



Leader of the Council

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Sent by email

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Date: 26th July 2017

Dear Denis,

Development in Brentford

Thank you for your letter dated 17th July on behalf of the Brentford Community Council, The West Chiswick and Gunnersbury Society, Brentford Air Quality and the Friends of St Pauls Rec, in which you state that the organisations share a deep concern at the way development proposals are being promoted and considered within the area of the Great West Road Local Plan Review.

You have raised a number of issues and concerns which are pertinent and understandable, and you have requested that I take several courses of action towards the end of the letter. Many of the issues you raised will be addressed in the Local plan review for the Great West Corridor (Great West Corridor Plan (GWCP)). The upcoming formal public consultation on the draft GWCP (and also West of Borough Plan) over October and November 2017, where the Council will set out its policy options for the Great West Corridor, will be an ideal opportunity for you to comment on and shape the policies and strategy for this area. Officers will be holding a number of drop-in sessions, as well as workshops to enable local people to discuss proposals and provide their views in person.

Taking the issues that you raise first, I would say that since the outset of capacity and masterplanning work we started back in 2014 for the Golden Mile/Great West Corridor, much engagement has taken place with landowners, developers and key stakeholders to ensure that each landowners is cognisant of development proposals on adjacent sites. This is the key purpose of the very detailed masterplanning work that has taken place to underpin the GWCP, and for the production of the draft Brentford East Supplementary Planning Document (SPD) which be consulted on in parallel to the GWCP, to ensure a comprehensive approach to development. Officers have sought to influence developers to await these Plan and SPD

proposals before submitting schemes so that they can understand how their proposal needs to relate to the wider area and adjacent

With regards to your comments on Traffic, your comments are noted and congestion is a key concern of the Council. Please note the Council is working jointly with TfL on undertaking a Transport Study (a Transport Impact Assessment) for Great West Corridor which will look at all issues such as traffic congestion and the capacity of transport infrastructure, and will model potential site development capacities. The outcome of this Study will determine the level of transport infrastructure and measures needed in the Corridor. A key aim of the Plan is to improve and increase public transport infrastructure to reduce reliance on private vehicles.

Regarding your comments on air quality, please note that the Council did make a representation to the Mayor of London on “ultra-low emission zones” (ULEZ) in Central London and made a case for the ULEZ to be extended to the Greater London boundary to help address this air quality issue. This issue will also be looked at in the Transport Study mentioned above.

I fully share your concerns on affordable housing and want to see a balanced and integrated approach to affordable housing provision. The Council strives to achieve its Local Plan target of 40% provision within development schemes, although it must take account a number of different site specific requirements, and of course that schemes are viable enough to be delivered.

Regarding the comments on community facilities, in accordance with Local Plan policy C11 the Council will seek the re-provision of the Fountain Leisure Centre if were to be taken forward for re-development. The Council will need to develop a strategy for alternative provision of leisure facilities during construction phase if the leisure centre were to be redeveloped on its existing site.

With regard to the comments on the potential expansion of Heathrow airport, as you note Local Plan Policy EC3 does not support future expansion. However, the decision on airport expansion is not the Council's to make, and if indeed expansion plans are approved the Council is duty bound to start planning ahead at this point for that eventuality, to reduce and mitigate harmful impacts to and make the most of the economic and infrastructure opportunities it presents. Notwithstanding that, the Council's position is to follow through with Policy EC3.

Regarding your comments on Opportunity Area Status, as you note such status brings with it opportunities for regeneration and improvement, in particular much needed public transport facilities which the Council has been lobbying heavily for. Within the GWCP the Council is pursuing all the Spatial Objectives set out in adopted Local Plan policy SV1 for the Great West Corridor of which one is to ‘progress the designation of the Great West Corridor as an Opportunity Area through the review of the London Plan’. Given the opportunities such status will bring, moving away from this ambition would not be appropriate. The Vision and masterplanned approach to the GWCP is to achieve a highly sustainable ‘place’, with a much improved environment, a more vibrant mix of uses, and a much better served area by public transport to reduce the reliance of the car.

With regard to your requests I have the following comments to make.

In relation to supporting the Mayor of London in ensuring no residential development occurs near major roads, the principle of this approach is recognised and to be supported, although in relation to the GWCP a key objective as mentioned above is to improve public transport and other sustainable modes of transport and address the harmful impacts of private vehicle

use. As such, a more mixed use approach to the area is advocated, although the Council's draft preferred policy approach in the GWCP will be to locate non-sensitive uses such as retail or commercial along the Great West Road/M4, acting as a physical buffer that separates more sensitive residential uses behind from close proximity to polluted road transport routes. Clearly each scheme that comes forward with a planning application will be assessed and scrutinised heavily to ensure that residents will not be adversely affected by pollution.

Regarding the Strategic Outer London Development Centre, the Council notes this designation that supports employment uses. However, it is key that the Council pursues the Opportunity Status for the area given the opportunities noted above. The Council is pursuing all the policy objectives in policy SV1 of the Local Plan which promotes the area for employment *and* introducing some residential use. Given the critical housing need in Hounslow and London more widely, this location is identified as one that can provide additional housing supported by public transport improvements.

With regard to regular meetings in relation to the GWCP and development in the area, as part of the consultation on the GWCP a number of meetings will be arranged by officers throughout the programme to discuss content of the Plan and the proposals for sites. Regardless of the Local Plan process, I will endeavour to ensure that your organisations are fully engaged on any redevelopment proposals for the Leisure Centre, and for other sites within the locality.

I hope the above satisfies your concerns, and I look forward to engaging with you as part of the consultation on the GWCP and the Brentford East SPD.

Your sincerely

A handwritten signature in black ink, appearing to read 'S. Curran', written in a cursive style.

Cllr Steve Curran
Leader of the Council