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 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 8/10

Highways/parking issues (cont.)

Also, of utmost relevance are the following points:

• The CPZ is not 24/7 and visitors from the Richmond Borough will be able to use their own visitors permits to park here;

• There are few passing places on Gould Road & Crane Road, meaning that the road becomes a rat run, with road rage on the corner quite a common occurrence;

• It is not just the car yield of residents, but also their visitors, service & delivery vehicles, taxis if they can't have cars etc (due to "limitations" on parking) which needs addressing;

• Waiting delivery vehicles are already a big problem here in creating congestion in two-way single lane roads;

• The increase in numbers of vehicles idling on the corner of Gould & Crane Roads due to congested roads – there would be increased noise & pollution immediately outside our homes and children's bedrooms following this development;

• The pinch points at Gould/Crane Road, Edwin Road corner, May Road (narrow road access from Twickenham Green), Knowle Road (narrow road access from Twickenham Green) and Colne Road (narrow road access from Heath Road frequently blocked by vehicles parked/waiting on double yellow lines), tight bends to Edwin Road from Colne Road, narrow road with on-pavement parking in Colne Road itself).

The local residents are really concerned about safety at this corner – it is already dangerous for children and adults crossing across the Greggs entrance from Gould Road to Crane Road (east side) and vice versa, or across Gould Road from north to south & vice versa, due to traffic speeding round the corner, and having to rapidly reverse because of oncoming traffic. Extra traffic exiting & entering here, with poor sightlines etc is only going to make it worse. One "traffic calming" measure just inside the site is not going to be adequate. Pedestrians would not be able to safely enter or exit the site here in any number. Further, the shared surface is particularly unsafe for children, families with pushchairs and the

less abled, particularly when exiting from it onto "normal" streets where pedestrians don't have the "priority" that they supposedly do on the shared surface.

The applicant's "swept path analysis" shows vehicles entering/exiting through existing parking spaces on Gould Road & Crane Road, and partially across existing pavement on Gould Road. This surely cannot be approved by the Council as an acceptable highway's manoeuvre and needs to be carefully analysed.

Overall, the assumptions and conclusions are wholly inadequate and do not represent the actual traffic movements at this site and do not adequately reflect the reality of 116 new homes being built in this part of Twickenham. The roads are narrow and congested now so the impact of this proposal would be demonstrably harmful.

Paragraph 109 of the NPPF states that "Development should only be prevented or refused on highways grounds if there would be an unacceptable impact on highway safety, or the residual cumulative impacts on the road network would be severe". We trust that the Council's Highways team will robustly assess the applicant's TA and conclude that the impacts on existing residents would be severe and that this application should be refused on this ground.