

APPENDIX A

CAMPION HOUSE SITE, THORNBURY ROAD, OSTERLEY DRAFT PLANNING POSITION STATEMENT JULY 2005

SUMMARY

SITE AREA: 3.26 hectares.

OWNERSHIP: Since 1929, ownership of the property has been vested in the trustees of The Society of Jesus Trust of 1929 for Charitable Purposes.

USE: The actual teaching space at Campion House was for private use as part of the seminary and only covers a small portion of the site area. Therefore, as a residential seminary, the site falls within Use Class C2 (Residential Institutions). The number of priests trained at the site has declined in recent years, with only two priests having been trained in 2003/2004. The Trust has therefore chosen to relocate the activities at Campion House to another site, rendering the site surplus to its requirements.

FORMAL DESIGNATIONS: The site falls within the Spring Grove Conservation Area. Campion House is itself of merit and, reflecting this, is included on the Council's list of Buildings of Local Townscape Character. The statue known as Ghost or Descent from the Cross, immediately to the south of Campion House, is Grade II Listed. The open space to the rear of the site is designated Local Open Space under the Council's Unitary Development Plan (UDP) and falls within an area of Publicly Accessible Open Space Deficiency.

1.0 GENERAL BACKGROUND TO THE SITE

- 1.1 Campion House was originally called Thornbury and was built in a Venetian style at 3½ storeys in height with lower ground floor, ground, first and second floors. At the time that it was built in 1856, landscaped gardens stretched from the house to the site of St Mary's Church, Osterley Road, and to Church Road to the south. In 1911, Thornbury House became the base of the Jesuit Order for men with a late vocation to the priesthood and the name of the house was changed.
- 1.2 In 1922 work commenced on Nazareth House, a stand-alone single-storey building located in the grounds. It was intended as dormitory space, but later converted to recreation space. A further flat roofed block of 1½ storeys was constructed to the north of Campion House in the 1950s to provide further service space and dining room accommodation. The existing Chapel constructed to the south of Campion House and accessed via the ground floor reception rooms was constructed in 1964.
- 1.3 There is an L-shaped stand-alone accommodation block to the south of Campion House, fronting onto Thornbury Road. It was built between 1964 and 1967 with three-storey residential accommodation in its eastern and southern sections, finished with a pitched roof. A single-storey flat roofed extension projecting at right angles from the southern section provides common room space.

- 1.4 The accommodation block originally accommodated in excess of 150 bedrooms, but these have been amalgamated into 80 or so bedrooms over time to provide a better standard of accommodation.
- 1.5 The single-storey classroom and library blocks to the rear of the accommodation block and Chapel were constructed at a similar time. All these buildings were constructed with engineering brick and metal-framed windows, typical of building style in the 1960s.
- 1.6 A number of smaller buildings have also been developed within the grounds, including Tigar Hall on the southern boundary adjacent to No. 104 Thornbury Road and a small classroom on the northern boundary.
- 1.7 Since 1929, ownership of the property has been vested in the trustees of The Society of Jesus Trust of 1929 for Charitable Purposes (Registered Charity No.230165). These trustees are incorporated as Trustees for Roman Catholic Purposes Registered and this body is the current owner of the property.
- 1.8 The number of priests trained at Campion House has declined in recent years, with only two priests having been trained at the site in 2003/2004. The decision has therefore been taken by the Trust to relocate the activities at Campion House to another site, rendering Campion House surplus to requirements.

2.0 SITE DESCRIPTION AND CONTEXT (SEE MAP 1)

- 2.1 The site is a large plot of land of 3.26 hectares in size, located on the western side of Thornbury Road, Osterley. It lies south of Thornbury Road's junction with Thornbury Avenue, south of where Thornbury Road meets the southern side of the A4 Great West Road to form a traffic light controlled junction, and comprises No.s 104 to 112 Thornbury Road and the adjoining open land to their rear.
- 2.2 The site is within the Spring Grove Conservation Area, which was designated in April 2002 (UDP Proposals Map, Map 2).
- 2.3 The open land in the west of the site is designated Local Open Space under the UDP (Proposals Map, Map 2). As there is no legal public access at present, the area is recorded in the UDP as having a Publicly Accessible Open Space Deficiency (Map ENV-N1) (i.e. as an area in the Borough that is more than 400 metres from any publicly accessible open space, taking into account barriers to movement, such as railways and major roads).
- 2.4 The site is landscaped, with a number of mature trees to the rear of Campion House and along the site frontage, and contains an array of buildings. These include Campion House, built at 3½ storeys in height, and the three-storey accommodation block to its south. Campion House itself is of merit and, reflecting this, is included on the Council's list of Buildings of Local Townscape Character.
- 2.5 The actual teaching space at Campion House was for private use as part of the seminary and only covers a small portion of the site area. Therefore, as a residential seminary, the site falls within Use Class C2 (Residential Institutions) under the Town and Country Planning (Use Classes) Order 1987, rather than Use Class D1 (Non-Residential Institutions). The use of the site as a retreat is a use on its own (Sui Generis).

