

Comment on a planning application

Application Details

Application: 24/0865/FUL

Address: 74 Oldfield RoadHampton

Proposal: Demolition of existing building and redevelopment of site to provide a two-storey self-storage facility (Use Class B8) and business centre (Use Class E (g)(i)) with an additional floor at basement level. Associated car and cycle parking, and landscaping.

Comments Made By

Name: Ms. Claudia Dart

Address: 28 Percy Road Hampton TW12 2HW

Comments

Type of comment: Object to the proposal

Comment: We object to the proposal for the following reasons:

- Adequacy of parking (both on site and in neighbouring streets)
- Traffic generation
- Noise and disturbance
- Road access

ADEQUACY OF PARKING

Percy Road and Oldfield Road are areas where on street parking is hard to find. The Shurgard operation will bring in three times the number of employees who work at the current site (a maximum of 66 workers), with no guarantee that they will use public transport or cycles to come to work. This is in addition to the customers who will use the site for storage. Shurgard are currently proposing to reduce the number of spaces on the site from 16 to 10 (for cars, lorries and two-wheel vehicles). "A total of 10 car parking spaces: including 1 staff parking space, 2 visitor spaces and 7 customer spaces." They will provide 31 cycle parking spaces, but it's hard to see how many people coming to drop off, or pick up, items from storage will use a bicycle to do so. Nor is it likely they will use public transport.

TRAFFIC GENERATION/ROAD ACCESS

Percy Road and Oldfield Road are already heavily used by vehicles accessing the Primary School, the Industrial Estate and Waitrose. When the Percy Road railway crossing gates are down, the area is subject to even more congestion, often resulting in road rage incidents around the junction with Oldfield Road.

As far as we can discover, Shurgard has not said how many storage units it will initially provide, and its estimate for the number of vehicles visiting the site seem very low. In 2018 the Self Storage Association carried out a survey which showed that 300 to 499 spaces generated an average 28.6 vehicle visits per day (a figure which is presumably x 2 if vehicles arrive and leave on the same day).

While the Oldfield Road site may initially offer a smaller number of units, the development is designed for expansion which will not require further planning permission: "a future capacity to provide a total 8,804sqm of employment floorspace through the use of demountable mezzanine floors."

NOISE AND DISTURBANCE

The reports submitted play down the impact of traffic noise, on the basis that there is already considerable traffic noise close to the site. However, the volume of traffic falls significantly after peak periods. Shurgard's opening hours of 6am - 11pm will encourage more traffic at off-peak periods, potentially causing more noise than is usual at these times in a residential area.

Shurgard's reports talk about minimising the noise caused by trolleys during loading and unloading, but they don't refer to the possibility that people using the trolleys will potentially be talking/shouting to each other in the early morning and late evening.

GENERAL

The general character of the streets in this area is residential and retail. The only exception is the commercial site in question, which would be much more appropriately situated in the industrial estate just down the road. At a time when affordable housing is desperately needed, it would surely be preferable to use this site for accommodation?