

# Brentford

## Community Council

Founded in 1989

Mr Robert Fox,  
Planning Manager, Cadsquare,  
Anglesea House,  
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(01252 351 080)

Dear Mr Fox,

### **Proposed Development: No 1 Commerce Road, Brentford.**

Thank you for attending our meeting last Thursday night and for fitting your presentation into our very full agenda.

You and your colleagues gave full answers to the questions raised so I am able to send you some preliminary views as you requested. We hope that these will enable you to review your plans before you decide whether to make an application. If the drawings are amended we could consider a revised scheme at an early meeting of the committee. The next meeting is on February 28.

Our members recall the letter (BCC 389, dated 27 October 2007) which we sent to you after you gave us details of an earlier version of your proposal.

There is still doubt in our minds as to whether this is the correct site for this scheme which we feel would be better sited near an area of high public transport accessibility.

As became apparent at the recent appeal when the Mixed Development high rise scheme proposed by Isis was rejected on appeal both the social and the traffic infrastructure are already overstretched and still have to accommodate the town centre redevelopment which has not yet been made public. In our view all Commerce Road development should respect policies protecting industrial employment.

These views are likely to be tested again at the forthcoming (Feb/April 2008) inquiries into the Employment strategy and the BAAP. You may feel that an application for this site should await the outcome of these hearings.

At this stage we would not support a residential element in this scheme.

You will have noted our concern about parking and access. Large numbers (500+ visitors and 50+ staff) have to get to and leave the premises often at unsociable hours when public transport is not readily available. On street parking could cause problems in Brent Lea and the Syon estate and congestion is already a problem. Late night departures may also cause problems for residents at Heron Quays and Brent Lea even if sound generated inside the building is fully insulated.

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Members were also unhappy about the design and looked for drawings to illustrate the proposed building in context from the southwest and from the south east. It appears to us likely that the building design may be out of character.

We would again urge you not to proceed with this scheme on this site.

Yours sincerely

Denis Browne  
Chairman, Planning Consultative Committee. BCC

Cc Cathy Gallagher LBH.  
BCC members.