

Planning Committee, 2 December 2021, Item 4; 2 Larch Drive, Chiswick

Summary Comments from the West Chiswick and Gunnersbury Society (WCGS)

Committee Members, we have studied the report before you and **we strongly urge you to refuse this application** on the grounds that

- the proposed scheme fails to satisfactorily address the serious constraints of the site
- the proposed scheme fails to respond adequately to the Climate Emergency
- the claimed benefits of the scheme are heavily outweighed by the harm it would cause

Please consider that, if you were to follow the planning officer's recommendation and approve this application, you would be:

- permitting serious harm to some of our borough's most treasured heritage and precious Metropolitan Open Land (MOL) especially
 - Gunnersbury Park and Cemetery
 - Strand on the Green
- diminishing the quality of life of the residential communities in the surrounding area
 - negative impacts on traffic and public transport, heritage, townscape, open spaces, our "sense of place"
- damaging the ecology and decreasing the biodiversity of the sensitive green spaces immediately to the north of the site
 - overshadowing of and light spillage onto sites of importance for nature conservation (SINCs)
 - increasing pressure on Gunnersbury Park by off-setting lack of communal/play space
- providing a dense residential development of poor quality which takes no account of current and future viral pandemics
 - along N circular – air pollution and noise
 - inoperable windows
 - no private *outdoor* space
 - 52% single aspect, many north-facing
 - large excess of one-bed units
 - inadequate quantity and quality of communal space and play space
- failing to provide high quality public space
 - **Hudson Square** will not be "a generous, vibrant public square nor will it offer residents an oasis of calm". This central square is small in relation to the size

and multiple uses of the development. It will be overlooked by tall buildings on all sides and in shade much of the time

- permitting a major scheme dependent on a highly speculative Technical Showcase
 - together with the “high-end” retail this apparently necessitates 300 car-parking spaces in a 3-level basement
- allowing an unsustainable major development that will compromise the Council’s ability to meet its Climate Action Plan
 - in addition to the high embedded construction emissions (see comments from Tony Firkins), the in use energy consumption requires carbon off-setting
 - how can the Council, hope to meet their carbon reduction targets if new buildings are approved which will lock us into unsustainable energy consumption for many years?

If, owing to the significance of these comments and those provided this week by Mr Jim Storrar of Brentford Voice and Mr Tony Firkins and to the late addition of documents to the application, you feel you are not yet able to make a well-informed decision on such a major development, **please decide to defer a decision** so that you can consider all relevant information. A wait of one month would not represent a significant delay in a planning process which has so far taken two years from first submission.

Marie Rabouhans
Chairman, WCGS
1 December 2021