

## Comment on a planning application

### Application Details

**Application:** 22/2204/FUL

**Address:** St Clare Business Park And7 - 11 Windmill RoadHampton Hill

**Proposal:** Demolition of existing buildings and erection of 1no. mixed use building between three and five storeys plus basement in height, comprising 98no. residential flats (Class C3) and 1,172sq.m of commercial floorspace (Class E); 1no. three storey building comprising 893sq.m of commercial floorspace (Class E); 14no. residential houses (Class C3); and, associated access, external landscaping and car parking.

### Comments Made By

**Name:** Mr. Erik Peterson

**Address:** 13 Holly Road Hampton Hill TW12 1QF

### Comments

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

**Comment:** 1/3 ECP Objection Dated 12/08/22

Dear Sir / Madam.

I am supportive of a redevelopment of the business park, however if this proposal is approved, I feel it would have a negative impact on the residents of Holly Rd and the surrounding area.

Block B is shown at approx. 16.65m high. The proposed three story houses are another floor higher than the properties in Holly Rd which would be overlooked. The mass and bulk of this design will overshadow and dominate the skyline. If Block B was reduced in height, it would have less of an impact on these residents.

In the Construction Management Statement, it says that both Holly Road and Windmill Road are "subject to a 30mph speed restriction." Both roads as well as all roads in the surrounding area have a 20mph speed limit. This fact is incorrect and may be an indication of the accuracy of other information provided by the applicant.

It also states that "2.4.4 Hampton Hill Spiritual Church is located to the north of Windmill Road, however, during the church's peak (Sunday) no construction work will be undertaken unless agreed with LBRuT should the application be successful."

LBRUT site working hours are 8am to 6pm Monday to Friday, 8am to 1pm Saturday. No noisy works on Sundays and Bank Holidays. The applicant should already be aware of LBRUT site working hours.

In the Transport Assessment, 7.2.3 Highway Impact, it declares that "In terms of the parking, 61 of the 106 are located in the southern section of the site and accessed via the Holly Road access, whilst the remaining 45 are located in the northern section of the site and accessed via the Windmill Road access." It also states that "the development proposals are expected to result in a net increase of 7.3 vehicles during the AM peak and an increase in 0.5 during PM peak. The Windmill Road access is expected to experience an increase of 22.3 two-way movements during the AM peak and 17.9 during the PM peak. 7.2.6 This is not anticipated to result in a material effect on the surrounding highway network."

If there are 61 new parking spaces provided (Holly Rd access), how can there be a predicted increase of only 7.8 two way movements?

"7.7 Summary"

“7.7.1 The development proposals are expected to result in a small decrease in vehicles using the Holly Road, and a negligible increase in vehicles using Windmill Road when compared to the existing site. “

This is not what the report says. It says there will be an increase of 7.8 two way movements by Private Vehicular Trip Distribution. That is not a decrease.

“8.0 Summary and Conclusion”

“8.1.8 All delivery and servicing activity will be undertaken within the site using designated loading bays. The development proposals are expected to generate 32 servicing vehicles across the day ( 64 two-way movements). Of the 32 vehicles, four are expected to be HGVs, all of which will be required to use the Windmill Road access.”

In the report, it states that in Holly Rd, private vehicle movements will increase by  $7.3+0.5$ , and in Windmill Rd by  $22.3 + 17.9 = 48$  total two way movements. In the conclusion it states that there will also be 64 two way movements for servicing vehicles. This puts the proposed projected increase in vehicular movements at 48 two way journeys by private vehicles and 64 two way journeys by service vehicles, making a total of 112 new journeys. There will undoubtedly be an increase in traffic, which is not reflected in the report.