

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: Miss Janet Williams

Address: 21A Windmill Road Hampton Hill TW12 1RF

Comments

Type of comment: Object to the proposal

Comment: I strongly oppose the little changed development by NHG. It's still too many, too high and too different. It still contravenes Local Planning Policies that are put in place to protect the environment we live in. And still NHG are not taking into consideration the viewpoints of the people who live next to the site and in the Hampton Hill area.

The first application was strongly opposed by over 200 resident's letters – obviously making this a very unpopular development due to its height, scale, mass, loss of light, out of character, sense of enclosure and overbearing impact, not to mention increased traffic, lack of parking and exacerbated local services! At the Planning Committee meeting on 9th December 2020 the Councillors were strongly persuaded/told not to include Height, Bulk, Mass, Out of Character etc in their reasons for refusal, however all of these reasons are covered by Local Planning Policies.

The proposal is out of character and context of the Hampton Hill Village and contravenes LP1 with its height, density, design and overall lack of understanding of the character that makes Hampton Hill a village. Just because NHG uses the word "Character" in almost all of the Design Headings (even the playground), it doesn't mean it has any character or any character that matches the local area. In the Planning Committee meeting, the Planning Officer even said the development was out of character!

Taller buildings are defined in LP2 as "significantly taller than the neighbouring buildings" – the 5-storey block of flats is definitely significantly taller than the predominantly 2-2½ storey houses adjacent to the site. As is the 3-storey Commercial Building, which is only 3.17m (1-Storey) shorter than the 5-storey block; which would sit in the middle of single storey buildings and tower over the old Fire Station/Library, a Building of Townscape Merit. The design of the Commercial Building is very much out of local character. It is designed like an old Warehouse that you would see commonly in a dockland type setting, not a village setting. NHG suggest they would be creating a Landmark feature but it is not in scale or local character, it would dominate the other buildings and would have a severe visual impact on Windmill Road and its residents. It is contrary to LP2.

As for public consultation, this time around; there was a, little advertised, Public Webinar. To give NHG their dues, there was a leaflet drop about it but it was very hit and miss and not every household got one - only the front of our terrace (15 - 19a Windmill Road) got one, not the houses that actually face the St Clare site (21 -23b Windmill Road). I was only made aware on a local Facebook page and I know I wasn't alone in hearing about it this way. It was disappointing that the Webinar was the only contact from NHG to residents considering this was a new application.

NHG suggest that traffic wouldn't increase in the area but I cannot imagine where the residents of 112 dwellings and the workers of 2,065sqm of commercial space are going drive, if not in the area. They would need to exit the, particularly

narrow, entrance roads in and out of the site, only to join Windmill Road or Holly Road, both narrow roads where two cars can rarely pass one another. With the closure of other roads in the Hampton Hill area, Windmill Road has already seen an increase in Peak Time traffic. This development would only exacerbate the situation further, creating traffic chaos! This isn't to mention the service vehicles and day to day delivery vehicles that would need to get onto the site and to the residents in the surrounding roads.

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