

Lionel Road Liaison Group

Notes of 12 January 2009 meeting

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Attendees:

- Steve Lancashire (SL), chair
- Brian Burgess (BB)
- Peter Murphy (PM)
- John Assael (JA)
- Chris Gammon (CG)
- Sanjay Sharma (SS)
- Dave Hughes (DH)
- Peter Ladhams (PL)
- Donald Kerr (DK)
- Tim Lockett (TL)
- Mike Simson (MS)
- Cllr Ruth Cadbury (RC)
- Bela Cunha (BC)
- Andy Millar (AM)
- Janet Burrow (JB)
- John Burrow (JBW)
- Paul Lewis (PL)
- Andrzej Kuszell (AK)
- Andrew Doe, notes

Welcome and apologies:

SL: Welcomed all present to the meeting and invited them to introduce themselves.

Apologies had been received from Sara Ward, Steve Curran, Matt Harmer, Inspector Steve Edwards, Robert Colvill, Sonja Leadlay, Dorothy Boland

Recap presentation and group discussion (questions were raised as the presentation progressed):

JA: Makes a presentation giving attendees a recap of progress made to date, including the key issues raised at previous LRLG meetings.

PL: Asks what the situation with parking is, and where are the 615 spaces needed going to go?

JA: Explains that the project team realises that parking needs to be looked at very carefully, and that a variety of options are being considered to find a solution in the light of Council policies, which have changed considerably in recent years, that doesn't compromise existing residents. It is something that the team will have to be guided by the local council on but the experiences of local residents and concerns will be helpful and inform the debate. There are also two junctions that already need to be improved and TFL will have to be involved with this.

PL: Asks what the situation is with matchday parking?

JA: Says that there are not plans to provide public matchday parking for fans. The idea is to encourage fans to come to the ground via the public transport links that service the area.

JB: Asks about parking for the Fountains site – how many parking spaces will be here?

JA: States that there would be approximately 250 - 300 spaces on the Fountains site, but we will be guided by officers on what they require.

RC: Says that access into the Lionel Road site is crucial – asks whether conversations have been had with the owners of the Kew Bridge Station site?

DH: Says that there are schemes that are being contemplated that improve the turning circle and particularly improve the footpath.

JA: Discusses the height of the towers on the Lionel Road site and that these are being designed with regard to specific point blocks on the Great West Road. Explains that the team don't think that towers could be justified on the Fountains site.

DH: Discusses traffic issues in the area, which also emanate from junctions south of the river in Kew. Confirms that WSP are discussing the way forward with Chris Calvi-Freeman at Hounslow Council, as well as Richmond Council and TFL.

JB: Asks whether the existing arrangement of a pub on every corner of the ground will be maintained and what pressures there will be on existing pubs in the area.

CG: States that the new stadium would provide an opportunity for many more people to drink inside the stadium and direct their money to the club through in-stadium catering. Says that a balance needs to be struck between supporting local pubs and bringing funds into the football club, which is owned by supporters.

DK: Comments that in the recent survey of fans, a primary concern was the need to improve the catering facilities inside the stadium.

TL: Says that he believes the trade as a result of football matches is probably what keeps the local pubs going, and that a difficult balance needs to be struck between providing more funds for the football club and ensuring that local pubs are viable in the light of recent changes in the brewing retail industry and habits of local residents.

MS: Asks whether any discussions have been had with football clubs who have developed in built up areas?

BB: Confirms that the club has been in contact with the Federation of Stadium Communities for some time and is looking at examples of stadium developments elsewhere in the country, including the Emirates Stadium.

PL: Expresses his doubt about the level of support in the local area for the Community Stadium, and does not believe that this support is high.

BB: States that there is a demand in the area for improved leisure and health facilities.

RC: Confirms that there is a demand for keeping the football club local. States that if the club cannot develop there is a real danger that they will be forced to go elsewhere.

TL: Concurs, saying that the survival of the club depends on getting a new stadium. States that a lot of people in the area rely on the football club for a living, and they would like to see a new stadium for the club. Reiterates that Brentford FC is owned by local people, and says that to suggest that there is not local support for the development is wrong.

