

***Response on Final Report from Brentford Community Council***

**Executive Summary – Key Findings**

- 11. Social environment**
- 12. Crime and community safety**

Lack of social activity, particularly for young people; should include more access for development/access to leisure activities and youth/sports club in relation to crime reduction and health impact.

**Action: L.A. to work with CIP and Police and PCT to develop further leisure and sports facilities (non identified at present.)**

- 13. Community services and health facilities**

Need to emphasise the statement “there are an increasing number of families with young children being supported by community and voluntary sectors agencies due to low levels of formal community health care support”, and ask that this be addressed through health services or other supporting agencies.

**Action: Need for L.A. PCT and voluntary & community organisations to co-ordinate appropriate level of support required**

Agree with recommendation in 9. Air Quality & Pollution that greater support is given to green transport, improved reporting arrangements for public to report pollution and noise and encouragement for local retailers to reduce local journeys to shops.

**Action: L.A. to support green transport, increasing quality of air, reporting noise and liaise with local retailers on shop journey times.**

**Overview of Population Gain**

2.1 There is cause for concern in the ‘actual’ increase in population growth. Need to have robust data on developments which have increased population from 2001-2006 to equate actual growth and predicted growth. An age pyramid /population statistics need to be included. Also, to ensure all developments are included in this data (preferably earlier than later, i.e. at planning application stage.) Note that Alfa Laval proposal is not currently in this calculation.

**Action: PCT/LA to provide ‘real & actual’ projections for population growth and include in planning development data.**

## **The Scope of Brentford Health Impact Assessment (HIA)**

2.3 Note that the HIA is not comprehensive assessment of health impact, but provides an indication of potential health gains and losses for the area. What about other environmental impacts etc?

**Action: PCT/LA to investigate consequential indication of environmental impacts and health gains/losses**

### **HIAs on urban developments**

2.4 Need further clarification on the physical activity – what does it mean?

Note short term developments are likely to have negative impact – what are these or are they just as indicated in the table?

Note the reference to planning applications ensuring they minimise negative impacts in relation to elderly, health and safety and support help lines for local residents to report nuisances etc.

**Action: LA to evidenced physical activity and negatives of short term developments.**

**Action: LA planners to show how they will minimise negative impacts in regard to elderly, health & safety and support lines for reporting nuisances arising.**

### **2.5 Implications for Urban Developments Housing Conditions**

Agreed with content. Would add that adherence to minimum standard of sound proofing is necessary to alleviate significant impacts on health (particularly mental distress). (Apparently addressed by Office of Deputy Prime Minister.) Note. Ferry Quays has lack of good soundproofing. As this is a prestigious private development, need to ensure both social and private is protected.)

**Action: LA to request ‘internal’ soundproofing levels to be identified in future planning applications to ensure adequate protection for health (particularly mental, i.e. stress.)**

Social isolation should be avoided at all costs. It has repercussions on health and mental wellbeing. It also stops communities interacting. A need for strong social capital needs to be addressed.

**Action: LA planners need to ensure that developments are designed with strong social capital to avoid social isolation.**

### **2.5.3 Environment and community safety**

Emphasis need for open spaces, particularly river areas. Green public space and play areas are needed too; particularly for young families and children to avoid being stuck at home. These embraced both social and health related activities.

**Action: LA and CIP to increase green space and open areas (particularly riverside), including play areas around where young families are housed.**

### **2.5.4. Access to services**

Late night travel needs to improve. Along with safety for drivers and pedestrians.

**Action: Discussion to take place with local transport providers and LA, & TfL on increasing late night transport provision and safety for drivers and pedestrians.**

### **People with disabilities**

Need for wider doors for wheelchairs and pavements improved. Drop in panels for cars and buses need improving too. Any road/pavement works repairs need to be put back to same standard (or even improved.)

Trains are unsuitable at Brentford station for people with physical disabilities and wheelchairs. The gap between train and platform too wide. Problem solving needed to amend this.

