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Mr John Robinson
Isis
By email

ref: BCC 741 dmb
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Revised Draft

Dear John,

Commerce Road- Reconfiguration.

Thank you for meeting me on site today. I was pleased that you welcomed the idea of having a new Primary School within your development and that you would be prepared to investigate alternative solutions.

You confirmed that the phase 2 detail application would go to the Planning committee for a decision in September. The rising cost of labour and materials had led to the need to increase the number of units or to reduce the specification.

You confirmed that if the masterplan for phase 3 and the bus garage were re-configured it would be possible to provide a site for the Primary School within the scheme.

It was noted that the Floreat Brentford first intake would now be in temporary accommodation in the Great West Quarter. It is not known whether they have enough space to teach there beyond 2017.

TfL have not yet agreed the form of the building/bus garage to be built near the new Stadium. No plans have been shared with the BCC or local residents. You understood that the building was likely to include underground parking and flats rising to about sixteen floors above. From this description it would appear likely that TfL and their developer partner would need to get consent and build a complex and controversial building before clearing the Commerce Road garage site for redevelopment.

Delays in the phase 1 development at Commerce Road have put back completion to January 2016. Phase 2 development (if it receives planning consent in September 2015) will not be complete until 2018.

Isis would like to start phase 3 development in 2018, based either on the present master plan or on a revised plan. The master plan could define the site for the Primary School. At least phase 1 of the school might then be built to allow pupils to transfer from their temporary site in 2017 (or 2018 if the temporary could be retained for an extra year).

The Master Plan could not be revised until there was agreement on the date when the bus garage would move, on the appropriate way to fit the school into the land now allocated for phase 3 housing, on the extension of the housing site to include the site of the bus garage and on EFA agreement to funding.

As it was clear that it was unlikely that a firm date for clearing the buses could be agreed soon, it was agreed that alternative ways of making the transition possible need to be investigated. These might include:

- Extending the life of the Floreat temporary premises
- Building the school in two phases.
- Building the second phase of the school into the housing development
- Temporarily relocating part of the bus garage within the Commerce Road site
- Reducing the area of the commercial centre by the footbridge.

I reminded you that the Hounslow Cabinet decision to grant a 125 year lease to Floreat at Brent Lea was rescinded after the Scrutiny committee had referred their original decision back for re-consideration. I also referred to the 1400 signatures to the petition against decisions that could release Brent Lea for development and the widely held concern that no MOL should be used for school or other development.

You said that you had other meetings planned with interested parties which might indicate how to resolve these problem and that you would keep me informed of the progress you made.

Again thank you for your time. I hope we will meet again shortly with more positive plans for resolving these issues.

Sincerely

Denis Browne
Chairman, Planning Consultative Committee
Brentford Community Council