

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. Matthew Bolton

Address: Flat 11 63 Ormond Avenue Hampton TW12 2RY

Comments

Type of comment: Support the proposal

Comment: I would like to support the proposals as a resident of the area. Firstly, the site is a largely vacant brownfield site close adjacent to the local high street. This is exactly the sort of location where new properties should be built. The land was previously developed as industrial land and is clearly unfit for modern day industry and that is shown by the high vacancy rates. If it was to be brought back into use as an industrial site, it would have a far worse impact on the residents than any housing development.

We are in a housing crisis with an acute lack of affordable housing. This scheme provides a significant proportion of affordable housing in an area that suffers from a severe lack of it. The site is well-located close to amenities, schools and public transport and will enable future residents to meet their needs locally. If there are issues around infrastructure locally this is not for the development to resolve but for government (local and national) to ensure social, health and education are provided.

The proposed design appears appropriate with the highest elements (five storeys) set back from neighbouring properties. Overdevelopment/ overscaled is very subjective. I do not consider five storeys in a suburban location in London as overdevelopment. This is not a rural village but a site adjacent to a high street in Greater London and as such new development should be appropriate and responsive to its surroundings.

The development provides more than the London Plan parking which is excessive. This will promote car-based trips and undermine site sustainability and should be reviewed. There is a consultation on a CPZ on adjacent streets (Holly Road). If the proposed development is approved its residents should be banned from applying for residents parking permits including from any future expansion of the CPZ. In turn, an expanded CPZ would deal with any concerns from local residents around parking impacts from the development - if they do materialise.

Therefore, parking should not be used as a reason as refusal. the London Plan Policy T6 is very clear - "An absence of local on-street parking controls should not be a barrier to new development, and boroughs should look to implement these controls wherever necessary to allow existing residents to maintain safe and efficient use of their streets."