


1. PROPERTY DETAILS

Site Name & Address	Land at Chiswick High road W4 3AS	
Borough	London Borough of Hounslow	
Company	TfL Freehold	
Site Area (hectares)	0.089	

Location and Site Plan



Site Description

The site comprises of open space adjacent to existing residential properties on Clarence Road to the south and the Chiswick High Road to the North. The site encompasses a public footpath which runs through the site and also contains part of the footways that run adjacent to Chiswick High Road and Clarence Road. Please note pavements should not be included.

The site sits within an established residential area of predominantly lower-density character. Development adjacent to site sits at three storeys, including flatted development on Clarence Road. Commercial land uses are located to the north. The South Circular Road and M4 motorway directly to the north of the site.

Existing Use

Poor quality open space adjacent to the South Circular road.

2. TOWN PLANNING

Development Plan and supplementary documents	Adopted: London Plan (2016), Hounslow Local Plan (2015) Emerging: Draft London Plan (2017), Draft Hounslow Great West Corridor Plan
Site Allocation	No
Planning	No available planning history.

History	
Housing zone/OA	No
Heritage Designations	<p>Site is allocated in the Wellesley Road Conservation area (January 2019)</p> <p>Adopted Hounslow Local Plan (2015): Site is designated within the Staines Road/London Road- Line of Roman Road Archaeological Priority Area</p>
Flood Zone	Flood zone 1
Ecological Designations	No
PTAL	4
Tall buildings	Hounslow Local Plan Policy CC3 defines tall building “as any building or structure which is over 20m in height and/or which is significantly taller than the surrounding townscape and/ or which recognisably changes the skyline”.
Car and Cycle parking standards	<p>LB Hounslow Parking Standards: 1-2 beds = 1 space/2-3 beds= 1.5 spaces</p> <p>Draft London Plan: Cycle parking requirement for residential is 1 cycle space per studio, 1.5 space per 1-bedroom unit and 2 cycle spaces for all other units.</p>
LPA affordable housing target	<p>LB Hounslow Local Plan (2015): 40% provision (60% social 40% intermediate).</p> <p>Draft London Plan target = 50% on publicly owned land (30% social rent 30% intermediate and 40% borough choice)</p>
Other	<p>There are mature trees on the site but these are not subject to a TPO. However, the trees on the site are within the conservation area and therefore are protected under Section 211 of The Town and County Planning Act 1990</p> <p>The whole of Hounslow was allocated as an Air Quality Management Area in 2006. The council will ensure that all relevant developments will meet air quality neutral standards,</p>
Planning Policy Overview	<p>LB Development Management DPD: Policy SC1 recognises that an important contribution to housing supply will come from small infill sites throughout the borough and requiring the design of these to respond to and reflect local context and character.</p> <p>London Plan: Policies 3.3 Increasing housing supply and 3.4 Optimising housing potential Encourage housing delivery in accessible locations.</p> <p>Draft London Plan: Policies H1 Increasing housing supply, D6 Optimizing housing density and Policy H2 small sites encourage the delivery of residential development on small sites in accessible locations.</p>
Site overview- Opportunities/ Constraints	<p>Opportunities: The site is underutilised open space adjacent to the South Circular road. The site is an established residential location and of an area large enough to contain residential development of a similar scale to existing development in the area.</p> <p>Constraints: 1A Clarence road has a window which overlooks the site although this does not look as if it is a too a habitable room. Development will need to protect the amenity of neighbouring properties. The site is open space next to a major road which the council may want to retain. The site is in the Wellesley Road conservation area and development will need to preserve or enhance the character of the conservation area. The development will need to mitigate air quality issues. There are mature trees on the site which are not subject to TPO's but which are within a conservation area and therefore are protected under Section 211 of The Town and County Planning Act 1990</p>
Planning Prospects	The site has potential for small scale residential development in keeping with the character of the surrounding residential area. The development design will need to respect the amenity of neighbouring properties and preserve and enhance the conservation area. The site is currently underutilised and poor quality open space next to a major road and the borough may require planting along the frontage of this road. It may be necessary for the Developer to apply to the Borough to <i>stop up</i> any public routes of the Site that have an applicable designation.