

Mr. Shane Baker  
Development Control  
L B Hounslow

by email

October 26 2020  
Ref: BCC 884

Dear Shane,

**Great West Corridor Development Sites: Homebase and Tesco Sites.**

In considering the planning applications for the Homebase and Tesco the Brentford Community Council concluded that a more acceptable solution might be found if an alternative development option was adopted.

Our consideration started with the Fountain Centre, which was to have been replaced by a new structure on an adjacent site in a joint project with L & Q. When negotiations broke down the Council was left to find another site.

The options in the area appeared to be either the B&Q site, which was being promoted for the 4<sup>th</sup> Mile development, or a redevelopment on the Fountain site itself.

The B&Q site may not be available and is, in any case in an awkward location. If redevelopment proceeded on the present site, the centre would be closed for several years, leaving an expanding population without these facilities.

One alternative might be to site the new Fountains on the Homebase site. It would occupy the whole of the A4 frontage, leaving the extensive area behind for residential development. Access would need to be improved with car and cycle parking on site and, if possible, the proposed express bus along the A4, connecting the centre to West Hounslow and Chiswick.

This would lead to the present Tesco store being retained. Parking, which might be reduced to the quantum in the present applications, could be partly provided in a car stack, next to the supermarket. This would release about half of the present car park for housing.

The housing site might provide the number of units proposed in the Local Plan Review without exceeding six storeys, a height which has been thought acceptable by local residents.

The result of adopting this option would be that the Fountains Centre could be re-housed fairly quickly, the development cost for re-housing Tesco would be reduced and that none of the housing would be exposed to pollution.

Additionally none of the developments would be inappropriately high, which would reduce the "harm" to our heritage assets and fit in better with the 2/3 floor housing in Osterley.

I hope proposals on these lines would be acceptable and that they might lead to schemes which would be warmly welcomed by local residents and the Council.

Yours sincerely