



THE HAMPTON WICK
ASSOCIATION

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6 July 2007

Development Control,
Environmental Protection and Customer Services,
Civic Centre,
44 York Street,
Twickenham
TW1 3BZ

Dear Sirs

Re: New Proposal for Sandy Lane, Reference 07/2142/FUL

I am writing as the representative of the Hampton Wick Association to make you aware of our objections to the proposed revisions to the previously agreed plan for the Sandy Lane development.

Our concerns are as follows:-

1. Further increased traffic generation to and from Sandy Lane will add to this presently congested route to Church Grove and Kingston Bridge.
2. Inadequate parking and residual landscaping within the development site which is already minimal and lacking interest and character. The concept of "defensible space" - usually, say, 2 metres between ground floor habitable rooms and public footpaths and car parking - is inconsistent and even lacking in critical areas.
3. Increased lack of any infrastructure facilities within the site, merely adding disproportionate pressure on limited existing schools, clinics, shops etc elsewhere.
4. Lack of evidence that local physical infrastructure, in particular the sewerage system, will be able to cope with the increased population.

Continued...

5. The height and scale of the proposal is out of character with any recently approved scheme in this part of the local planning authority, and therefore does not appear to comply with the Local Development Plan and residential guidelines.

6. The layout of the approved scheme and its external appearance lacks any particular design merit particularly being close to the Conservation Area and due to the intention to increase storey heights and infill open spaces between buildings further detracts from the setting and character of the Conservation Area. The repetitive linear blocks from Bushy Park Road to the east are completely out of character with the eclectic nature of the Hampton Wick / Teddington residential environment.

7. The revised residential scheme will adversely affect views from Bushy Park and appear to be an unacceptable dense mass of housing with ghetto implications, ie compounded noise, disturbance and loss of privacy, and amenity for residents.

8. There is an interesting comparison between the proposed introduction of the wood chip processing plant and the experience of another major developer who gained acceptance for the siting of such a plant. However, later it was decided to replace the unit with more residential / commercial development and revert to traditional servicing piped supply for individual heating. We note that the size of the proposed wood chip plant at Sandy Lane is about 18m x 12m, which is 216m², equal to 4 one bedroom flats if not used for its intended recycling purpose resulting in over £1million in extra profit for Galliford Try. Further information and assurances are required

9. It is also understood that there have been environmental and health and safety issues during the initial construction work which have been questioned in their methodology and compliance with current legislation. The measure of the developer's responsibility and performance in these matters is usually an indication of likely future events.

In conclusion, The Hampton Wick Association strongly objects to the proposal on the grounds of: unacceptable traffic problems; the height, scale and appearance of the design; lack of infrastructure and detrimental impact on existing local facilities; and lack of evidence of the benefit of the recycling unit.

Thank you for your attention.

Yours sincerely

**Carol Dukes
Hampton Wick Association**

Cc: Sandy Lane Site Action Group
Councillors Arbour, Parsons, Evans, Elengorn, Mumford, Knight
Vincent Cable MP