

## 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:** Mrs Lisa Tovey

**Address:** 46 Gould Road Twickenham TW2 6RS

### Comments

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

**Comment:** Whilst I'm supportive of redeveloping the Greggs Bakery site, I'm writing to voice my concern about the current proposal which I object to for the following reasons:

#### 1) SIGNIFICANT INCREASE IN TRAFFIC

A) On an ongoing basis

- Make it increasingly dangerous for young children trying to cross roads;
- Result in increased levels of pollution;
- Restrict / make increasingly inconvenient the need to temporarily 'hover' in the road to unload shopping / children prior to finding parking space elsewhere.

B) During the lengthy redevelopment period:

- The proposed access to/from the site for construction / HGVs via Gould Road is unacceptable. While Greggs occupied the site the sole HGV access was via Edwin road, as Gould Road was deemed unsuitable for vehicles of this type – i) very narrow roads; ii) not many passing spaces (except at junctions); iii) definitely no turning spaces, iv) lack of visibility for people crossing. This was confirmed on the occasions that HGVs came the wrong way.

#### 2) INADEQUATE PARKING PROVISION

The already frustrating parking situation will be worsened by the scale of the proposed development. Maximum of 1 space per unit is insufficient. Despite the WT CPZ, parking is already stretched in our area, especially outside the controlled hours. With limited parking being allocated to the new site, this situation will be exacerbated outside of the existing parking zone hours, which would be worsened still if the development were permitted to enter the parking zone in the future.

#### 3) DENSITY & DESIGN OF DEVELOPMENT

- The 5 storey industrial looking block will dwarf the existing 2 storey terrace cottages and will detrimentally change the view & skyline from Crane & Gould Road, not to mention the resulting loss of privacy for the residents in close proximity.
- The proposed 116 residential units will bring an estimated 326 new residents to an area, without providing additional amenities for them or the local community.
- There is insufficient play space and no additional community space on the plot. The developers have only given 410 sqm of potential play space to the site of which only 160 sqm is publicly accessible. This contravenes local planning policy which suggest that the site should provide 1081 sqm for the number of children estimated in the plans.
- The density of development of the site reflects a medium to high-density urban development and does not reflect the low to medium density nature of the existing suburban environment, which will future stretch existing local amenities and services.