

Land South of Bedfont Road Public Consultation

Welcome

Welcome to the first public consultation on Berkeley's emerging proposals for our Site known as land South of Bedfont Road, Feltham.

At this early stage of the project, we are keen to listen to your views to help shape the proposals.

Our vision is to deliver high-quality homes, alongside a green corridor, public open space and new community facilities.

This consultation is an opportunity to meet the team, view the initial proposals and share your feedback. Please speak to a member of the team, scan the QR code or fill out a form to provide your feedback.

Please use
the QR code
to access the
project website at
BedfontRoad.site,
where you can read
more about the
proposals and leave
your comments.



Meet the Team –



Berkeley

Berkeley has 50 years’ experience delivering high-quality homes across London, Birmingham and the south of England. Our vision is to create welcoming, sustainable and nature-rich places, where communities thrive and people of all ages and backgrounds can enjoy a great quality of life.



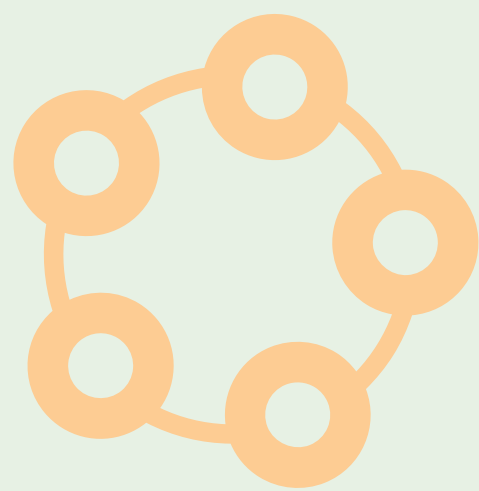
Berkeley in Hounslow

Berkeley is a proud investor and developer in the London Borough of Hounslow, with several developments recently completed or in planning.



Kitchen Social

The Berkeley Foundation has been a principal partner and funder of the program since 2013, supporting hubs across dozens of London boroughs. Kitchen Social provides a hub in Hounslow, where children, young people, their families and carers can feel comfortable to play, explore new ideas, make new friends, learn and get a good balanced free meal during the school holidays.



Home-Start Richmond, Kingston and Hounslow

As Berkeley’s chosen charity and community partner, we are working closely with Home-Start RKH over three years to help make a lasting difference to the lives of families facing challenging circumstances. The partnership will focus on raising awareness of the charity’s vital work, supporting fundraising initiatives, and strengthening community connections across the area.



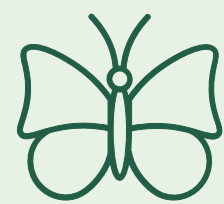
Berkeley in Numbers



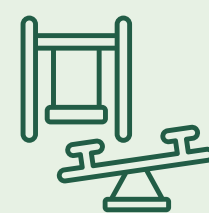
Over **60** live sites



£2.3 bn contributed to community and affordable housing over the last 5 years



1,200 acres of new or improved habitats set to be delivered



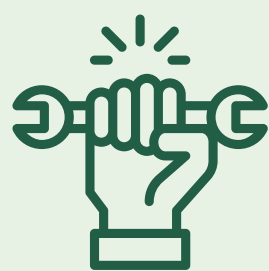
535 community facilities currently under construction including play spaces, sports facilities and community hubs



Over **20,000 homes** built in the last 5 years



Committed to or delivered **246 acres** of woodland in last 7 years



27,000 jobs supported on average per year



Berkeley build **10%** of London’s affordable homes

Our approach



Community-Led Design

Highly collaborative approach. Working closely with local communities and councils, we create neighbourhoods shaped by local needs, priorities and aspirations.



Individually Designed Places

Every Berkeley development is unique, with homes, streets and public spaces carefully designed to reflect the character of the area.



Heritage and Place-Making

Preserving the past, shaping the future. We restore historic fabric and bring local landmarks back into public use, ensuring new neighbourhoods honour their heritage.



Thriving Communities

Built for people and nature. Low-carbon, biodiversity-rich neighbourhoods with welcoming public spaces, community amenities and initiatives that help residents connect and belong.



A Reputation We’re Proud Of “Built by Berkeley”

So valued by homeowners that many highlight it as a selling point when putting their property on the market.

