

# Campion Cliffhanger

## Countdown to March 17<sup>th</sup>

It would be difficult to describe all the ups and downs of the fourth application on its route to next week's **Sustainable Development Committee (SDC)** meeting.

Our ward Councillors, especially Cllr Sheila O'Reilly, have been hard at work to keep the application on course.

Given that the application has received a truly impressive volume of letters of residential support you may wonder what is still blocking approval. The answer comes down to the matter of affordable housing.

## Brief History

The developer, Linden Homes, has put in a total of four applications to develop the Campion site. The first two were refused by the SDC. This refusal was confirmed after a five day Public Inquiry held by the Government Inspectorate.

Linden put in a third application. This too was refused. Linden appealed again. This time the Government Inspector supported Linden's case.

End of story? No. Linden realised one/two bedroom flats were becoming difficult to sell in the area. They decided to put in a fourth application consisting mostly of houses. Just as we wanted.

## Residents' Response

In our last newsletter we asked you to write to the Planning Department to say if you approved of the application. You did so in unheard of numbers.

At the meeting of the Isleworth and Brentford Area Committee in February it was reported that 111 letters of support had been received.

People generally are more likely to write letters of objection than approval. Residents concerned with Campion showed that this is not always so.

## Last minute meetings

Linden Homes met with the developer on Monday 1<sup>st</sup> March to discuss outstanding issues of which the level and type of the affordable housing provision was by far the most important. No agreement was reached. It was not even clear that an agreement was within reach.

A further meeting took place on Wednesday 10<sup>th</sup> March with both sides sending large negotiating teams. Large teams are not always a good way of overcoming difficult obstacles but this time the possibilities of a solution started to emerge.

These possibilities related essentially to an increase in the affordable housing level, issues concerning the financial viability of the development and finally, the possibility of an 'open book' approach that would release a further contribution to affordable housing in the borough if the profit level of the development were to exceed a stated threshold.

**We hope that the outstanding problems will have been resolved by the time of the SDC meeting. We will post last-minute information on our website.**

## Campion Concerns' role

We were not party to the negotiations but kept ourselves informed. We explained to the developer that while we supported the application on grounds of design we did not want to be used as a means of pressure for resolving their differences with the Planning Authority on the issue of affordable housing.

## It is still not too late to write

If you would like this application to be approved but have not yet written to the Planning Department then please do so before next Wednesday's meeting.

You could, for example just say "I wish to support the current application which I think fits in well with the area and meets most of the aims that residents wanted for the site", or something along those lines.

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