Provision of public lavatories is necessary (with baby changing facilities), either through private or public developments (or both.)

**Action: LA to negotiate on physical and other disabilities with local Disability Groups, L.A. Social Services & PCT.**

**Action: Outcomes of above to be taken into account, together with SW Rail on station support, bus providers and LA highways section.**

## **4, Outcome of the consultation process**

### **4.1.4 Poverty**

Additional youth facilities are embraced. (see previous comments above.)

Voluntary sectors are leaving the area due to increase in rent. Need to address this by encouraging stay with S106 or appropriate resource.

**Action: Youth services to be addressed by local Youth service, CIP, LA Education & PCT Safe Project.**

**Action: LA to meet with local voluntary sector organisations to discuss support for remaining in area through S106 or other resources.**

#### **4.1.2 Funding**

Refer to Denis Browne's document re population growth.

What will be the primary and acute pressures, apart from GP increase (is that the correct increase required?)

What is the basis on which additional service are calculated? 4000 units could equate to approximately 6000 patients, which would probably mean 3 additional GPs.

Particularly in areas of physiotherapy, counselling, community mental health, district and practice nurses, health visitors, maternity, carers and social services, and associated health care, e.g. dentists etc.? Need to be reviewed in the light of new White Papers on local services (Our Health, Our Care, Our Say Jan 06.)

Note it is stated 2.4. mental health beds – where will these be located and what type of service will they provide?

What expectation may be required from voluntary organisations to support these pressures?

**Action: PCT & LA to provide population growth data for present and future health provision of all services (acute, primary and community) and address how needs of the new increased population will be addressed.**

**Action: LA and PCTs to meet with voluntary and community organisations to discuss expectations on community and voluntary organisations when above pressures are identified.**

Note the missing out already of approximately £800K from S106 funding. Need to ensure this does not happen again. S106 should be available for all developments and the community should be asked to comment on its proposed use.

**Action: LA and PCT to develop partnership to ensure S106 and any other funding streams are identified. Local community groups/residents to be alerted to amount and then involved in the allocation of this funding.**

### 4.1.3 Social inclusion

Noted many residential developments have leisure facilities that are for residents only. Can these be open to public? We do not want to create two tier leisure facilities.

**Action: LA/CIP to identify and encourage with developers use of private leisure facilities for public use.**

**As noted above in 4.1.2 there is a real need to address pressures on primary care services/social services, particularly in light of the potential of older resident population and the need for daytime and night support.**

**Action: As in 4.1.2 with a particular focus on older residents for social services and PCT. Need for LA/PCT to discuss unmet needs with LA Social Services/PCT on 24/7 support.**

### 4.2.1. Air Quality

Point for concern is the continuing development at Heathrow; particularly the impact of the termination of alternation over the borough, runway 3 terminal 5 and increasing night flights and increased traffic impact.

**Action: LA to liaise with HACAN, Friends of Earth, Green Party and local MP/ MEP/Councillors to lobby and mitigate the effect of T5, R3 and PCT with health and environmental impact on increasing night flights and proposed termination of alternation. (Using the research done to date on some of these areas is done by Imperial College UoL.)**

Noise and pollution resulting from A4/M4 in terms of repairs (generally carried out at night.) Note the toll proposal, which would cause more idling traffic.

**Action: TfL and LA to investigate, evidenced and report on increased traffic and A4/M4 repairs necessitates by increase of airport traffic and other local developments.**

Housing developments, as in the Thames Valley university and social housing 'hanging over the M4' are to be avoided as they may cause a health blight (non opening windows and noise.)

**Action: LA to ensure developers do not include 'over hangs' on the M4 and discourage non opening windows and locations near A4 without adequate protection.**

### 4.2.2. Housing

Ensure good quality living areas, with adequate ventilation and sleeping areas away from main roads.

