

Denis Browne, Chairman
Chatham House
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Brentford
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DRAFT

020 8560 7548
Ref: BCC 542 dmb

Dear,

Reynard Mill Trading Estate: Outline Application for Residential Development.

Thank you for sending us the public information material and for presenting your scheme to the Planning Consultative Committee of the Brentford Community Council.

We have to advise you that the BCC resolved to object to your proposal for the following reasons:

1. Loss of Employment.

The development would remove a further... Hectares of land zoned for employment. The Council is already concerned at the loss of employment land in the borough and is undertaking a review which is not expected to be complete for some months. A decision to allocated this site for housing before then would be premature.

2. Employment in Brentford.

The loss of employment sites in Brentford is particularly severe. Consent has already been given for mixed development in Commerce Road and the Council is considering an application for the Kew Campus site.

3. The BAAP.

The council recently adopted the BAAP which named development sites which does no include this one. We understand your application has required Some time to bring to this stage but no reference is made to the BAAP.

We consider that even if development was constrained by the BAAP excessive pressure would continue on all aspects of the local infra structure. There is no capacity for additional development sites/

4. Education.

There is already extreme pressure on all the local schools. Further housing has been approved which is not yet built. Council policy is seeking larger units to redress the present in-balance and all these factors will increase the pressure for new school sites. If redevelopment were considered suitable the site should be allocated for one or more schools.

5. Density and Design.

The outline proposals appear to start from the assumption that the appropriate density is something between the traditional local housing densities and that prevailing on the Great West Road. It would be our view that any residential development which was permitted on this site should match the heights and character of the traditional Brentford pattern leaving a clear distinction between residential Brentford and areas which have become recognised high rise development.

6. Precedent.

We are concerned that this application could be a precedent for further sites in the area. We would object to any proposal which could become a precedent for further loss of employment, under provision of schools, over dense development or the blurring of zones where high rise development is acceptable.

7. Conclusion.

For all these reasons we have urged the council to reject this application.

Yours sincerely

Denis Browne
Chairman, Planning Consultative Committee
Brentford Community Council.