The Design Team



Landscape



Architects



Transport



Ecology



Planning consultant

History of the site

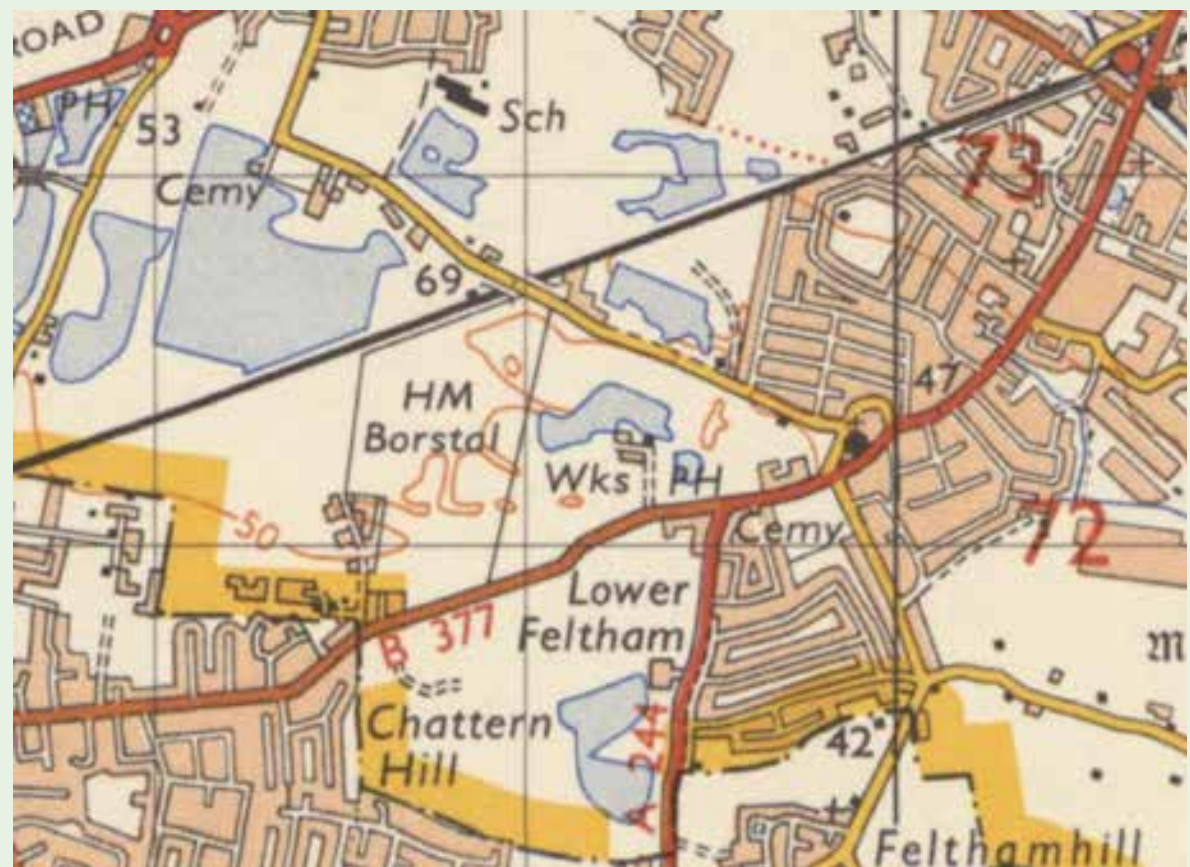
History

The Site was historically used for growing and food production during the early part of the 20th century and was later used for landfill during the 1970s. It has since been covered.

Berkeley acquired the Site in 2003 as part of its development to the east of Chertsey Road and it is currently used as open space.

Watkins and Simpson use site for nursery business exporting globally

The 'fields'



St Dunstan's Meadow created after landfill



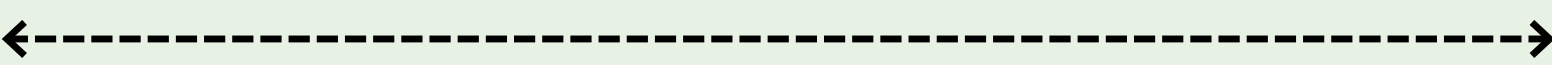
1780s

1910s

1970s

2000s

Strips of nursery beds within the Site



The site and surrounding area

-  Please use a blue sticker to indicate where you live in the area.
-  Please use a green sticker to indicate a place that you really value in the local area today.
-  Please use a red sticker to indicate anything in the local area that you think could be improved.