**Action: As above**

**Ensure that bars and restaurants are not put in places which would disturb residents sleep and relaxation. Alcohol licences should be curbed for major residential areas to reduce excessive noise at unsocial hours. Also has effect on mugging and violence behaviour. (see 4.2.6.)**

**Action: LA to issuing late night licensing agreements to be carefully monitored and only approved in appropriate non residential areas.**

High rise developments are not to be encouraged due to social isolation, imposing lack of character on area and the documented health and social impacts. Noted Denis Browne's 2<sup>nd</sup> draft paper.

**Action: LA to ensure compliance in that all proposed planning developments are in character for the area they are to be located.**

**Agree that larger residential dwellings are created for enhanced family life.**

**Action: LA to encourage and support development of family size residential.**

Need to clarify what is meant by 'encourage growing families and families *needing carers to remain in locality.*'

**Action: LA/PCT to identify and give clarification on comments regarding 'encouragement of growing families and families needing carers to remain locally.'**

#### **4.2.3. Social Environment and Open spaces**

Strongly agree that the green open development and village atmosphere for the town centre are favoured, particularly for south of high street. Encourages people to get out to socialise and enhance fitness and health.

**Action: LA & CIP to support green open development and village type atmosphere for town centre (particularly south of high street.)**

Need to feel that we are 'listened to' regarding the future developments (as many are still unsure of what is happening and fear the unknown.) Need good planning and buildings to avoid poor environment for future. Do not want a historical repeat of past consultations and developments – which were carried out despite residents objectives on health and environment.

**Action:** LA to co-ordinate and communicate on current and future developments with the local community through TW8.website, hm magazine and posters in local retailers.

**Action:** LA feedback to be given on any consultations or developments, in time of adequate community responses to be considered. LA to show 'real' evidence of having taken residents views on board and listened to.

**Action:** LA and developers to have a code of good practice for erection of good quality building, which enhance the environment

Agree need to involve all Brentford, not just central. These developments impact on all residents, even outside the Brentford area.

**Action:** LA need to co-ordinate all residents views; not just those in BAP, as large developments have impact not only locally, but outside area too.

#### **4.2.4. Water Quality**

Even though it is stated that reassurance about adequate existing drains and sewerage, there is often drains smells and strong sewerage smells, particularly from canal.

**Action:** LA and Thames Water to investigate odours emitting from canal and any other areas where developments are located.

Street lighting should be adequate and attractive for personal and community safety, particularly with regard to social nuisances.

**Action:** LA to ensure street lighting is adequate and appropriate for area, particularly with regard to preventing social nuisances and crime.

Traffic increases, particularly speeding traffic in residential areas, should be addressed by soft rubber humps, not the hard type now used.

**Action:** LA Highways to use of soft rubber humps (not hard type now used) to prevent traffic speeding in residential areas.

Graffiti should also be addressed. All building should have anti graffiti paint applied and a condition from residential agents that graffiti is removed quickly.

**Action:** Anti graffiti paint to be applied to all new building areas and agreements contracted from residential agents that any graffiti or unsightly debris or ano be removed quickly.

#### **4.2.7 Planning and Vision**

The perceived low level of vision for the area and the already poor building design, coupled with the speed of the developments is a major concern. Need to see Brentford as a major star in the growth of West London and not just an adjunct of the Great West Road. We do not wish to see an isolating type of complex/maze of 'internalised' buildings , particularly the cinema type complexes, as at Acton and Feltham.

**Action:** LA to deter and refuse planning applications, where developers proposed labyrinth complexes of 'internalised estate type' building or public leisure amenities, including cinema and entertainment.

Waterman's should be enhance and improved to engage and provide for all the local community, as its client engagement is often focused outside the immediate area,

**Action:** LA and Art Council and any other parties involved in the funding of Watermans should request that resources go into the redesigning and enhancement of the building, both internally and externally. Provision of a new restaurant/cafe franchise should be sought. A new programme, considering the requirements of all borough residents, but particularly local based residents should be created and then well publicised and supported.