Surrounding development

- 2.6 The site lies within a predominantly residential area, outside of the town centre, where the neighbouring and adjoining built development is predominantly two-storey in scale, although the houses on the opposite side of Thornbury Road are set at a higher level than those on the Campion House site and there are pockets of three-storey development sited to the south.
- 2.7 It is immediately bounded to the north by the flank boundary of No. 114 Thornbury Road, a two-storey semi-detached house, and the rear gardens of Thornbury Avenue properties.
- 2.8 Its western rear boundary abuts The Indian Gymkhana Club, which is accessed from Thornbury Avenue through a gap to the south between No's 30 and 32. The club provides for three sports (hockey, cricket and football). It has an all weather sports pitch situated to the south, along the eastern boundary, and to the west of this is an open area of playing fields. The club facilities are currently used by 10 football clubs and it has a contract to run a healthy living club for the over fifties for the Council.
- 2.9 The site's southern flank boundary abuts Kilberry Close properties, planning permission for seven two-storey homes and 54 flats in three-storey blocks with garages, parking spaces and amenity areas having been granted in 1984.
- 2.10 Two-storey semi-detached properties form the predominant character of development opposite, with those dwellings to the north of Church Road sitting above Campion House due to changes in ground level.

Access to the site and car parking provision

- 2.11 Access to the site is via three entrances on Thornbury Road, with the main entrance lying opposite Thornbury Road's junction with Church Road, about midway along the site's frontage. Car parking areas are currently provided within the graveled forecourt area to the front of Campion House and between the accommodation block and Tigar Hall at the southern end of the site.

Public transport accessibility

- 2.12 One of two 'Thornbury Road Great West Road' bus stops is positioned in front of the site. It is for route H28 heading towards West Middlesex Hospital, with stops to Osterley Library (one minute off peak journey time), West Middlesex Hospital (10 minutes off peak journey time) and Syon Lane Station (15 minutes off peak journey time). The bus stop on the eastern side of Thornbury Road is positioned in front of No.s 127 and 129, opposite Thornbury Road's junction with Thornbury Avenue. Off peak journey time to Hounslow East Station/Hounslow Bus Station Kingsley Road is six minutes.
- 2.13 The site is within easy walking distance of the A4 Great West Road, with the 'Osterley Library' bus stop located just east of the traffic light controlled junction. The stop on the southern side of the trunk road is for route H91 heading towards Hounslow West with a frequency of service between 9am to 8pm of once every 12 minutes. Off peak journey time to Osterley Station is one minute and to Hounslow West Station it is nine minutes.

- 2.14 Osterley Station, a station on London Underground's Piccadilly Line, is situated west of the traffic light controlled junction, on the northern side of the trunk road, approximately 800m from the site.
- 2.15 Isleworth station, one of six stations along the Hounslow Loop line which runs between Kew bridge and Feltham stopping at Brentford, Syon Lane, Isleworth and Hounslow, is situated southeast.
- 2.16 There is an existing cycle route along the northern section of Thornbury Road that links to Isleworth to the south and Osterley Park to the north. There are also existing cycle routes along the northern and southern sides of the A4 Great West Road.
- 2.17 The existing public transport accessibility to the site measured by PTAL is 2 (poor).

3.0 HISTORY OF THE SITE AND ADJOINING LAND

The site

- 3.1 In the 1950's, planning permission was granted for the erection of a building for storage of garden materials, the erection of extensions to form additional kitchen quarters and fuel store, the erection of a building to provide new shower baths, the erection of a new chimneystack, and the erection of a building for use as a housemaids' common room.
- 3.2 Planning permission for the erection of extensions comprising a chapel, classrooms, a study hall and three-storey dormitory block was granted in 1961 and for the erection of a building for use as a vegetable store in 1962. Planning permission to erect an extension to an existing study hall was granted two years later.
- 3.3 The use of the lower ground floor of Sherwin House and adjacent shower block for office, art studio, printing and storage purposes in connection with Church activities was granted on 22 January 1980 for a limited period expiring on 1 February 1981.

