

Hugh Mortimer's thoughts on Hounslow Draft Great West Corridor LPR Consultation, July 2019

1) Poor approach by London Borough of Hounslow (LBH)

I feel that LBH's overall approach to the development of the Hounslow Local Plan has been very poor. I have been and am disappointed that LBH have not made any response to previous draft plans seeming to sail on regardless.

LBH issued and then withdrew the East Brentford consultation without any explanation of which I was aware.

I feel that to describe the present 'Hounslow Draft Great West Corridor LPR Consultation' as a consultation document or even a draft document is a travesty. This because LBH are not consulting at all they are merely collecting the responses for the examining Inspector. LBH have no intention changing any of the plan before the public inquiry.

In this regard I do not believe that LBH have fulfilled their 'Duty to Cooperate'

2) The format and language of the Draft Great West Corridor LPR Consultation lacks clarity

I find the document difficult to read. I find it is very repetitive with very similarly worded paragraphs appearing to introduce different sections of the document.

The language used is full of pre-fabricated phrases and flannel, for example 'The Local Plan review for the Great West Corridor sets out the Council's vision and plan for how the area will grow and develop over the next 15 years. The Plan is positive and aspirational, it sets out a range of strategic and places policies which will enable the successful delivery of thriving places that are well connected and support job creation, housing delivery, and the provision of new infrastructures to serve the community'

In addition the GWC Masterplan document uses a smokescreen as follows:

**'7.6.2**

**GUIDING THE GENERAL HEIGHT**

Guiding height can take many forms. This study adopts the approach of guiding the **building shoulder height**, which is the sheer height of a building at the back of the footway up to the eaves or parapet height. The shoulder height determines the level of enclosure on street and impacts on the character and feel of areas.'

This seems to me to disguise the true height of the building.

The document reads as though it had been written by an estate agent.

2) My main policy concerns are:-

2.1) I fundamentally disagree to the approach taken in the GWC plan which I feel will do great damage to the GWC area and a much more modest approach to building development should be taken.

2.2) Transport systems will not cope.

The findings set out in The GWC Strategic Transport Study, full report lead me to believe that should the GWC Plan be accepted there is a great danger that building development may take happen before improved in transport facilities are available to cope with the increased demand.

It seems to me that large transport improvements are required and I don't see where the necessary funds will come from. The study states that development needs to be carefully phased in line with transport investment. This will be difficult to achieve.

Some transport improvements, if and when implemented may help some congestion problems in some areas of the GWC and adjoining areas but at the expense of others.

For example reducing Great West Road highway capacity, for cars and lorries may force traffic on to Brentford High Street which is already overloaded.

I don't believe you can comfortably and safely fit a dedicated bus route on a separate lane, highway traffic lanes and a cycle route all together on the Great West Road without extending its width.

The transport study requires more work before information of a quality good enough to properly assess the development plans set out in the GWC plan. In these circumstances any plan approval should be conditional on a satisfactory assessment.

2.3) GWC is not a suitable location for housing.

I don't believe the GWC is a suitable place for people to live.

I believe the area is noisy, suffers from too much traffic and and too high a level of air pollution. I do not believe that implementing the GWC local plan will make matters better but worse.

There is very little information concerning pollution in the GWC local plan document and I am not persuaded that placing housing behind tall building is a sufficient solution to air pollution.

2.4) I am not in favour of tall buildings where they are not suitable.

I believe the GWC plan document calls for too many too tall buildings. I believe they will be out of scale and dominate many of the existing buildings along the Great West Road.

In addition they are very likely to damage views from important listed and other heritage sites. I don't feel that the policies set out the LBH plan and those of the London Plan are strong enough to resist the will of a well resourced and determined developer.

3) BCC820 paper

I have reviewed BCC820 paper and I believe it provides a very good basis for a response to the Great West Corridor LPR Consultation, July 2019.

Hugh Mortimer, 18 August 2019