

PPS Hounslow by Email.

October 11 2013 **DRAFT**

Ref; LP 03 dmb

Dear Sir:

Hounslow Local Plan Policy Options 2015/30
First Amendment. September 2013
Comments by Brentford Community Council.

The BCC endorses the views (LP02) we sent to you in July in response to the original consultation and welcomes the expansion of options in Brentford.

We request assurances and changes on a number of general issues and on the detail wording for Brentford Sites:

Housing Sites.

1. All site allocations should be based on the assumption that densities will accord with the London Plan and the UDP or its successor.
2. All housing sites should include significant amounts of affordable housing so that there is realistic prospect that the targets set out in the Housing Strategy Consultation 2014-2018 (41%) are met.
3. That all major housing sites should be selected so that they are suitable for low rise family housing in addition to flats.
4. All housing sites should include outdoor amenity to meet London and UDP Standards.

Open Space Deficiency Areas.

1. That the options plan identifies existing Open Space Deficiency Areas and those that might arise from increasing housing provision.
2. Allocation is made for additional open space to eliminate open space deficiencies within the plan period.

Old People.

1. The plan should indicate the ever increasing numbers of elderly people in the borough and the trends expected in the plan period.
2. The plan should show areas which would be most suitable for locating accommodation for the elderly, including those with easy access to town centres and medical support. This should include bus routes where the vehicles are designed for easy access.
3. All major housing sites should include sheltered housing.
4. Site options should be included for care homes, old people's homes and dementia homes to meet predicted needs.

Leisure Sites.

1. We welcome the comment that the Waterman Arts Centre could be re-provided off its existing site.
2. We request that Site 17 should specifically include "relocation of the Waterman Art Centre.

School Sites.

1. The original consultation document included a "Infrastructure Delivery Schedule". It is understood that the requirement for additional Primary School places is 4/5 FE. This should be confirmed.
2. It is to be hoped that provision will be made in, or close to, Brentford for all local children leaving primary school to be educated in local or easily accessible secondary schools.
3. The document does not make clear the how much additional land would be needed in the plan period for additional secondary school places nor what sites are included as options for secondary schools.
4. We welcome the increase in the numbers of sites which could be designated for schools in Brentford. However. we have noted that many are now intended for non-education uses and may not be realistic options.

Realistic Options.

1. Many of the options proposed are unrealistic either because they conflict with decisions already made by the Council, the intentions of land owners or the constraints which protect listed buildings and WHS.
2. The Council should spell out the capacity of the sites in accordance with accepted policies and guidelines to make clear how much land will be required to achieve sustainable communities.
3. Where land is not likely to obtainable by consent the Council should make clear its willingness to acquire land by CPO. 1

BRENTFORD SITES

1. **Site 07 Gillette.** If this site should be developed “without delay” it should be in phase 1.
2. **Site 09 Gunnersbury.** We do not welcome the inclusion of “enabling development” especially if it results in the loss of public open space.
3. **Site 10. Reynard Mills.** We welcome the inclusion of “education” and ask that the FE capacity is stated. The site would also be suitable for specialist/sheltered housing and for a home for the elderly as the bus service gives suitable access.
4. **Site 11. Albany Riverside.** The justification should include reference to the World Heritage Site at Kew and its buffer zone. Any new building will need to be low rise, low density to avoid further intrusion into the WHS environment.
5. **Site 13. Lionel Road.** The justification should make clear what is meant by “greater community cohesion” and specify that “enabling development” should accord with London and borough policies. Any housing should include sheltered housing, old peoples homes and family accommodation with outdoor amenity space and open space required to avoid any open space deficiency.
6. **Site 14. Griffin Park.** The justification should state that the site is currently occupied by the Brentford Football Club. The capacity for education uses should be spelled out. It should also be noted that the current planning consent is for both housing and public open space.
7. **Site 15. Brentford Police Station.** This building is currently on offer for sale by the Metropolitan Police with an asking price which could be justified by an all residential development. Intending purchasers have not been informed that the site has an optional designation for education. The Police should be advised if the Council wishes to retain this site as an education option.
8. **Site 17. Brentford Waterside.** Specific mention should be made of the relocated Waterman Arts Centre. The site should also include sheltered housing, old people’s homes as well as family housing, and outdoor amenity to avoid any open space deficiency.

9. **Site 16 Morrisons.** There should be specific requirement to upgrade the car park frontage to the High Street.
10. **Site 20. Alexandra House.** Most of the site is occupied by a listed building which would be difficult to adapt as a school.
11. **Site 21. Layton Road.** It is not clear whether this site will be surplus to present requirements during the plan period
12. **Site 22. Brentford Bus Garage.** The improvements to the bus garage were funded by a severe reduction in the provision of affordable housing on site 16 Commerce Road. Before this site can be made available for a school there would need to provision for local bus garaging at a time when there will an increasing demand for public transport. Additionally if a school is provided the proportion of family accommodation and affordable housing on Commerce road should be increased.

These views have been adopted by the Brentford Community Council on October 10th2013 and we request that your document should be further amended to incorporate them.

Yours sincerely

Denis Browne
Chairman, Planning consultative Committee
Brentford Community Council.

Cc ward members.