Kilberry Close

- 3.4 Planning permission for the demolition of existing buildings, construction of accesses from Oakley Close and erection of seven two-storey homes and 54 flats in three-storey blocks with garages, parking spaces and amenity areas was granted in 1984.

The Indian Gymkhana Club, Thornbury Avenue

- 3.5 The site has had numerous previous planning applications, including those for the installation of fencing and floodlighting around all weather sports pitch (approved in 1989) and for the erection of three temporary portable buildings for use as changing rooms and showers (approved in 1995).
- 3.6 An application for the demolition of existing toilet and changing facilities in temporary structures, removal of an external staircase from West elevation, and the erection of a new staircase to North Elevation, erection of a single-storey extension to east to replace existing changing room and toilet facilities and erection of a single-storey extension to South to create lobby/reception and further accommodation to existing sports club was received in March 2005. A decision is pending.

4.0 PLANNING ASSESSMENT FRAMEWORK

4.1 NATIONAL AND STRATEGIC PLANNING POLICIES

4.1.1 The relevant Planning Policy Guidance (PPG) are/would likely be as follows:

PPS1	Delivering sustainable development
PPG3	Housing
Circular 06/98	Planning and affordable housing
PPG13	Transport
PPG 15	Planning and the historic environment
PPG17	Planning for open space, sport and recreation
PPG24	Planning and noise
Circular 01/97	Planning obligations

4.1 THE LONDON PLAN

4.2.1 The relevant policies of The London Plan Spatial Development Strategy for Greater London Adopted February 2004 are/would likely be as follows:

Living in London

- Policy 3A.1 Increasing London's supply of housing
- Policy 3A.2 Borough housing targets
- Policy 3A.4 Housing choice
- Policy 3A.6 Definition of affordable housing
- Policy 3A.7 Affordable housing targets
- Policy 3A.8 Negotiating affordable housing in individual private residential and mixed-use schemes
- Policy 3A.14 Addressing the needs of London's diverse population

Connecting London – Improving Travel in London

- Policy 3C.1 Integrating transport and development
- Policy 3C.2 Matching development to transport capacity
- Policy 3C.22 Parking strategy

Enjoying London

- Policy 3D.7 Realising the value of open space
- Policy 3D.10 Open space provision in UDPs
- Policy 3D.11 Open space strategies

London's Metabolism: Using and Managing Natural Resources

- Policy 4A.7 Energy efficiency and renewable energy
- Policy 4A.14 Reducing noise

Designs on London

- Policy 4B.1 Design principles for a compact city
- Policy 4B.3 Maximising the potential of sites
- Policy 4B.5 Creating an inclusive environment
- Policy 4B.6 Sustainable design and construction
- Policy 4B.7 Respect local context and communities
- Policy 4B.11 Heritage conservation

4.2 LONDON BOROUGH OF HOUNSLOW UNITARY DEVELOPMENT PLAN

4.3.1 The relevant policies of the London Borough of Hounslow Unitary Development Plan Adopted December 2003 (UDP) are/would likely be as follows:

Implementation Policies

- IMP.1.1 Integrating patterns of land use and the provision of transport
- IMP.1.2 The re-use and recycling of urban land
- IMP.5.1 High quality building and urban design
- IMP.6.1 Planning obligations

Natural Environment Policies

- ENV-N.1.11 Protection and improvement of Local Open Space
- ENV-N.1.10 Provision of new Local Open Space
- ENV-N.2.7 Trees and Community Woodland
- ENV-N.2.8 Tree Preservation Orders

Built Environment Policies

- ENV-B.1.1 New development
- ENV-B.1.8 Access and facilities for people with disabilities
- ENV-B.1.9 Safety and security
- ENV-B.2.2 Conservation Areas
- ENV-B.2.5 Development affecting the setting of a listed building
- ENV-B.2.6 Identification and protection of buildings of local townscape character
- ENV-B 2.7 Alterations to listed buildings and buildings of local townscape character

Environmental Protection Policies

- ENV-P.1.4 Waste water management
- ENV-P.1.5 Noise pollution
- ENV-P.1.7 Light Pollution
- ENV-P.2.4 Recycling facilities in new developments

