

DRAFT: Notes for a presentation to the Special Planning Committee convened to consider the application for the development of the South Side of the High Street.**BCC698****Nov 2014**

1. The BCC was set up by LBH in 1988 to consider applications in Brentford and to forward views to the Council. Although the BCC has since become fully independent we have continued to carry out this function for 26 years and to contribute a local view on applications in our part of the borough/
2. In this context the BCC has been involved from the outset as the Council has developed ideas for the redevelopment of our town centre.
3. Brentford Town centre is a district centre providing local services. As such it should be modest in scale and unique in character.

Its water front location provides a unique setting.

The proposal to relocate our highly valued Waterman's Arts Centre would provide focus.

4. The historic character of the Lanes connecting the High Street with the river has survived the many changes in the fabric. These lanes are intimate in character and should continue to provide access for closely grouped low rise buildings.
5. The town centre is surrounded by Conservation Areas with specific policies to preserve and enhance the character of the centre of Brentford.
6. Residential development in scale with the 2, 3 and 4 storey buildings in the High Street would be welcomed.
7. Brentford now has an excess of small non-family, non affordable housing. The town centre should provide for all incomes, all ages and especially for the elderly and disabled who need to live near good services.

Judged against these criteria this application fails and we ask you to refuse it and to request the applicant to come forward quickly with a new scheme which is designed to meet our needs :

1. Shops should be designed to meet the needs of the immediate community with most access being on foot or by cycles.
2. The scheme should be "designed from the water" to celebrate its unique river-side setting.
3. A generous Waterman's Arts Centre should be an integral part of the scheme, located close to the Magistrates Court square and built in an early phases of the development.

4. The applicant's scheme is based on the concept of the Lanes, but this character has been lost as the design has moved towards a standard housing solution which has no special relationship to this site.
5. There remains no feeling that this design "conserves and enhances" an area with an important historic heritage nor one which is close to so many listed buildings.
6. This is not an area of Brentford suitable for tall buildings. The Council has repeatedly defended this area for lower developments in their planning decisions and in the cases they have put at appeals.
7. The urban character of the High Street is set by 2, 3 and 4 storey buildings. It is dominated by the Magistrates Court, now restored and set off by a new pedestrian square. No new buildings should be out of scale with this established setting.
8. Council policies propose that shops, services and offices and residential development should be provided in town centres. In Brentford offices, and retail space has been approved on the A4 making it more difficult to establish the true function of our town centre. No offices are proposed in this application. We need these mixed uses to be included in this scheme.
9. Virtually no affordable housing was included in the 2,000 units at Lionel Road and Commerce Road. To achieve the Mayor's target of 47% most of the flats on this site should be affordable.
10. Town centres should provide a wide variety of services for people of all ages. This makes them especially suitable for the elderly and those with mobility problems. Special housing will be required.

This application has failed to meet the special needs of this site and of our community and we ask you to reject it as we have waited too long for a scheme which is worthy of this unique position.