

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: 2/3 Continuation of ECP Objection Dated 12/08/22

“Transport Assessment”

“2.10 Public Transport”

“Public Transport Accessibility Level”

“2.10.1 Public Transport Accessibility Level (PTAL) is a TfL tool used to measure the accessibility of a point to the public transport network, taking into account walk access time and service availability. This method is essentially a way of measuring the density of the public transport network at any location within Greater London. The rating of accessibility is a grade from 1–6 (including sub-divisions 1a, 1b, 6a and 6b), where a PTAL of 1a indicates extremely poor access (low) to the location by public transport, and a PTAL of 6b indicates excellent access by public transport.”

“2.10.3 Figure 2.10 demonstrates that the PTAL for the site ranges between 1a and 2. The PTAL assessment does not consider the new connection through the site, therefore it is likely that in reality the whole site would achieve a PTAL of 2. It should also be noted that the PTAL tool is very prescriptive in terms of the distances included within the assessment, therefore any services available outside of the boundary (640m for bus and 960m for rail) are discounted.”

The nearest bus stop is 220m away, which falls within the TPAL assessment boundary. And yet the site is declared as having between poor, and extremely poor access by public transport (a PTAL rating of between 1a and 2). As the site has a PTAL rating of between 1a and 2, it would be reasonable to assume that the new occupiers will need to rely on cars, which will increase traffic.

With such a poor accessibility rating, this scale of development is unsuitable for this area.

“3.2 Vehicular Access”

“3.2.1 Access to the main site will be taken via two points, one on Windmill Road and a second on Holly Road.”

“Holly Road”

“3.2.3 The access on Holly Road will utilise the existing access for the St Clare Business Park. Due to the restricted width of the access, no large vehicles will be permitted to utilise the access.

3.2.4 This access will provide access to the remaining seven houses and associated car parking, the entrance to the under-croft car park, external residential car parking and six of the commercial car parking spaces.”

How will removal lorries, and the fire brigade access the homes on this side of the site?