Housing Policies

- H.1.1 Location of new housing development
- H.2.1 Affordable housing
- H.4.1 Housing standards and guidelines
- H.4.2 Residential density
- H.4.3 Residential mix
- H.4.4 Provision for children's play in housing developments
- H.4.5 Associated facilities for residential developments
- H.5.1 Housing for people with disabilities

Community and Leisure Policies

- C.1.4 New Social and Community Facilities
- C.2.1 Educational Facilities
- C.5.1 New Leisure Development

Transport Policies

T.1.2	The movement implications of development
T.1.3	Development affecting public transport services
T.1.4	Car and cycle parking and servicing facilities
T.2.1	Pedestrian access
T.2.2	Pedestrian safety and security
T.2.4	Public transport infrastructure
T.4.3	Traffic implications

SUPPLEMENTARY PLANNING GUIDANCE

4.3.2 The relevant supplementary planning guidance includes/would likely be as follows:

London Borough of Hounslow Unitary Development Plan Supplementary Planning Guidance (February 1997)

General standards and controls:

Section 1	Design and layout
Section 3	Safety and security guidelines
Section 4	Daylight and sunlight

Residential standards and controls:

Section 9	Form and design
Section 10	Private amenity space
Section 11	Roads, footpaths, parking and servicing
Section 12	Internal space provision
Section 13	Housing for people with disabilities

Think Access – Design for Accessibility (April 2000)

Spring Grove Conservation Area (report to the Sustainable Development Committee meeting of 18 April 2002)

5.0 EXISTING FACTORS AFFECTING DEVELOPMENT/CONSTRAINTS

5.1 Any redevelopment of the site would be affected by the following existing factors:

- The Spring Grove Conservation Area, which was designated in April 2002
- The inclusion of Campion House on the Council's List of Buildings of Local Townscape Character and the Grade II listing of the statue known as Ghost or Descent from the Cross, immediately to the south of Campion House – any new development must be carefully designed to preserve and enhance Campion House, the Grade II listed statue and their settings, and be of an appropriate design, scale, height, massing and alignment with the use of appropriate materials
- A significant area is identified as Local Open Space and the site lies within an area of Publicly Accessible Open Space Deficiency – it is important not only to safeguard the existing open space from encroachment by built development, but also to ensure that opportunities are taken to improve its amenity value and provide improved public access to, and usability of, the Local Open Space

- There are a number of trees across the site – regard must be given to protecting and maintaining existing trees as appropriate and any new development should also seek to increase the stock and range of trees on site
- Views into and out of the site – the most important views of the site are of Campion House, with views from Thornbury Road – regard should be given to local views and glimpses in and out of the site with a view to integrating the open space with the surrounding development and providing informal surveillance

6.0 CRITERIA

6.1 Any form of future redevelopment of the site should meet the following criteria having regard to the planning assessment framework referred to in Section 4.0 of this Planning Position Statement:

- Make the best use of previously developed land;
- Protect the appearance and setting of Campion House, a Building of Local Townscape Character, and the Grade II listed statue known as Ghost or Descent from the Cross;
- Ensure that any works respect the integrity of Campion House;
- Ensure that any works preserve or enhance the character or appearance of the Spring Grove Conservation Area;
- Safeguard the existing Local Open Space from encroachment by built development and seek to improve its amenity value and provide improved public access to, and usability of, the Local Open Space;
- Ensure that the Local Open Space and Campion House are well maintained and managed with a view to securing their long term viability;
- Protect and maintain existing trees as appropriate and seek to increase the stock and range of trees on site;
- Ensure that any new development and activity on and associated with the site does not result in a loss of amenity to surrounding residents or in conditions prejudicial to highway and pedestrian safety;
- Demonstrate that provision is made for disabled people (e.g. would be built to mobility standards, with access and facilities for people with disabilities, including pedestrian access and car parking); and
- Take account of sustainable development objectives.

7.0 PROPOSED LAND USES

7.1 The central factors in determining the appropriate uses for the site are the existing use of the site, the sustainability of the site in terms of the reuse of previously developed land, the protection of existing Local Open Space, the type of surrounding land use, accessibility by modes of travel other than car and relevant planning policy. All uses would be expected to meet the criteria set out in Paragraph 6.1 above.

Residential Development

7.2 Residential development would potentially make an important contribution towards addressing local housing need, particularly in respect of affordable housing, including student accommodation and the needs of key workers such as teachers and health and social workers (see UDP Policy H.2.1), and should cater for mixed communities, including elderly people and people with disabilities (see UDP Policies H.4.3 and H.5.1).

