



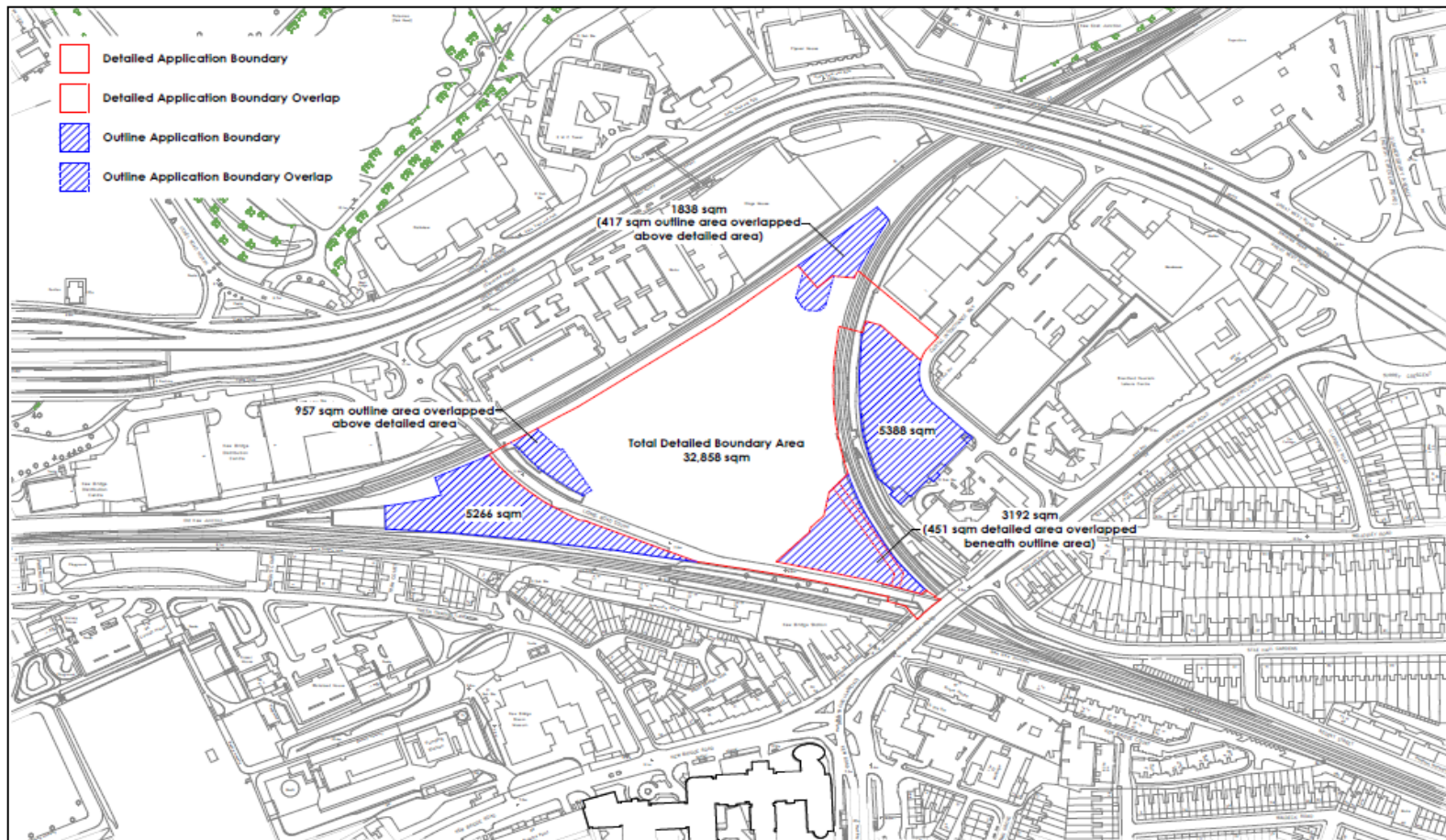
BRENTFORD
COMMUNITY STADIUM
More than just a football club

Hybrid Planning Application



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Detailed Application = Stadium and related infrastructure
Outline Application = Enabling development sites





Detailed Application

- All details are submitted and agreed with LB Hounslow upfront as a single application.
- **Details are fixed.**

Outline Application

- Streamlined submission whereby the detail is fixed at a later stage through a subsequent Reserved Matters Application.
- Illustrative/approximate locations of buildings, routes and open spaces.
- **Determination of the acceptability** of the use and quantum of development at a site.
- Reserved matters can include:
 - Appearance**
 - Means of access**
 - Landscaping**
 - Layout**
 - Scale**



Maximum Parameters will be fixed for key aspects of the scheme.

