

## 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. James Simler

**Address:** 5 School Road Hampton Hill TW12 1QL

### Comments

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

**Comment:** only minimal changes have been made to the previous application that was refused by the planning committee and then refused by the planning inspector on appeal.

The current proposals are still out of character with the village of Hampton Hill. Five storeys in any part of the site is completely ignoring Richmond Borough's own planning guide.

I would refer the committee to LP1, LP2 and LP39, which inter alia say that any development should positively contribute to existing surroundings; respect the character including heights of surrounding buildings. The council's own requirements are that three storeys must not be built in any of the five designated villages of Richmond Borough.

Regarding Affordable Housing. The current scheme DOES NOT COMPLY with the Council's policy requirements: The Council expects: 50% of all housing units will be affordable housing, this 50% will comprise a tenure mix of 40% of the affordable housing for rent and 10% of the affordable intermediate housing.

BUT NHG say in their published document:

"Our proposed scheme will provide:

100 new homes, of which 35% will be affordable homes for Shared Ownership and London Affordable Rent and 65% will be for Market Sale"

2. Office Space: The amount of office space is reduced and not in compliance NOT IN COMPLIANCE with Councils requirements.

There is a LARGE INTENSIFICATION OF WINDOWS AND BALCONES, thus again increasing the ANTI SOCIAL nature of this development.

The roads of Holly Road, School Road and Windmill Road are already at capacity. The addition of 98 properties is going to cause mayhem and will be dangerous, particularly at peak times when people leave and return from work. Children on their way to and from school will be particularly vulnerable during these times when parents drop off/pick up. Rubbish collections already cause problems. What about emergency vehicles such as fire and ambulances. Access for them is already challenging. The existing road widths and footpath widths are already below current recommendations. The density of the propose development will only serve to aggravate this.

If there is any common sense and consideration of the for the local residents, then this application will not be approved. It fails on so many points.