AM: Comments on road closures, saying that road closures would be put in place if specific police intelligence says that they are needed, and that they are for the safety of pedestrians. States that road closures are not often put in place at Griffin Park, and that the most frequent

cause is people coming out of pubs at the same time prior to a match.

BB: In response to a question on the capacity of the stadium, states that it would rise from 12,500 currently at Griffin Park to 20,000 at Lionel Road.

JB: Requests that Strand on the Green be added to the list of areas that would like a restricted parking zone.

JA: In response to a question on renewables, states that renewable targets are changing, and that architects and engineers are discussing the idea of focusing on energy consumption as well as energy creation. States that very few schemes in urban areas reach the 20% renewables target because of a lack of space to put the infrastructure, and that most schemes use woodchip boilers – the carbon footprint of which can be high.

MS: Asks whether there will be underground parking at the Lionel Road site?

JA: Confirms that there will be underground parking on site.

PM: Says that the project team would like to ensure that there is a parking space for every apartment, as people often find ways around on site parking restrictions, but current parking policies make this difficult to achieve.

MS: Asks how many parking spaces are on the Fountains site at the moment?

SL: Thought that there are approximately 50 car parking spaces on the Fountains site at the moment.

PM: States there are a variety of matchday parking solutions that can be pursued, including a park and ride scheme, and getting local businesses to offer spaces into a collective pot.

JB: States that there are problems with parking now, and that should this scheme get the go ahead, Thames Road and Strand on the Green would need parking restrictions in place every day.

RC: Asks whether the development would provide funding for a Controlled Parking Zone (CPZ)?

PM: States money from the Section 106 contribution might have to be allocated towards a CPZ.

PL: Questions how crowds are going to get around the Chiswick Road roundabout without congestion?

DK: States that the Twickenham area manages with many more spectators (about 80,000) visiting the stadium and the need to cross the A316. Says the problem is much worse for local residents when there are evening pop concerts at Twickenham.

PM: Discusses the reasoning behind the plan to submit an outline application in April/May before a detailed application and reports on the respective costs.

DH: Explains that, even with an outline application, there will need to be a full Environment Impact Assessment report that will cover many of the issues raised relating to parking and traffic.

PL: Asks how the state of the housing market affects the viability of the scheme.

PM: States that residential revenues will have an impact on the viability of the scheme. Says that the state of the housing market might prompt the government to put funds into works such as this that help regenerate areas and provide jobs and homes. The hope is to time the project so that when the properties go on the market the economy is in a better situation. In response to a further question indicates the scheme could be viable without the Fountains site. Generally, the Project was initiated and driven by the objectives of providing improved community facilities in the area.

BB: Says that the project team is looking closely at the stadium design to see if it can be made more affordable, and therefore requiring less residential profit.

Notes of 8th December meeting:

Notes agreed.

Matters arising:

There were no matters arising.

Next meeting format:

SL: Says that certain key themes have emerged from the discussion at the meeting, which could, should attendees agree, be discussed at the February LRLG. These are 1) traffic management and parking 2) people management and 3) demands for the club to remain in Brentford. Also suggests moving to more a question and answer style format.

PL: Suggests adding to this list building design and the impact on existing buildings - those listed and those in Strand on the Green.

SL: Agrees, and also suggests that the police might have a role in February's discussion.

TL: Suggests that if we move to a question and answer format, it would be fair if those answering the questions had some prior warning of the topics, so that they are able to provide full and detailed answers.

JB: Says that it would be useful to have some details on the site uses, and the likely times that people will be using the facilities.

SL: Agrees that this would be useful and says that further meetings with individual groups are being planned, including with Stile Hall on Wednesday 14th January, Griffin Park residents in February and Hounslow Chamber of Commerce on 28th January. He repeated the project team were keen to organise similar meetings with other residents groups who were interested.

Any other business:

No further items were raised.

Date of next meeting:

The date is Monday 9th February, between the times of 7pm and 9pm. SL invited the group to consider where to hold the meeting and, after discussion of the options, Kew Bridge Steam Museum was agreed as the venue to approach.