The Environmental Statement will also assess the proposals on the basis of a "**likely scheme**".

Impacts will be assessed on the basis of maximum parameters and a likely scheme scenario.

In addition, the reserved matters application(s) will need to be in accordance with the submitted **Design Code** which provides an additional layer of control.

The details of the **reserved matters application** must accord with the outline approval, including any conditions attached to the permission.

Hybrid Planning Submission



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“Standalone” Planning Documents:

Planning Statement	Planning Perspectives
Heads of Terms	Planning Perspectives/Taylor Wessing
BFC Business Case	Brentford Football Club
Viability Assessment	Jones Lang LaSalle
Design and Access Statement	Faulkner Browns/AFL
Design Code (Relates to Enabling Development Only)	Faulkner Browns/Fabrik
Statement of Community Involvement	Four Communications
Sustainability Statement	Greengage
Energy Assessment	Greengage
Community, Social and Economic Assessment	Brentford Football Club/ Greengage
Stadium Travel Plan	WSP
Framework Construction and Logistics Travel Plan	WSP
Framework Residential, Hotel and Commercial uses Travel Plan	WSP

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Environmental Statement:

Introduction	Greengage
Methodology	Greengage
Cumulative Impact Assessment	Greengage
Demolition and Construction	Greengage
Policy Context	Planning Perspectives
Transportation	WSP
Air Quality	Entran
Noise & Vibration	Entran
Landscape & Visual	Fabrik
Archaeology & Cultural Heritage	Purcell
Soil Conditions, Groundwater & Contamination	SKM
Water Resources & Flood Risk	SKM & Greengage
Microclimate	WSP
Socio-Economic	Greengage
Sustainability	Greengage

Planning Programme



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- Second Public Exhibition – **21-23 March**
- Submission of Planning Application to LB Hounslow – **May**
- Third Public Exhibition – **May**
- Target Determination Period – **16 weeks**
- Target Planning Committee – **September**

Sustainable Design and Construction



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- Use of materials that are both recyclable and come from recycled sources to reduce embodied energy and waste production;
- Implementation of a green procurement and purchasing policy to encourage use of environmentally conscious suppliers;
- Requiring best practice from contractors during construction relating to energy, water use and air/dust pollution; and
- Use of sustainability tools such as Code for Sustainable Homes and BREEAM to inform design of the development

Energy Efficiency



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- An energy efficient scheme aimed at reducing CO2 emissions improving upon current Building Regulations Part L, in accordance with best practice;
- Reducing energy demand of buildings through efficient building fabric and services;
- Integrating energy management to ensure that the buildings are used efficiently;
- Considering a range of low and zero carbon technologies that are technically feasible on-site

Community Benefits



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- Catalysing regeneration in the area and promoting wider links to other cultural and leisure landmarks;
- Increased 'case' for Network Rail / TfL;
- Co-location of BFC and Community Sports Trust to greater fostering of ideas;
- Improved outreach capability to numerous community groups such as literacy amongst adults and children as part of Griffin Park Learning Zone;
- Increased positive health impacts through enhanced offer and network
- Diversion from Crime by working with youth groups including girls.

Wider Sustainability Aspirations



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- Managing and minimising waste by promoting the Waste Hierarchy of ‘Reduce, Reuse and Recycle’ ;
- Managing water demand on-site through rainwater harvesting;
- Integrating landscaping and public realm to maximise community benefits;
 - Accessibility to cycling (hiring, purchasing and improved access) and improved pedestrian connectivity;
 - Improving biodiversity to the site (e.g. bee hotels)