

Comment on a planning application

Application Details

Application: 19/0646/FUL

Address: Greggs Gould Road Twickenham TW2 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 Cara Tetlow

Address: 6 Gould Road Twickenham TW2 6RS

Comments

Type of comment: Object to the proposal

Comment: PLEASE NOTE THAT OUR OBJECTIONS HAVE ALSO BEEN SUBMITTED IN A LETTER FROM FIONA JONES of CAMERON JONES PLANNING on behalf of 4, 6, 8, 10 & 12 GOULD ROAD, sent by email on 5 April 2019 – the content of which is copied in our online submissions.

PART 6/10

Lack of play space

The proposal contradicts policy LP 31 as there is inadequate play provision on site with no provision at all for children over 5.

Currently, there are very few facilities for children aged over 5 locally (with just a couple of structures in Kneller Gardens - one climbing frame and a large swing probably intended for 5-12 year olds – one table tennis table, two basketball hoops (but not a full size basketball court as they imply in the planning documents) and three tennis courts (which children now have to book online if they want to use them, and will shortly be passcode locked to ensure they can't use them without booking). The facilities for older children is just not adequate in this area.

Policy LP31 requires major development to provide their own play facilities for children over 5 on site (where it is shown that there is inadequate play space within 400m of the site) and this has not been provided at this site. The new development by Twickenham Station has included facilities for over 5s – a full basketball court, football 'pitch'/court and skate park. Whilst a financial contribution may be provided by the developers to improve local play space this is not sufficient as more play space is required within this immediate vicinity rather than cash to improve existing facilities which are further than 400m away (such as Kneller Gardens which is 480m away).

Highways/parking issues

The Planning Statement accepts in paragraph 7.19 that "There are significant Site constraints associated with the Site within the residential area" and at 7.21 "the streets surrounding the Site are narrow residential streets and are often heavily parked on both sides". Whilst the planning consultants seem to be concerned about the impact of the HGV vehicles on local residents, these comments are most appropriate in the context of the 100s of vehicles which will be added to this part of Twickenham if this development is granted planning permission. HGVs did not impact on the residents of Gould Road but having an entrance/exit into the housing development off Gould Road will result in a significant increase in traffic generation. This will be extremely harmful to local residents where parking stress is high at present and this will exacerbate it to an unacceptable level.

It is interesting to note that several years ago HGV traffic was prohibited to use Gould Road (it is understood this was after 2004 when HGV traffic ceased driving to this corner and a sign was erected on the Meadway entrance to Andover/Gould Road to confirm this). Further, the part of the Greggs site accessed from Gould Road only had 23 parking spaces and traffic to the site will be significantly increased if this development of this size occurs.

The Design and Access Statement provides walking distances to Twickenham and Whitton stations which are misleading as they range from 15 to 19mins and assume a very fast walker.