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GREAT WEST CORRIDOR PLAN CONSULTATION.

DRAFT RESPONSES TO LBH QUESTIONNAIRE. BCC 758 amended 29. 01 16.

NOTE

This response should be read with BCC 757 which is the written response to the consultations agreed by the BCC February 2016. The references here are to paragraphs in BCC 757.

1. Sites to be added or removed from plan area.

(See issue 1. para 1.1.)

No sites should be added to the plan area.

All sites not immediately fronting the A4 should be excluded

All sites west of Syon Lane or east of Power Road should be excluded.

2. Do you agree with the areas of transformation and consolidation.

Not clear what this means

3. What do you like and dislike about the area.

Like: The present area of Brentford (which should not be included in the plan for the Great West Corridor, is characterised by a 2/3 storey terrace housing and is defined by the Thames and the historic estates. It includes many unique features like the Grand Union Canal.

Dis- like The high rise flats in the Haverfield Estate are incongruous and have been used as an unacceptable precedent for later high rise schemes which have harmed both Brentford and the Kew World Heritage site.

Like Some of the buildings in the GW corridor like the offices for Glaxo are high quality designs with generous landscaped settings.

Dis- like Most of the building in the GW corridor have been designed to catch the attention of passing motorists and do not present a coherent response to a well considered urban design framework.

4. Are there additional priorities for GWR corridor.

The corridor should not include residential until the poor air quality (shown Red on Issues paper p 19) is improved to the borough median (yellow) and when sufficient land is reserved for schools (see paras 8.4/11) and open space (see para 6.4) to meet present and predicted deficiencies.

5. Priority for Digital/ Media Sector + growth/spin off.

We support the priority for digital/media where it is not at the expense of existing small factory and warehouse enterprises. (see para 3.2)

6. Should other industrial/employment be retained.

Yes. (see para 3.3)

7. Do you work in GW corridor?

No. We are a residents association.

8. Priorities for improving access.

The "game changing" rail links proposed are not in the control of the Council, would take many years to complete and are not likely to improve PTaLs enough to encourage sustainable development. (see para 4.3). More and more frequent bus services radiating from Brentford Town Centre would be a more practical way of improving PTaLs during the plan period and would help to give Brentford Town Centre the priority sought in the Local Plan.

(see Local Plan policies TC1, TC2: "we will promote the regeneration of our town centres with a particular emphasis on Hounslow and Brentford" TC3 and TC4). The regeneration of Brentford should start from Brentford Town Centre as the focus of the community which should not be under-mined by hiving off facilities to the Great West Corridor.

9. Which listed (or other) projects should have priority.

Brentford Town Centre. See above.

10. What are the barriers to movement.

The Thames and the Brent. We need a footbridge from Ferry Lane to Kew Gardens.

11. Should there be housing in GW corridor.

No. not until air quality is improved which may not be achieved within the plan period (See response to question 4, above).

See also paras 5.1/6.

12. What sort of housing.

When pollution + infrastructure are fully solved the need is for family housing, housing with gardens, affordable housing(including units for larger families, special housing, particularly on sites easily accessible to the town centre.

13. Improve co-existence of housing + employment.

As there is no heavy industry mixed development is welcome. Mixed development and good walking routes cycle paths bus routes should help the Brentford community and reduce commuting .

14. What are main environmental issues.

Presence of Heathrow. Air Pollution, Noise, Lack of street trees, poor maintenance, dangerous access to Gunnersbury Park, limited access to the Thames.

15. Should there be GWR environmental policies beyond those in Local Plan

A high quality integrated landscape plan is required

16. What are priorities for enhancing open space if finance is available.

The first priority is to preserve open space and increase it in areas of open space deficiency. A much higher standard of maintenance. Provision of playing fields and all weather pitches.

17. How can we respect historic context while providing for growth.

This the wrong question. It should be "How much growth can be accommodated if we really respect our heritage". And the answer would be a limited amount of sensitive development.

18. What are the most significant aspects of surrounding heritage assets.

New development should be subservient.

19. Have we identified right constraints for tall buildings.

No. Tall buildings criteria should conform to Historic England Advice note 4

20. What will corridor need to support growth in employment and housing.

No construction before improved public transport. Development should accord with London Plan PTaL matrix.

21. How and where can school places be provided.

Commerce Road bus garage + phase 3, Griffin Park.

22. Interim Planning Framework for "Kew Gate" design principles/evidence.

IPF unacceptable. There should no departures from approved plans.

23. ? Take IPF through to Local Plan Review.

See above.

24. Should Local Plan site allocations be changed.

We need to include school sites not on POS/MOL and remedy POS deficiencies.

25. Should further sites in corridor be changed. Map + reasons requested.

High rise replacement for Great West House should be omitted
High rise development at Syon Lane should be rejected.

26. What "game changing" tools would help implement plan.

A sensitive Urban Design for the whole of the (reduced) corridor area should be produced/consulted on/be adopted which would be the basis for all site development briefs.

27. Additional points?