

BRENTFORD COMMUNITY COUNCIL STATEMENT

The Brentford Community Council supports Hounslow's refusal, and the objections of the other amenity groups, while specifically relying on the Brentford East Planning & Design Supplementary Planning Document (SPD) of October 2017.

We support the document as an holistic plan for the area which includes this site.

It is based on the Hounslow Local Plan 2015; shows the site boundary in fig 3.1 & the historic character and heritage assets in fig 3.3

It considers tall buildings in detail, and refers to the methodology used in the 2017 Brentford East Capacity Study - available when the design for the Citroen site was prepared.

It shows at fig 4.3 a development on the Citroen site as "*8 residential storeys general height with flexibility.....*"

The text 4.26 **Maximum/blanket Heights** states "*In Brentford East; building heights for both residential and commercial development should not exceed 24 meters, which is equivalent to 6 commercial or 8 residential storeys . . .*"

Other SPD relevant policies include:

Legible townscape – (para 4.49) "*enhance legibility/assist place making*";

Pedestrian link – (fig 5.3) which this Application ignores;

Need for comprehensive development (para 5.29) requiring: "*urban scale perimeter development establishing clearly defined streets and new internal public open spaces in the interior with direct open and accessible routes leading to these spaces and leading beyond to connect each parcel to one another and improving permeability.....*" and

Public squares (para 5.33) which states "*New Public squares at the heart (of each parcel) will need to establish respite from the noise and activity.....*"

This application ignores ALL the precepts in the SPD, and if allowed would prejudice Hounslow's initiative to plan comprehensively for this area. The height is unacceptable, but **so is the footprint**.

The site lies between the Capital Interchange Way development, which was refused by the Council without the Mayor intervening, and the Fountain Centre. The latter building is now known to have a short life and will need to be re-built. Together these three sites represent an important opportunity to provide the new public open space which has been looked for in all the vision statements which the council have canvassed to encourage new investment in the proposed Great West Corridor Opportunity Area 6, in the draft London Plan 2017.

Approving this scheme would entail jettisoning the draft SPD proposals before they were formally adopted, in violation of all the considered effort put into this by the local authority and its knowledgeable constituents.