Please tell us more about these locations by filling out a feedback form or speaking to one of the team who will record your feedback.



Our vision for the site

Our vision is to create a sustainable and well-connected residential masterplan that delivers a range of high-quality homes, including affordable and family housing, alongside new community facilities and a strengthened network of green spaces. The proposals will improve walking and cycling connections to Feltham and beyond, increase access to nature through habitat creation and biodiversity enhancements, provide new opportunities for play, sport and recreation that contributes positively to Hounslow’s housing, recreation and environmental objectives.

NEW HOMES AND HOUSING CHOICE



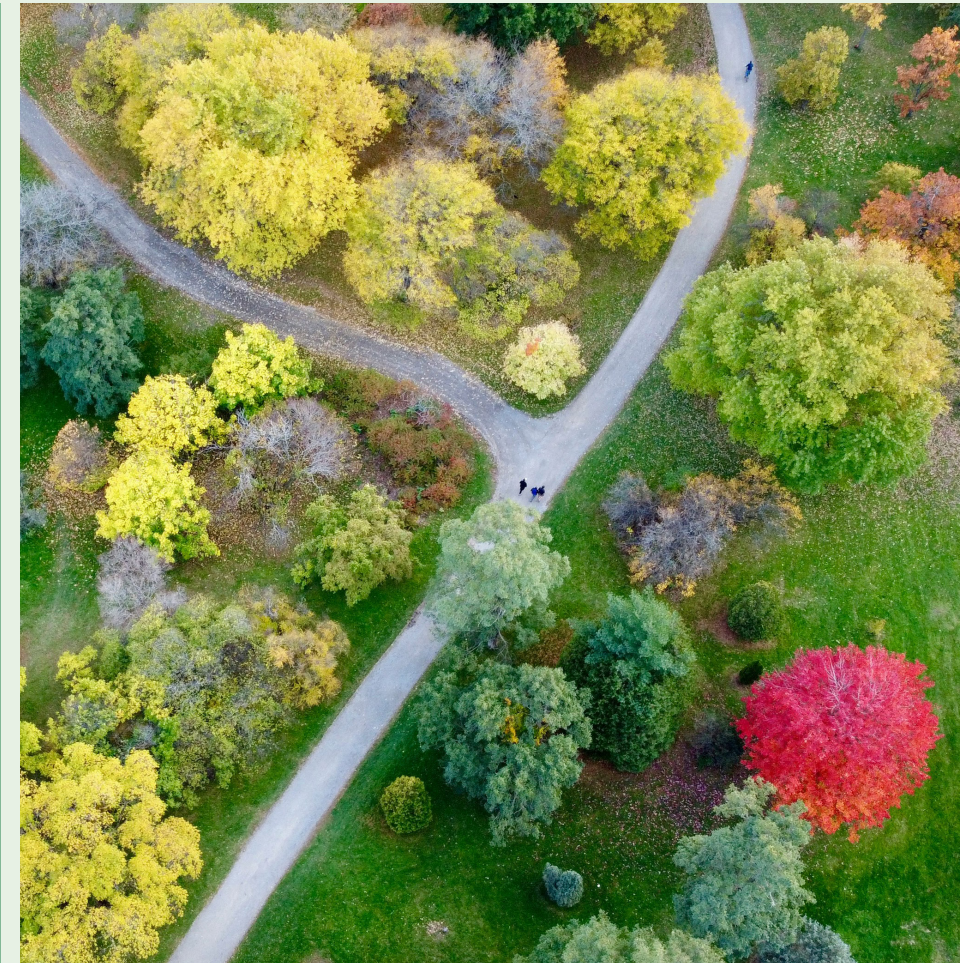
Our proposals will deliver a range of new homes across a range of sizes (from one bed to family-sized homes), including 50% affordable housing. These will be blended across the site as part of creating a mixed and balanced community.



GREEN SPACE THAT PROMOTES AND ENHANCES WILDLIFE



We recognise that the Site is currently provides a range of habitats, most of which are of low-quality. We believe that our proposals represent an opportunity to create new and improved habitats through species-rich planting and a long-term management of green spaces.



