

## 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:** Mr STEPHEN CARTER

**Address:** 56 Crane Road Twickenham TW2 6RY

### Comments

**Type of comment:** Object to the proposal

**Comment:** CONTINUED FROM FS113290835

#### 5. Impact on Existing Local Services

Some local services are already under pressure and this will pressure will be further exacerbated if the development is allowed to proceed at the current levels. There is mention of the local bus stop within 5 minutes walking distance with 3 bus routes to Richmond. I often use this bus stop to head to Richmond and find that if you do not arrive before 6:30am you are unlikely to get on the buses, as they are already full. Of the two (not three) Richmond services that do go from this stop (490 and H22) one is under consultation for potential termination of route in Twickenham instead (H22). To allow such densely populated additional residential development with limited parking will clearly put further pressures on this already stressed local public transport infrastructure.

We therefore ask that the council push for a development of lower density to reduce impact on local services.

#### 6. Potential Impact on Controlled Parking Zone (CPZ)

With the proposed redevelopment adding 116 residential units (including some 4 bedroom units) and only 115 parking spaces we are concerned of the impact that this could have on the recently introduced TW Controlled Parking Zone. The current CPZ runs 8am to 6:30pm Monday to Saturday and although the new residents will not be able to apply for CPZ permits it is likely that there will be impact on parking outside of the current controlled times.

We ask that the council consider development at a lower density and extension of our CPZ hours to reduce adverse impact on existing residents ability to park near their homes.

#### 7. Safe Disposal of Hazardous materials

One of the major concerns of the community is the safe disposal of any hazardous waste that is located on the site. There is a grave concern that the roof materials of the factory may contain asbestos and as such the local residents are very concerned that this is removed in a way that does not have a detrimental impact on the health of the existing population, which includes a large number of children.

We ask that the council push for the most stringent measures be taken for the safe demolition and removal of hazardous materials where they exist to ensure the protection of the health of local residents.

#### 8. Disturbance during Construction

The location of the site is not ideal for heavy goods traffic and this was partly the reasoning for Greggs relocating to a site with better levels of access for their lorries. Gould Road already benefits from an advisory warning on the junction with Meadway and Andover Rd. Nevertheless, the junction of Crane and Gould is often jammed with lorries that have ignored or not seen this sign and are incapable of turning from Gould into Crane Road.

To hear that the Greggs Admin office entrance on this junction will now be used for site access for lorries is a worry, not just on safety grounds but the potential property damage that may arise from the vibration from heavily laden lorries passing within feet of residential properties not built to cater for such vibration and disturbance.

We ask that all site traffic be directed through the main entrance located on Edwin Road where the modern road infrastructure is wider and better equipped to handle this type of traffic.

## 9. Benefits for the Local Community

Having been actively involved in the consultation process for the redevelopment of this brown field site we are surprised to see no mention of Section 106 Agreements in any way to help benefit the local community. Instead, the development seems to rely heavily upon existing local amenities such as Kneller Gardens and Twickenham Green as rationale for not adding more green space and play space within the proposal.

We ask that the Council hold the developer to account to ensure that appropriate benefits are drawn for the local community.