

# Cavalry Barracks - Planning Statement

## Executive Summary



Our Client, Inland Limited is seeking planning permission for the proposed redevelopment of the Cavalry Barracks in Hounslow. The redevelopment of this Site will create a new and vibrant sustainable residential community amongst attractive historical buildings, which will importantly meet local housing need but also create a new and exciting 'place' for the Borough.

Inland Limited is an award-winning specialist house builder and brownfield developer, dedicated to achieving excellence in sustainability and design. Established in 2005, they focus on building residential and mixed-use communities across London and the South East. They strive to create a lasting legacy following the creation of new places, through the delivery of ambitious developments of quality, value and sustainability.

The Cavalry Barracks is Inland's fifth Ministry of Defence site; therefore, they are very experienced in dealing with the challenges, and exploring the opportunities, that former military sites present.

This Ministry of Defence (MoD) Site currently houses the First Battalion Irish Guards and has been in continued use as an operational military barracks since the late 1700s. The First Battalion Irish Guards are due to vacate the site in August 2021, as part of a Ministry of Defence rationalisation process and will be re-housed in Aldershot, Surrey. Upon the Irish Guards vacation of the site, Inland Limited will obtain vacant possession of the barracks, having purchased the Site from the Ministry of Defence.

The proposals for this important and strategic Site seek to achieve a new residential-led development for the London Borough of Hounslow, with supporting mixed uses, retention, conversion and re-use of statutory and locally listed buildings; the provision of sports pitches; landscaping; public and private open space; new and modified access; car parking; and other associated and ancillary works. In line with the Council's own Planning Brief for the Site and the associated allocations with both the adopted and emerging Local Plan, the redevelopment of the Cavalry Barracks will contribute significantly to the Borough's housing supply, providing for a new, high quality and sustainable neighbourhood, bringing benefits to both new and existing residents.

With the Council's Planning Brief acting as the starting point, the vision for the Cavalry Barracks has evolved from an important set of Masterplan Principles. These six principles have shaped the Masterplan and, importantly, ensure that it fully responds to design constraints and opportunities, feedback from stakeholders and the Council's Planning Brief.

- **Creating Character and Identity** – 'a place to enjoy and be proud of'
- **Protection and Enhancement of the Heritage Environment** – 'a place with unique and lasting appeal'
- **Providing a Mix of High Quality Homes** – 'the right place for the right housing'
- **Creating a Mixed and Balanced Community** – 'a place to start and a place to stay; a place which fosters a sense of belonging; a place where people thrive'
- **Promoting Health and Well Being** – 'a place to live in nature'
- **Creating a Safe and Secure Environment** – 'a place where people feel at home'

The application proposals have been explored through detailed pre-application discussions with Hounslow, including their Design Review Panel, and the Greater London Authority (GLA). The development team has also engaged with a range of wider stakeholders including Historic England, Sport England, Heathrow and Transport for London. An extensive public and local Member consultation process has also been coordinated by Communications Potential.

The key themes of the proposed development bring with them significant planning and community benefits:

- **Design Excellence** – Sensitive restoration of heritage assets, high quality design, improved connections, protected views and the creation of new, attractive neighbourhoods and character areas that knit together around the significant parade ground in the centre of the Site

- **Heritage Led Masterplanning** – The significance and historic importance of key buildings and features of the Site have shaped the Masterplan for the Cavalry Barracks
- **Contribution to Strategic Planning Objectives** – The site is allocated in the adopted and emerging Hounslow Local Plan to deliver a minimum of 1,000 new homes for the Borough
- **Efficient Use of Land** – the proposals represent the effective use of surplus public land, which will be vacated by the MoD in August 2021
- **Housing Delivery** – provision of up to 1,629 new homes for Hounslow
- **Affordable Housing** – The maximum reasonable amount of affordable housing is being delivered on-site to ensure the creation of a mixed and balanced community
- **Residential Quality and Amenity** – the development will achieve high standards of amenity for future occupants, meeting all relevant space standards for new build units
- **Community and Commercial Uses** – the proposals include local convenience retail, workspace, leisure facilities, café space, community uses and a mobility hub which will benefit the new and existing community
- **Landscape, Biodiversity and Health Focus** – incorporation of high-quality areas of planting and landscaping, sports pitches and play areas for both amenity, urban greening, biodiversity benefits, with healthy living at the heart
- **Sustainability** - the incorporation of sustainable design principles, including the use of Sustainable Urban Drainage Systems, green roofs, photovoltaic panels, air source heat pumps and also the future proofing of the development.

The Planning Statement, submitted with the Application, provides a detailed and balanced justification for the redevelopment of the Cavalry Barracks Site, taking into account aspects such as planning history; national, regional and local policy objectives which are then thoroughly assessed; and concludes with our overall view, detailing the scheme's significant benefits. Inland Limited and the wider project team are confident that the development proposals will provide for a significant and positive addition to Hounslow West, not just on-site or for the future residents of the development, but for the wider community.

It is considered that the submitted scheme captures Officer, local Member and stakeholder comments and offers a comprehensive response to relevant national, regional and local planning policies. The Design Team have considered the aspirations of stakeholders, the Client and the local community in evolving the proposals for this significant and historic Site. The Design Team strongly consider that the proposals enhance the Cavalry Barracks, ensuring that it will be enjoyed by many, well into the future. The Masterplan for the Site encapsulates months of hard work and an involved pre-application process, which in our view provides for a high-quality, sustainable and aspirational development.