

Comment on a planning application

Application Details

Application: 19/0646/FUL

Address: GreggsGould RoadTwickenhamTW2 6RT

Proposal: Demolition of existing buildings (with retention of single dwelling) and redevelopment of the site to provide up to 116 residential units and 175sq.m commercial floorspace; landscaped areas; with associated parking and highways works and other works associated with the development.

Comments Made By

Name: Ms Maria Seale

Address: 36 Crane Road Twickenham TW2 6RY

Comments

Type of comment: Support the proposal

Comment: The site needs to be developed and it needs to be in keeping with the surrounding area. The residents have for years been concerned about safety and security due to the flow of traffic in and out of the site as well as the size and amount of vehicles. There are a few things that need to be considered.

1 The access to the site for works vehicles during and after the development. The roads are unsuitable for lorries. Greggs had to change the size of their lorries as parked car were routinely damaged by their deliveries. Personally, my car was written off by a Gregg's vehicle and though they helped to get it repaired rather than replaced, it was an ongoing issue and will be a current problem for lorries using Gould and Crane Roads. What are the council and developer going to do to protect our cars?

2 The site entrance on Gould/Crane Road is very limited. It is obscured and has led to near misses of children and cars that I have seen while living on Crane Road for nearly 20 years. The traffic flow out of the site will increase with the amount of residents on the site as well as service vehicles and visitors. The entrance needs to have road calming measures to slow down vehicles as they enter and exit the site.

3 The residents have campaigned for many years to get the WT CPZ. I personally lobbied the council with the help of Crane Road Neighbourhood Watch residents and it took over 3 years to get it. The current CPZ is only temporary and we have asked for the current Mon –Sat 8.30 -6.30pm zone to be increased. We are concerned that the council will not increase it now that Greggs is being developed and the users of the London Square development will add to the already congested roads after 6.30pm. Will the council commit to the current CPZ being extended to later in the evening and give a cast iron guarantee that the residents on the development will not gain access to the CPZ in the future?

4 The developers have not provided any amenity or compensation to the current residents for the disruption that will be caused due to the build and also once the site is complete. Why can't the developers include an outdoor gym and high speed electric charging points on the site for all residents in the area to use.

5 Some residents have real issues about being overlooked by the high rise blocks and there is also the issue of security due to more people living in a smaller footprint. There is a need to change to layout of the apartments so their do not overlook. There is also a need for CCTV so that the current residents and new residents are protected from undesirables. Can the council ensure that there is CCTV installed at all entrances and exits of the site with a view down Crane and Edwin Roads.

6 Crane Road Neighbourhood Watch scheme have an active membership. I am the Coordinator and I know that Gould, May and Edwin road residents are very involved in their neighbourhood too. The residents of the new development should be required to form a Management Company so that any issues can be dealt with swiftly and an effective line of communication is available between all residents. This will help align the new residents in the area and assist with community activities too. We have a street party every year and it would be great to get them involved with it.

7 As the site is on a river bank, the developers will be Riparian owners. What will they be doing to ensure that environmental impact of the development is kept to a minimum? Moreover, what are they going to do to increase the

biodiversity of the area and encourage more butterflies, bees and other wildlife to the area. We desperately want more trees on the site. They can be used to screen for privacy as well and increase the feel good factor of the site. They can also be used as boundary hedging to protect privacy.

Please can you address these issues at your planning meeting as I know they are shared with the residents as well as other more personal concerns.