SAFE AND ACCESSIBLE ROUTES FOR WALKING AND CYCLING



We are looking to provide walking and cycling routes throughout the Site which are accessible to all and promote safety through natural surveillance and sensitively-design lighting.



NEW SPACES FOR THE COMMUNITY



Our proposals will include a range of new play spaces suitable for a range of ages. These will be located throughout the Site and will be available to existing residents. We are also looking at options to bring forward other uses, including new healthcare provision or sports provision.



What do think of our vision principles? Is there any else you think should inform the proposals?

Masterplan development

Taking into account our vision principles we have evolved the current vision to take into account six key elements:



1. Ecology - We are prioritising the creation new and improved habitats which support local habitats and wildlife on-site and in the surrounding green network of spaces.



2. Connectivity: We will deliver improved footpaths and walking trails within the new green link, suitable for recreational use and dog-walking. We will provide links across the site to destinations including Raleigh Park and Feltham Town Centre.



3. Active Travel: As part of improving connectivity across the Site, we will provide new cycle and pedestrian routes across the site and beyond as part of improving accessibility for all.



4. Vehicular Routes: The vehicular routes will be designed to discourage rat-running through the Site and prioritise active travel.

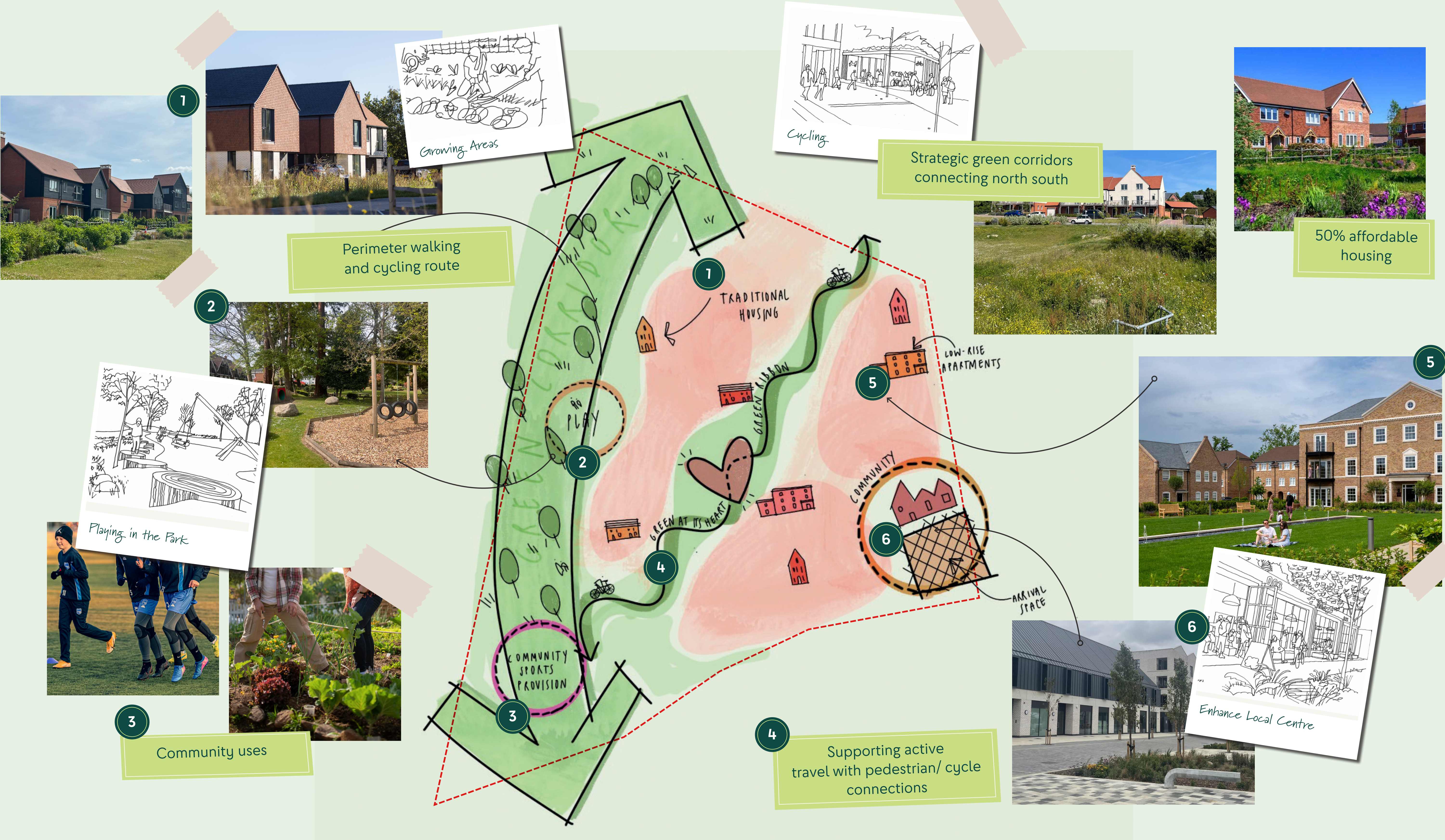


5. Community spaces: We have currently identified two locations which could potentially come forward for outdoor and indoor community uses. This includes a series of play spaces and potential for allotments.



6. Housing: Homes will be sensitively design in the emerging residential parcels. These will comprise a range of apartments, detached, semi-detached and terraced homes.

