

**PLANNING APPLICATION P/2015/3085
HOUNSLOW HEATH GOLF CLUB
FURTHER RESPONSE BY FORCE
NOVEMBER 2015**

1.0 Context

This document has been produced by FORCE following the revisions to the planning application P/2015/3085, submitted by Kidspace Adventures Holdings Ltd in October 2015, and posted onto the LB Hounslow planning web-site on 29th October. FORCE were informed of these changes in an e-mail from council officers on 2nd November which noted the following:

“The main amendments to the application include:

- *Removal of the surfing lake and associated surf lake building on land to the north of Staines Road*
- *Removal of the nursery building.*
- *Minor amendments to the animal enclosures to provide an 8 metre buffer with the River Crane.*
- *Minor amendments to the vehicle access for land to the south of Staines Road.*
- *Amendments to the proposed westbound bus stop, including repositioning the stop closer to the site entrance.*
- *Provision of a new bus stop within the site.*
- *Reduction in the number of car parking spaces on the land to the north of Staines Road, from 200 (plus 200 overflow spaces) to 100 spaces.*
- *Additional cycle stands behind the entrance barriers.*
- *Provision of a pedestrian route through the Hobblers Heath site.*
- *Updated car park layout on the land to the south of Staines Road to show 350 car parking spaces.*
- *Minor amendments to the golf clubhouse building, including a revised design and the reduction of the footprint from 372sqm to 275sqm.*
- *Minor amendments to the Hobblers Heath main building, including the repositioning of fire escapes and external louvers.”*

FORCE has previously produced the following documents and submitted them to LB Hounslow in response to this application:

- Response to the detailed planning application – submitted in September 2015. This response included proposals for environmental and community mitigations/benefits that could be provided alongside any development of the golf course site. These were also illustrated on a map (Figure 2) submitted with the response
- Notes produced for LB Hounslow planning officers in October 2015 following a meeting with Mr Cassidy – expanding upon the mitigation/benefit proposals
- FORCE has also engaged with key LB Hounslow councillors on this matter and presented its proposals to the Central Area committee

These documents have also been enclosed with this response to the revised application for completeness.

2.0 Response to the Revised Application

FORCE notes the following with respect to the revisions proposed to the application:

- FORCE welcomes the removal of the proposal for the surfing lake – although we note this was a separate outline application
- FORCE welcomes the proposal to set back the animal enclosures to provide an 8 metre buffer with the river – although we note this a basic EA requirement for all development
- FORCE notes the proposal to include a public footpath through the development site. We note however that this footpath goes to the car park and main buildings of the development and does not follow the river valley; nor does it link into the existing underpass beneath the A315; nor does it continue to the north of this road. In essence therefore it is a public footpath to the proposed development and not a footpath designed to benefit walkers along the Crane valley
- Other amendments proposed do not impact significantly on the project elements addressed in FORCE responses to date

In conclusion, FORCE considers these amendments to provide only a marginal benefit to the scheme and do not address the substantive objections put forward in our original response.

FORCE considers that the scheme as it stands remains unacceptable – and the major opportunity for elements to be incorporated for the benefit of the Crane valley environment and local community has yet to be realised in the scheme as it stands. FORCE therefore considers its original response, as submitted in September 2015, remains valid – whilst incorporating the responses above to the revisions now proposed.

FORCE also notes that LB Hounslow is currently engaged with the West Area plan for the Borough. This plan does not currently address this development proposal – or the opportunities for environmental and community benefit that site development could provide. FORCE considers that further consideration of this potential by the borough planners, and prospective developers, in respect of the West Area and Central Area plans (as well as other emerging spatial strategy proposals) would be in the best interests of all concerned.