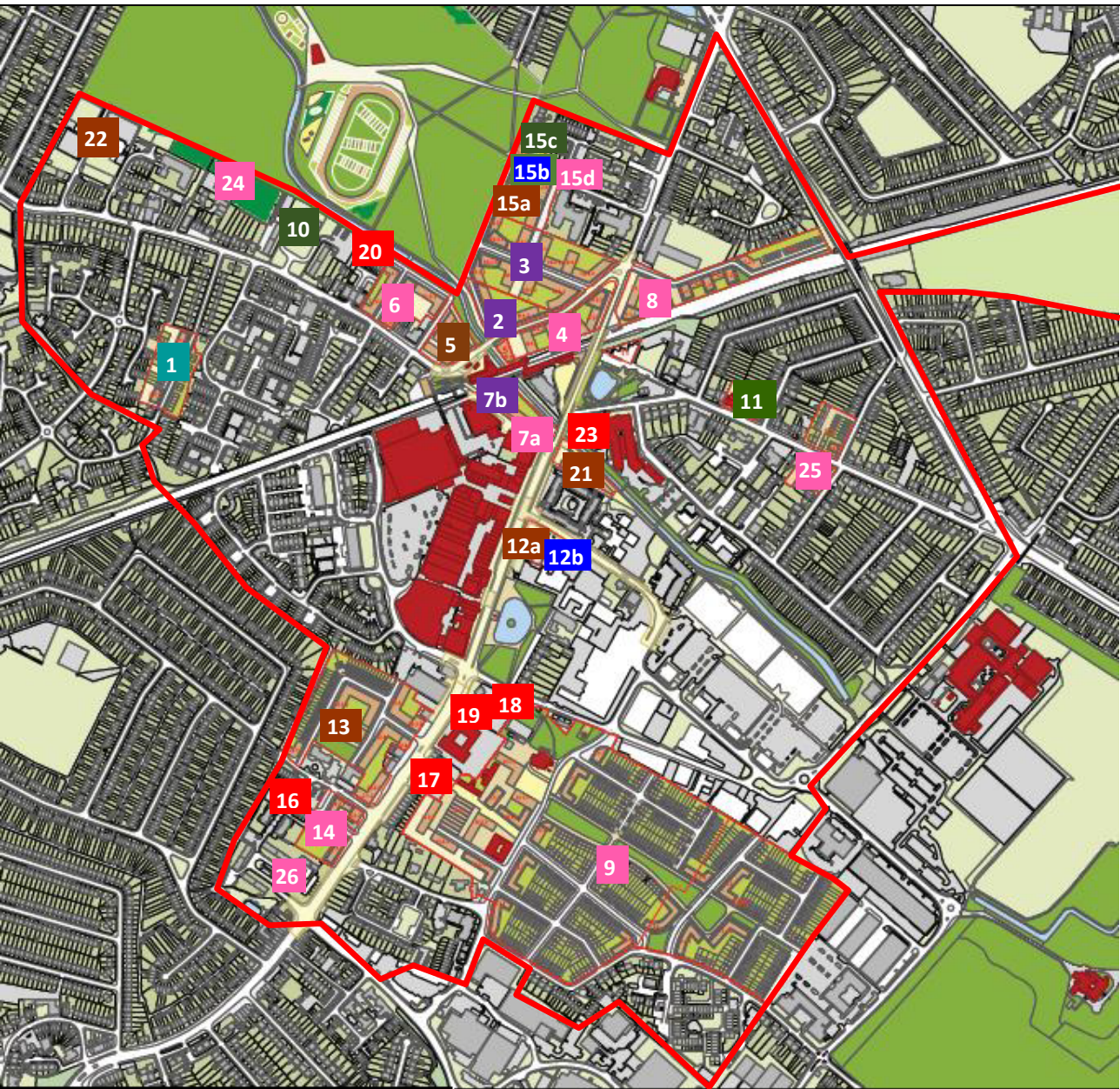
Many thanks,

[REDACTED]
Area Manager, North West Area Team, Housing and Land
GreaterLondonAuthority
169 Union Street, London SE1 0LL


[REDACTED]
london.gov.uk

[REDACTED] [london.gov.uk](https://www.london.gov.uk)
[REDACTED]

NHS health information and advice about coronavirus can be found at nhs.uk/coronavirus



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| 7b | | | |
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| 11 | | | |
| 12a | | | |
| 12b | | | |
| 13 | | | |
| 14 | | | |
| 15a | | | |
| 15b | | | |
| 15c | | | |
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| SITE | NAME | Total Units (in Site Allocations) | Status |
|------|--|---|--|
| 2 | New Road Triangle  | 176? | <p>One of the Lampton 360 sites. BIA (signed 29 March 2018) – SOS: by 31 March 2021. Completion: by 31 March 2025. AR:20; SO:13; P:83. Draft designs were presented to the Design Panel, who had a site visit, on 26 April 19. The height of 14 storeys was accepted, but the layout needed to be modified. Likely SOS January 2021, 24 months for construction. The design proposal has been amended since the design panel review. 00793/L/PPA1 – Pre-app for 172 residential units plus 263 sqm of ground floor retail within blocks ranging from 9 to 16 storeys was discussed at Majors meeting on 17 March 2020. Revised scheme received without café. Ecoworld were originally aiming to submit the planning application in October 2020. Start on site is dependent upon planning and securing vacant possession, as it is currently used by Network Rail, but is likely to be in late 2021. Pre-app on 11 Nov. 47% affordable?</p> <p>Design Review Panel on 22 January were pleased with the revised proposals. Internal layouts are yet to be refined. Planning application will be submitted in April.</p> |

[REDACTED]

From: [REDACTED] <[REDACTED]@carterjonas.co.uk>
Sent: 16 April 2021 15:48
To: [REDACTED]
Cc: [REDACTED]
Subject: GLA6721 - New Road Triangle - Full Planning Application [CJ-WORKSITE.FID502572]

Hi [REDACTED]
As you may be aware, we recently submitted the planning application for New Road Triangle to Hounslow. I believe you will be sent the submission in due course, however for ease of reference, the full application can be downloaded using this link: [GLA6721 - New Road Triangle - Full Planning Application](#) (please note, this link expires on 30th April 2021).

Please do let me know if you have any issues accessing the link or if you require any further information.

Kind regards,

[REDACTED]

Classification L2 - Business Data

[REDACTED]
Associate