- 7.3 Residential development would be considered through conversion of existing buildings or redevelopment as appropriate within the existing developed part of the site. It would be unlikely to be considered favourably on that part of the site designated as Local Open Space in accordance with UDP Policies ENV-N.1.11 and ENV-N.1.10, which seek to increase the provision of and public accessibility to areas of Local Open Space, especially in areas identified as having a Publicly Accessible Open Space Deficiency. Further, there will be a presumption in favour of retaining any building that makes a contribution to the character and appearance of the Spring Grove Conservation Area (see UDP Policy ENV-B.2.2). New buildings should be well designed and complement existing buildings that are to remain on the site.
- 7.4 The Council's upper limit for residential density is 250 habitable rooms per hectare (see UDP Policy H.4.2). Having regard to the site's suburban setting and its PTAL rating of 2, the appropriate density ranges under the London Plan (Table 4B.1) are 150-200 habitable rooms per hectare for detached and linked houses and 200-250 habitable rooms per hectare for terraced houses and flats.
- 7.5 Density standards are a useful tool for house development in order to protect local character and to assist developers in preparing their proposals. However, good urban design and the need to respect, enhance and relate to Campion House, adjoining residential properties, as well as preserve or enhance the character or appearance of the Spring Grove Conservation Area generally, are considered to be paramount. The density of any residential development should take into account the accessibility of the site, the existing built form on the site and the surrounding townscape. Developers are recommended to refer to national and local guidance relating to design and sustainable residential quality.
- 7.6 Any new residential development must also accord with the Council's Residential Standards and Controls for internal space provision, private amenity space, and parking and servicing in accordance with UDP policies (see Policies H.4.1 and H.5.1), Supplementary Planning Guidance (February 1997) and Think Access – Design for Accessibility (April 2000).
- 7.7 There may need to be new road infrastructure. Redevelopment of the adjacent site, The Indian Gymkhana Club, provides the potential to provide pedestrian, vehicular and cycle access to and through the site. Reconfiguration of the site's Local Open Space may allow for rear access from the site's southern boundary with Kilberry Close and Oakley Close. Detailed assessment work will need to show how routes and access to/through the site would link into the existing road network and impact on air quality, congestion and local residential roads (rat running). Any such proposals should include a Transport Impact Assessment that details the impact of the development on the surrounding transport network and access to the site by foot, cycle, public transport and private car. Dependant on the findings of such an assessment, it may be appropriate to restrict access via particular roads as well as implement traffic and parking measures in the local area in order to mitigate against any negative impact the development may have. Such measures would be subject to consultation with local residents.

Local Open Space

- 7.8 Redevelopment of the site provides the potential for public and private use of the Local Open Space in an area of Publicly Accessible Open Space Deficiency.
- 7.9 Opportunities should be explored for providing for both active and passive recreation, which would be compatible with the appearance and setting of Campion House, the type of surrounding land use, the character and appearance of the Spring Grove Conservation Area, and the other uses proposed on the site. Access arrangements should not result in a loss of amenity to the surrounding residents (e.g. through undue noise and disturbance) or impair the safety of other road and footway users. In addition, it should be noted that the Council will normally require all existing trees of amenity and landscape value to be retained (see UDP Policy ENV-N.2.7).
- 7.10 Adequate security measures will be important and as such it is important the future management of the publicly accessible open space in the future is considered as integral to any development that may take place.
- 7.11 The developer would likely be required to enter into a Section 106 Legal Agreement with the Council in order to ensure adequate management and maintenance of the Local Open Space in the future.

Community and Leisure Use

- 7.12 Any redevelopment of the site should investigate community needs within the area and consider the potential to provide for these.
- 7.13 Investigations should include new leisure development (see UDP Policy C.5.1) and provision for children's formal and informal playspace that is reasonably related to the scale of the proposed residential development (see UDP Policy H.4.4).

Employment and/or Retail

- 7.14 The provision of employment and/or retail floorspace is not considered appropriate in this location having regard to the existing use of the site, the type of surrounding land use and the relevant planning policies.

8.0 PLANNING GUIDANCE

Movement (Pedestrian, Vehicular and Cycle) and Parking

- 8.1 Any redevelopment of the site will generate significant, additional, people movements in the area and the Council wishes to encourage as many of these as possible, that cannot be made on foot or cycle, to be made by public, rather than private transport in accordance with UDP Policies T.1.2 and T.2.1.
- 8.2 Any new development should comply with the Council's car parking standards stated in the UDP, including provision for people with disabilities. It should be noted that these are maximum standards.
- 8.3 Vehicular parking should be conveniently located to buildings on site. All parking areas should be well designed, safe and secure, and landscaped using good quality materials and integrating well with the open character of the site. They should have sufficient surveillance in order to deter crime and car theft.

