

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. Adam Brown

Address: 13 School Road Hampton Hill TW12 1QL

Comments

Type of comment: Make a general observation

Comment: Those of us who live in Hampton Hill, as I have done for over 20 years, know how fortunate we are to do so. The trick is to find a way to allow some more people to do so without changing its attractiveness. The St Clare's site is a mess that seems ripe for re-development, and while local employment opportunities are important, it seems unlikely, given recent history, that maintaining the whole site as a business Park is likely to be a success. Mixed use is therefore logical. The headline figure of the number of new homes seems a lot, until you actually look at the site. It is bigger than one might think from the outside. But the new development would be more dense, and contain buildings higher than any currently in the neighbourhood (which will significantly obtrude onto the currently largely open views from the back of houses on the east side of School Road unless a lot of care goes into the "green line" along the railway boundary). People will feel that some of their sense of space has been lost. It is good that construction traffic is to be routed via Holly Road. A great deal of thought will need to go into construction (and construction traffic) management. Even building work on a single house has a significant impact on local roads, given the small amount of off-road parking. It is important that efforts are made to get the developers to sign up to, and to enforce, obligations in all the areas cited in the previous rejection decision mentioned in the planning statement - particularly around affordable housing etc, and no doubt others too. The documentation accompanying the application is voluminous, but like a lot of such documents a lot of it doesn't tell you much about what is actually to be built. Maybe I have missed them in the virtual pile of paper, but where are the simple photo mock-ups of what it would look like from each angle? At the end of the day, that matters more to most residents than all the regurgitation of planning policies and obscurely-expressed technical standards. I am pleased to see that there is no gas to be used in heating the development. Perhaps the option of ground source over air source heat pumps (and no solar thermal) was a little too easily dismissed. Also, in view of the recent heatwaves, has enough attention been paid to overheating risk? The existing adjacent roads are full of houses that, when built in the 19th century, were the affordable housing of their day. Although many have been expanded and/or substantially renovated since, and many more need to be made more energy-efficient / given a low carbon heat makeover, they have broadly stood the test of time. It is to be hoped (admittedly, ambitiously) that whatever is finally built on the St Clare's site is something that will still give pleasure to residents and neighbours in four generations' time.