Advertising hoardings are objectionable, unattractive and unnecessary and should be prohibited. They are giving Brentford a blighted community and the light pollution from the illuminated A4 and Ealing Road major hoardings caused residents to have their homes flooded with light continually for 24 hours per day, 7 days per weeks.

**Action:** LA, Advertising Standard Authority and Environmental agency should work together to reject the erection of the illuminated and massive advertising hoarding, particularly located in the area of the A4/M4 corridors and surrounding area, in view of the 24/7 light pollution, blight on the area and safety of pedestrians and motorists when inclement weather blows the structure off. Ensure in all future developments during building construction.

Employment is important and as much local employment is considered a major requirement, both environmentally and to stop Brentford becoming a dormitory town; we also need to look at the wider context.

**Action:** LA and Office of Pension & Works to create and encourage incentives for local employment sites (particularly for skills of local residents) and discourage becoming a dormitory town.

#### 4.3.1. Health Services

Need more information about the plans being conducted in light of the new developments with regard to health needs and what funding is being anticipated or what cannot be provided, particularly with the already under resorting of the area in particular services. Information on investment from the Primary Care Trust needs to be understood and taken into account, especially with regard to S106 applications. Will there be a dependency upon using S106 funding, or will PCT be able to fund revenue costs?

**Action: PCT & LA to provide population growth data for present and future health provision of all services (acute, primary and community) and address how needs of the new increased population will be addressed.**

**Action: LA and PCTs to meet with voluntary and community organisations to discuss expectations on community and voluntary organisations when above pressures are identified.**

**Action: LA & PCT {Note the missing out already of approximately £800K from S106 funding. Need to ensure this does not happen again.S106 should be available for all developments and the community should be asked to comment on its proposed use.**

**Action: LA and PCT to develop partnership to ensure S106 and any other funding streams are identified, including revenue costs. Local community groups/residents to be alerted to amount and then involved in the allocation of this funding.**

School nursing and health visitors need to have further support (understand there is a recruitment issue.)

**Action: PCT and Education to provide information on the provision (or lack) of school nurses and health visitors and how this is to be met from current or future funding.**

Regarding sexual health services in the new university campus. Is there going to be in house services, or will services have to come from existing arrangements?

**Action: PCT to ascertain any additional pressures that may come from the new TVU campus for sexual health services.**

#### 4.3.2. Social Services

Regarding mental health services, particularly counselling in the new university campus. Is there going to be in house services, or will services have to come from existing arrangements?

**Action: PCT to ascertain any additional pressures that may come from the new TVU campus for mental health services, (particularly counselling service.)**

Need urgent confirmation on whether the 4,000 student population will be registering with local GPs? If so, the latter, what provision is being made?

**Action: PCT to confirm whether the 4K+ student population at the new TVU campus will use local GP services in Brentford. And if so, what provision is being made to address this?**

### **4.3.3 Transport**

Trains are unsuitable at Brentford station for people with physical disabilities and wheelchairs. The gap between train and platform too wide. Problem solving needed to amend this. (also noted 2.5.4)

**Action: LA to negotiate on physical and other disabilities with local Disability Groups, L.A. Social Services & PCT.**

**Action: Outcomes of above to be taken into account, together with SW Rail on station support, bus providers and LA highways section.**

Include in walking incentive scheme, cycling too. Improve cycle tracks and encourage cyclists to use them, not the pavements.

**Action: LA & PCT to encourage and set up walking incentive schemes, together with cycling lanes that cyclists actually use.**

### **4.3.5. Shopping and other facilities**

Fresh fruit and vegetables and range of shops needs to reflect needs of community. Shops should not be replicated for the sake of filling them. We do not need 2 or 3 of everything, but a variety. Residents should be asked what shops they need and want.