Our Current Vision



What benefits could the scheme bring?

Our proposals have the potential to bring long-lasting benefits to Feltham and Hounslow more widely. These could include:

1. IMPROVED HABITATS



Improving the quality of habitats on site will help safeguard nature for future generations.

2. ACCESSIBLE FOOTPATHS AND CYCLE ROUTES



New walking and cycling routes improving local connectivity.

3. RANGE OF HOMES



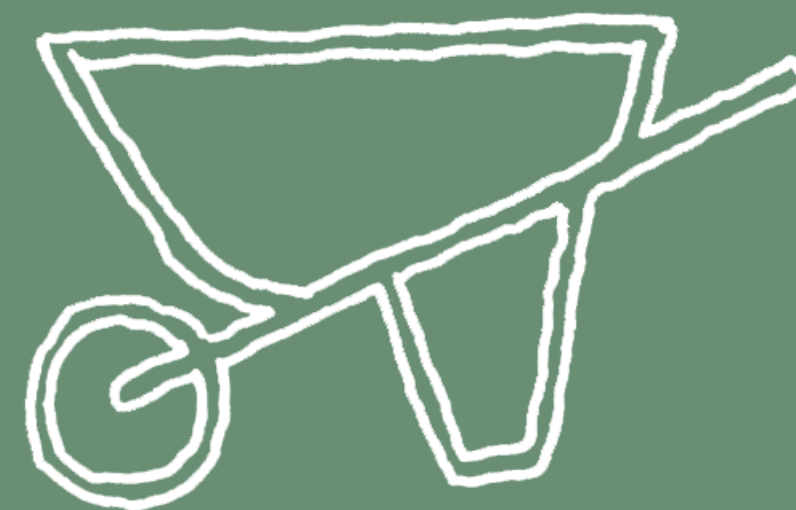
Delivery of high-quality new homes. Providing homes for all from family sized housing to low rise apartments

4. AFFORDABLE HOUSING



The scheme will deliver 50% affordable housing across the masterplan'

5. GREEN SPACES



Dedicated green spaces for recreation. Inclusion of community growing areas supporting local food production.

6. COMMUNITY FACILITIES



Provision of a new sports or community facility for residents.

7. JOB CREATION



Creation of construction jobs and apprenticeships during the build phase.

8. LANDSCAPE



A significant uplift in planting and habitat creation including new trees and shrubs.

Share your views

We hope you have found this exhibition helpful and informative.

Please take a moment to share your feedback with the team.

At Berkeley, we are committed to creating a sustainable community shaped by local people and their ideas. Your feedback will help inform and refine the proposals as the design process evolves.

Timeline

We are currently undertaking our first public consultation.

We will consider your feedback over the summer months with an aim to host a second consultation in the Autumn of 2026, before we submit our outline planning application to LB Hounslow.

Please Keep in Touch!

Project Website: BedfontRoad.site

Email: feedback@yourshout.com

Write to us: Your Shout, 007 China Works, Black Prince Road, Vauxhall SE1 7SJ



**Scan to give us
your feedback**

Illustrative sketch of the potential development

