

**Application for Outline Planning Permission With Some Matters Reserved.  
Town and Country Planning Act 1990****Publication of applications on planning authority websites.**

Please note that the information provided on this application form and in supporting documents may be published on the Authority's website. If you require any further clarification, please contact the Authority's planning department.

**1. Site Address**

Number	<input type="text"/>
Suffix	<input type="text"/>
Property name	<input type="text" value="Tesco Osterley"/>
Address line 1	<input type="text" value="Syon Lane"/>
Address line 2	<input type="text"/>
Address line 3	<input type="text"/>
Town/city	<input type="text" value="Isleworth"/>
Postcode	<input type="text" value="TW7 5NZ"/>

Description of site location must be completed if postcode is not known:

Easting (x)	<input type="text" value="516042"/>
Northing (y)	<input type="text" value="177649"/>

Description

**2. Applicant Details**

Title	<input type="text"/>
First name	<input type="text"/>
Surname	<input type="text" value="N/A"/>
Company name	<input type="text" value="St Edward Homes Limited"/>
Address line 1	<input type="text" value="C/O Agent"/>
Address line 2	<input type="text" value="N/A"/>
Address line 3	<input type="text" value="N/A"/>
Town/city	<input type="text" value="N/A"/>
Country	<input type="text" value="N/A"/>

## 2. Applicant Details

Postcode	<input type="text" value="N/A"/>
Are you an agent acting on behalf of the applicant?	<input checked="" type="radio"/> Yes <input type="radio"/> No
Primary number	<input type="text" value="02073372499"/>
Secondary number	<input type="text"/>
Fax number	<input type="text"/>
Email address	<input type="text" value="simon.roberts@wsp.com"/>

## 3. Agent Details

Title	<input type="text"/>
First name	<input type="text" value="Simon"/>
Surname	<input type="text" value="Roberts"/>
Company name	<input type="text" value="WSP"/>
Address line 1	<input type="text" value="Aldermay House"/>
Address line 2	<input type="text" value="10-15 Queen Street"/>
Address line 3	<input type="text"/>
Town/city	<input type="text" value="London"/>
Country	<input type="text"/>
Postcode	<input type="text" value="EC4N 1TX"/>
Primary number	<input type="text" value="02073372499"/>
Secondary number	<input type="text"/>
Fax number	<input type="text"/>
Email	<input type="text" value="simon.roberts@wsp.com"/>

## 4. Description of the Proposal

Please indicate all those matters for which approval is sought as part of this outline application (tick all that apply).

Note: if this application is approved, the matters not determined as part of this application will need to be the subject of an 'Application for approval of reserved matters' before the development may proceed.

- Access
- Appearance
- Landscaping
- Layout
- Scale

Please describe the proposed development

Outline planning application with all matters reserved except access for the demolition of existing building and car park and erection of buildings to provide residential homes, plus flexible non-residential space comprising commercial, business and service space, and/or learning and non-residential institution space, and/or local community space, and/or public house/drinking establishment, and/or a mobility hub, along with associated access, bus turning, car and cycle parking, and landscaping arrangements

Has the work already been started without planning permission?  Yes  No

### 5. Site Area

What is the measurement of the site area?  
(numeric characters only).

5.45

Unit

Hectares

### 6. Existing Use

Please describe the current use of the site

Tesco store with petrol filling station (Class E)

Is the site currently vacant?

Yes  No

**Does the proposal involve any of the following? If Yes, you will need to submit an appropriate contamination assessment with your application.**

Land which is known to be contaminated

Yes  No

Land where contamination is suspected for all or part of the site

Yes  No

A proposed use that would be particularly vulnerable to the presence of contamination

Yes  No

### 7. Pedestrian and Vehicle Access, Roads and Rights of Way

Is a new or altered vehicular access proposed to or from the public highway?

Yes  No

Is a new or altered pedestrian access proposed to or from the public highway?

Yes  No

Are there any new public roads to be provided within the site?

Yes  No

Are there any new public rights of way to be provided within or adjacent to the site?

Yes  No

Do the proposals require any diversions/extinguishments and/or creation of rights of way?

Yes  No

If you answered Yes to any of the above questions, please show details on your plans/drawings and state their reference numbers

Please refer to Proposed Access Plan and Transport Assessment

### 8. Vehicle Parking

Does the site have any existing vehicle/cycle parking spaces or will the proposed development add/remove any parking spaces?

Yes  No

Please provide information on the existing and proposed number of on-site parking spaces

Type of vehicle	Existing number of spaces	Total proposed (including spaces retained)	Difference in spaces
Cars	625	400	-225

### 9. Materials

Does the proposed development require any materials to be used externally?

Yes  No

**Please provide a description of existing and proposed materials and finishes to be used externally (including type, colour and name for each material):**

Vehicle access and hard standing	
Description of existing materials and finishes (optional):	
Description of proposed materials and finishes:	Please refer to Design and Access Statement and Design Code

## 9. Materials

Are you supplying additional information on submitted plans, drawings or a design and access statement?  Yes  No

If Yes, please state references for the plans, drawings and/or design and access statement

Please refer to covering letter and Planning Statement, which set out associated drawings, documents, the Design and Access Statement and Design Code.