**Action: Support and resource the Farmers Market and its relocation to high street.**

**Action: LA to encourage and attract a range of retail stores (preferably no replication), note, not chains and stops that encourage vast influx of transport and out of area use.**

### **4.3.7 Leisure opportunities**

Increase leisure facilities for all. Clarify what are the 'established community programmes' noted in this section?

**Action: LA/CIP/Developers to increase agreed leisure facilities across residency needs.**

**Action: LA/CIP identify what are the 'established community' noted in this section?**

#### **4.4.1 Infants and Children**

What will be the significant impact that families with children will have if they are in small units? This needs to be clarified in terms of health, education and community.

**Action: LA/PCT to clarify what significant impacts on families with young children having to live in small units in terms of health, education and community support and how they are going to address these.**

What provision for child care is being developed in line with the population growth?

**Action: LA/PCT to look at provision for child care developed in line with increased population growth.**

Regarding postnatal and mothers and parents with young families –need to clarify what is required to avoid having lack of support from trained professionals.

**Action: PCT to identify and address what outcomes from having lack of support from trained professionals will have and what remedy is being sought.**

Also clarify what the problem is on the poor level of shopping facilities for these groups of residents? Note again, needs and wants of community for shopping.

**Action: As in 4.3.5. LA to encourage development and ask families with young children what retail facilities they need; then negotiate with retail agents to support this.**

#### **4.4.2. Young People**

Agree that more opportunities for young people to work, study, live and have more leisure facilities are taken into account; this also includes better transport provision and community venues.

**Action: CIP, LA youth and education services and Connexions to look at needs of young people in respect of above and research with an needs assessment what is required.**

#### **4.4.3 Students**

With the student population growing daily to 4000 and 100 staff at the TVU campus, need to address the burden on health, transport and social care, along with child care (as probably there will be mature students with children.) Current lack of exercise facilities needs addressing as it does generally.

**Action: LA negotiates with TVU on needs of student population for health, transport and social care, together with child care and leisures and exercise facilities.**

#### **4.4.4. Older People**

The growing older generation of Brentford will need to have additional support and safety measures need to be taken in view of the increase in traffic, both cars and public transport.

**Action: LA to negotiate with local, L.A. Social Services, PCT local community support groups, e.g. Helped the Age, Disability Groups to identify what additional support needs and safety measures are in respect of increase traffic, cars and public transport.**

**Action: Outcomes of above to be taken into account, together with SW Rail on station support, bus providers and LA highways section.**

**Action: Further encourage good practice, such as previous notification to the community of inconveniences of road works etc.**

#### **4.4.5 Families**

Community nursing and health visitors for young families needs to be raised as a urgent must do review and plans for increasing this in view of new larger housing developments (it is already under resourced) , particularly with the increased pressure that will be required from community and voluntary sector.

**Action: LA/PCT to look at provision for child care developed in line with increased population growth.**

**Action:** PCT to identify and address what outcomes from having lack of support from trained professionals will have and what remedy is being sought.

#### **4.4.7 Refugees and Asylum Seekers**

Clarification required on the mental health support needs of this client group?

**Action:** PCT and WLMHT to provide information on needs of mental health provision of Refugees and Asylum Seekers locally.

#### **4.4.8 People with Disabilities**

**Action:** L.A. to ensure developments have high quality elevators and quality maintenance.  
Note the impact on high rise accommodation for people with disabilities needing lifts (often out of action and unusable due to social abuse!)

#### **4.4.9 Mental Health Users**

Support of voluntary organisations is thought to be good, but needs in the local acute trust (Lakeside) is not so. Apparently only just coping with current populations' needs. What provision will be made for future?

**Action:** PCT and WLMHT to identify future population needs for mental health users, both acute (at Lakeside) and in the community and identify what resources are available to support this and support of local voluntary organisations.

#### **4.4.12. River and Canal Dwellers**

To retain local jobs and the historic river industry of Brentford, more moorings are needed for canal dwellers.