- 8.4 The level of parking sought will need to be fully justified, taking account of the nature of uses proposed, the overall accessibility of the site and the need to promote access by means such as walking, cycling and public transport. Consideration may need to be given to the existing access arrangement opposite Church Road.
- 8.5 Secure and conveniently located cycle parking should also be provided for any new development in accordance with UDP Policy T.2.4 and the Council's cycle parking standards set out in Supplementary Planning Guidance (February 1997).
- 8.6 Particular attention must be given to the safety and security of pedestrians and the needs of people with impaired mobility in accordance with UDP Policies ENV-B.1.8, ENV-B.1.9, T.1.4 and T.2.2.

Built Form, Design and Layout

- 8.7 UDP Policy IMP.5.1 seeks to encourage high quality building, urban and landscape design to create a sense of place and identity throughout the Borough, with UDP Policy ENV-B.1.1 seeking to ensure that new development makes a positive contribution to overall environmental quality. Therefore, new development should relate well to its site, and the scale, nature, height, massing, character and use of the surrounding land and should minimise any detrimental impact on the adjoining properties.
- 8.8 Any new development should look comprehensively at the built form and new redevelopment proposals should seek to rationalise the siting of buildings. The site would benefit from selective demolition of some of the buildings, which should be replaced by new buildings that are more in keeping with the Building of Local Townscape Character and the Spring Grove Conservation Area.
- 8.9 In assessing development proposals, consideration will be given to the existing built form and heights across and around the site, the need to preserve the setting of Campion House as well as the Grade II listed statue known as Ghost or Descent from the Cross, and the potential impact on the surrounding area and the character or appearance of the Conservation Area.
- 8.10 Generally, three- to four- storey development fronting Thornbury Road would be considered appropriate having regard to the scale of existing development on the site, including Campion House, built at 3½ storeys in height, and the three-storey accommodation block to its south – and based on current floor to ceiling standards. However, any new development should be subordinate to Campion House and building heights sensitive to their surroundings, in particular surrounding residential properties.
- 8.11 The open land in the west of the site should be retained in order to preserve or enhance the character or appearance of the Spring Grove Conservation Area and opportunities should be explored to improve its amenity value and to provide improved public access and usability. It should offer a pleasant environment for people within and outside of the site and, in the event that it becomes publicly accessible, the network of pathways and the provision of lighting, coupled with enhanced opportunities for surveillance from adjoining residential properties, should engender a sense of safety and security.

- 8.12 Opportunities should also be explored to incorporate the existing trees into the layout of any new development and to increase the stock and range of trees on site in order to preserve or enhance the character or appearance of the Conservation Area.
- 8.13 In the event that detached and linked houses are proposed, these should be provided with private useable amenity space.
- 8.14 Important to the long-term image of the site is a high quality of management and maintenance.

9.0 COMMUNITY BENEFITS/PLANNING OBLIGATIONS

- 9.1 Any development of the site granted planning permission may (where appropriate and applicable) be subject to the provision of the following benefits (dependant on the nature and scale of development):
- Affordable housing
 - Environmental improvements (e.g. towards improvements to the pedestrian environment and pedestrian safety)
 - Contributions to traffic management/controlled parking/highway improvements and public transport provision
 - Support services (e.g. education, health, community and children's play facilities)
 - Local Open Space/public realm and landscaped areas
 - Maintenance agreements for Local Open Space/public realm and landscaping

10.0 SUPPLEMENTARY INFORMATION

- 10.1 Any planning applications should be accompanied by the following information (dependent on the nature and scale of development):
1. Environmental Impact Analysis may be required
 2. Sustainable Development Statement (see also Checklist)
 3. Traffic Impact Analysis (see also 2. above)
 4. Conservation Area Statement
 5. A statement assessing the impact on the Building of Local Townscape Character and the setting of the Grade II statue known as Ghost or Descent from the Cross
 6. Open Space Analysis (see also 2. above)
 7. Affordable Housing Analysis with particular reference to the G.L.A toolkit
 8. Contaminated Land Statement (see also 2. above)
 9. Statement of Community Involvement
 10. Water Regime Statement (see also 2. above)
 11. Tree Survey (see also 2. above)

11.0 CONTACTS

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