## 10. Foul Sewage

Please state how foul sewage is to be disposed of:

- Mains Sewer  
 Septic Tank  
 Package Treatment plant  
 Cess Pit  
 Other  
 Unknown

Are you proposing to connect to the existing drainage system?  Yes  No  Unknown

If Yes, please include the details of the existing system on the application drawings. Please state the plan(s)/drawing(s) references.

Please refer to the Drainage Assessment Form / Drainage strategy and associated drawings and documents.

## 11. Assessment of Flood Risk

Is the site within an area at risk of flooding? (Check the location on the Government's Flood map for planning. You should also refer to national standing advice and your local planning authority requirements for information as necessary.)  Yes  No

**If Yes, you will need to submit a Flood Risk Assessment to consider the risk to the proposed site.**

Is your proposal within 20 metres of a watercourse (e.g. river, stream or beck)?  Yes  No

Will the proposal increase the flood risk elsewhere?  Yes  No

**How will surface water be disposed of?**

- Sustainable drainage system  
 Existing water course  
 Soakaway  
 Main sewer  
 Pond/lake

## 12. Trees and Hedges

Are there trees or hedges on the proposed development site?  Yes  No

And/or: Are there trees or hedges on land adjacent to the proposed development site that could influence the development or might be important as part of the local landscape character?  Yes  No

**If Yes to either or both of the above, you may need to provide a full tree survey, at the discretion of your local planning authority. If a tree survey is required, this and the accompanying plan should be submitted alongside your application. Your local planning authority should make clear on its website what the survey should contain, in accordance with the current 'BS5837: Trees in relation to design, demolition and construction - Recommendations'.**

## 13. Biodiversity and Geological Conservation

**Is there a reasonable likelihood of the following being affected adversely or conserved and enhanced within the application site, or on land adjacent to or near the application site?**

**To assist in answering this question correctly, please refer to the help text which provides guidance on determining if any important biodiversity or geological conservation features may be present or nearby; and whether they are likely to be affected by the proposals.**

### 13. Biodiversity and Geological Conservation

a) Protected and priority species:

- Yes, on the development site
- Yes, on land adjacent to or near the proposed development
- No

b) Designated sites, important habitats or other biodiversity features:

- Yes, on the development site
- Yes, on land adjacent to or near the proposed development
- No

c) Features of geological conservation importance:

- Yes, on the development site
- Yes, on land adjacent to or near the proposed development
- No

### 14. Waste Storage and Collection

Do the plans incorporate areas to store and aid the collection of waste?  Yes  No

If Yes, please provide details:

Please refer to the Outline Waste Strategy, DAS and accompanying application drawings.

Have arrangements been made for the separate storage and collection of recyclable waste?  Yes  No

If Yes, please provide details:

Please refer to the Outline Waste Strategy, DAS and accompanying application drawings.

### 15. Residential/Dwelling Units

**Please note: This question has been updated to include the latest information requirements specified by government. Applications created before 23 May 2020 will not have been updated, please read the 'Help' to see details of how to workaround this issue.**

Does your proposal include the gain, loss or change of use of residential units?  Yes  No

Please select the proposed housing categories that are relevant to your proposal.

- Market Housing
- Social, Affordable or Intermediate Rent
- Affordable Home Ownership
- Starter Homes
- Self-build and Custom Build

Add 'Market Housing - Proposed' residential units

Market Housing - Proposed						
	Number of bedrooms					Total
	1	2	3	4+	Unknown	
Flats/Maisonettes						
Bedsits/Studios						
Total						

Add 'Social, Affordable or Intermediate Rent - Proposed' residential units

## 15. Residential/Dwelling Units

### Social, Affordable or Intermediate Rent - Proposed

	Number of bedrooms					Total
	1	2	3	4+	Unknown	
Flats/Maisonettes						
Total						

Add 'Affordable Home Ownership - Proposed' residential units

### Affordable Home Ownership - Proposed

	Number of bedrooms					Total
	1	2	3	4+	Unknown	
Flats/Maisonettes						
Bedsits/Studios						
Total						

Please select the existing housing categories that are relevant to your proposal.

- Market Housing  
 Social, Affordable or Intermediate Rent  
 Affordable Home Ownership  
 Starter Homes  
 Self-build and Custom Build

Total proposed residential units

1677

Total existing residential units

0

Total net gain or loss of residential units

1677

## 16. All Types of Development: Non-Residential Floorspace

Does your proposal involve the loss, gain or change of use of non-residential floorspace?