**Action:** LA and Thames Waterways to retain and encourage employment at and for river and canal dwellers and provide additional moorings.

#### **4.4.13 Rough Sleepers**

Note that review is being carried out by Local Authority on rough sleeps across borough. Need to note if any impact on Brentford?

**Action:** LA to provide evidence from local review for rough sleepers and subsequent, if any, impact on Brentford local area.

#### **4.4.14 Voluntary and Community Sector**

Ensure that S106 provision is given where appropriate to support this thriving and much needed and regarded sector in Brentford (to support initiatives as described above.)

**Action:** LA & PCT to ensure S106 funding is used to support local voluntary and community organisations, (identified as back up to essential health and social services.)

### **5. Discussion and key themes**

5.1 Communication need to improve in the community. Many residents never discovered what is happening what needs to be done and there is no overall co-ordination, particularly from the local authority on stakeholders events and other consultations.

**Action:** LA need to have improved communication –notice boards, use of shops and pubs etc. for stakeholder events and community consultations; particularly in view of new proposals and developments. (See previous notes on communications.)

#### **5.2 Co-ordination of Services**

**Action:** As above, but a real need for LA planners, social services, health, transport and associated local service providers to create a united platform and understand what exactly is happening on a regular basis to feed back to residents.

**Action:** Service providers as above, need to focus on capital development needs to be re-focused on community, to ensure engagement and understanding. This will allay fears and mis-information and give community a voice for response.

#### **5.5. Poverty**

Local voluntary organisations that support vulnerable community need to have reduced ground rents to encourage to stay.

**Action:** LA and PCT to support local voluntary organisations to support vulnerable community by reducing grounds rent.

## 5.9 Air quality and pollution

Health concerns about level of pollutions. What is the local authority doing to address these?

**Action: Feedback from LA. Environmental Services on how they are addressing air quality and pollution and how they are mitigating further impacts.**

**Action: LA to encourage developers to have 'green' buildings to protect environmental and further outputs.**

## 5.13 Community services and health facilities

Need a greater use of funding mechanisms which is available to address pre-emptive investment in range of community and health services with regard to current and future provision.

**Action: LA, PCT and other service providers to identify greater use of funding mechanisms to address pre-emptive investment in community and health services.**

## 6. Recommendations

6.1. More cohesive co-ordination between planners and a support mechanism is encouraged to address the needs of the community.

**Action: Need to identify who in the LA planning section will be responsible for this communication/co-ordination?**

## 6.6 Funding

Hounslow PCT and local authority must ensure they engaged in regular dialogue on planning applications and section 106 contributions to ensure that the applications are made and then when granted, there is agreement on best use of funding, particularly in terms of revenue cost.

**Action: Greater collaboration between LA and PCT to ensure S106 there is best use of funding, particularly in terms of revenue cost.**

## 6.13 Community and health facilities

In line with the apparent increase in health services, community support and leisure, a need again, for available funding to support cohesively and in a co-ordination manner the needs of the growing population.

**Action: LA to identify available and predicted funding stream to support increases in health partnerships, community support and leisures for now and the future populations.**

**Action: Agreement on a children's centre and the development of a discussion platform on which to address the future needs of the TVU students and staff in regard to health, transport and community services and their contribution in terms of funding and resourcing required from the Local Authority, PCT and other local service providers.**

### **Overview and Scrutiny Panel**

Regular reports from Overview and Scrutiny panel on what decisions they are taking and what support to the community they are able to give.

**Action: Welcome the use of a joint HIA tools to be used in future across both PCT and local authorities organisations. The future evaluation and outcome of this HIA should be available to the community from the Local Authority's Overview & Scrutiny Panel.**

**Action: Noted that there should be a co-ordination approach to the leisure and retail sector in terms of getting private letting agents to be aware of over duplication and poor retail and leisure facilities sites. Should be addressed through LA and CIP.**

**Brentford Community Council  
February 2006**