Yes  No

Note that 'non-residential' covers ALL uses except Use Class C3 Dwellinghouses

Please add details of the use classes and floorspace (if the relevant use class is not shown, please select 'Other' and provide details)

Use Class	Existing gross internal floorspace (square metres)	Gross internal floorspace to be lost by change of use or demolition (square metres)	Total gross new internal floorspace proposed (including changes of use) (square metres)	Net additional gross internal floorspace following development (square metres)
Other Flexible	0	0	5000	5000
Other Class E	11582	11582	0	-11582
Total	11582	11582	5000	-6582

Loss or gain of rooms

For hotels, residential institutions and hostels please additionally indicate the loss or gain of rooms:

## 17. Employment

Are there any existing employees on the site or will the proposed development increase or decrease the number of employees?  Yes  No

### Existing Employees

Please complete the following information regarding existing employees:

Full-time

Part-time

Total full-time equivalent

### Proposed Employees

If known, please complete the following information regarding proposed employees:

Full-time

Part-time

Total full-time equivalent

## 18. Hours of Opening

Are Hours of Opening relevant to this proposal?  Yes  No

## 19. Industrial or Commercial Processes and Machinery

Does this proposal involve the carrying out of industrial or commercial activities and processes?  Yes  No

Is the proposal for a waste management development?  Yes  No

**If this is a landfill application you will need to provide further information before your application can be determined. Your waste planning authority should make it clear what information it requires on its website**

## 20. Hazardous Substances

Does the proposal involve the use or storage of any hazardous substances?  Yes  No

## 21. Trade Effluent

Does the proposal involve the need to dispose of trade effluents or trade waste?  Yes  No

## 22. Site Visit

Can the site be seen from a public road, public footpath, bridleway or other public land?  Yes  No

If the planning authority needs to make an appointment to carry out a site visit, whom should they contact?

- The agent
- The applicant
- Other person

## 23. Pre-application Advice

Has assistance or prior advice been sought from the local authority about this application?  Yes  No

**If Yes, please complete the following information about the advice you were given (this will help the authority to deal with this application more efficiently):**

**Officer name:**

### 23. Pre-application Advice

Title	
First name	Kiri
Surname	Shuttleworth
Reference	

Date (Must be pre-application submission)

13/09/2019
------------

Details of the pre-application advice received

Discussed in Planning Statement and Design and Access Statement

### 24. Authority Employee/Member

With respect to the Authority, is the applicant and/or agent one of the following:

- (a) a member of staff
- (b) an elected member
- (c) related to a member of staff
- (d) related to an elected member

It is an important principle of decision-making that the process is open and transparent.

Yes  No

For the purposes of this question, "related to" means related, by birth or otherwise, closely enough that a fair-minded and informed observer, having considered the facts, would conclude that there was bias on the part of the decision-maker in the Local Planning Authority.

Do any of the above statements apply?

### 25. Ownership Certificates and Agricultural Land Declaration

**CERTIFICATE OF OWNERSHIP - CERTIFICATE C - Town and Country Planning (Development Management Procedure) (England) Order 2015 Certificate under Article 14**

I certify/The applicant certifies that: - Neither Certificate A or B can be issued for this application - All reasonable steps have been taken to find out the names and addresses of the other owners\* and/or agricultural tenants\*\* of the land or building, or of a part of it, but I have/the applicant has been unable to do so.

\* 'owner' is a person with a freehold interest or leasehold interest with at least 7 years left to run. \*\* 'agricultural tenant' has the meaning given in section 65(8) of the Town and Country Planning Act 1990.

The steps taken were:

Land registry searches were performed and concluded part of the site was unregistered. A notice will be displayed in the local newspaper accordingly.

- I have/the applicant has given the requisite notice to the persons specified below being persons who, on the day 21 days before the date of this application, were owners/agricultural tenants of any part of the land to which this application relates.

Owner/Agricultural Tenant

Name of Owner/Agricultural Tenant	Tesco Stores Limited
Number	
Suffix	
House Name	Tesco House
Address line 1	Shire Park
Address line 2	Kestrel Way
Town/city	Welwyn Garden City
Postcode	AL7 1GA
Date notice served (DD/MM/YYYY)	31/07/2020



## 25. Ownership Certificates and Agricultural Land Declaration

Name of Owner/Agricultural Tenant	United Biscuits (Lands) Limited
Number	50
Suffix	
House Name	
Address line 1	Lothian Road
Address line 2	Festival Square
Town/city	Edinburgh
Postcode	EH3 9BY50
Date notice served (DD/MM/YYYY)	31/07/2020

Name of Owner/Agricultural Tenant	London Borough of Hounslow
Number	7
Suffix	
House Name	Hounslow House
Address line 1	Bath Road
Address line 2	
Town/city	Hounslow
Postcode	TW3 3EB
Date notice served (DD/MM/YYYY)	31/07/2020

Notice of the application has been published in the following newspaper (circulating in the area where the land is situated)

West London Gazette

On the following date (which must not be earlier than 21 days before the date of the application)  
(DD/MM/YYYY)

16/09/2020

Person role

- The applicant  
 The agent

Title

First name

Surname

Declaration date (DD/MM/YYYY)

Declaration made

**26. Declaration**

I/we hereby apply for planning permission/consent as described in this form and the accompanying plans/drawings and additional information. I/we confirm that, to the best of my/our knowledge, any facts stated are true and accurate and any opinions given are the genuine opinions of the person(s) giving them.

Date (cannot be pre-application)

11/09/2020