

## The Third Application is in!

*Linden Homes has submitted its third application to develop the Campion House site. The application was received by Hounslow Planning Department on 26<sup>th</sup> March. At the time of writing, the submission had not been verified as valid. If it is valid then the application's submission date will be 26<sup>th</sup> March.*

*Applications should be approved or rejected within thirteen weeks of the submission date. We can therefore expect events to move rapidly very soon.*

### Council Consultation

Soon after verification of the submission the Council will send out a notice to residents in the consultation catchment area giving 21 days to submit their views. As before residents not in the immediate catchment area also have a right to make representations.

### Developer's Exhibition

Early in the Consultation period the developer, **Linden Homes**, through its architects, **John Thompson and Partners**, will organise an exhibition to show their plans and to make themselves available to answer questions.

### The New Submission

Campion Concerns has received copies of the drawings and other documents for the submission. We have not yet had time to study them but we can give some initial information. More detailed analysis will be given in our next Newsletter.

The broad outline of the submission is close to that which was shown at the exhibition held in St Mary's Church Hall on 31<sup>st</sup> January.

The main changes are that:

- (a) one block of town houses at the back of the development has been removed;
- (b) a new small block has been added on the south side of the site just behind Tigar Hall.
- (c) the 'doctor's surgery' which the developer had claimed would be the purpose of the block to the north of Campion House (along Thornbury Road) has become a residential block of 9 flats.
- (d) The blocks near the Gymkhana astro-turf (with its noise and floodlights) have been moved a little further away from the boundary with the club.
- (e) The number of residential units has been increased to 168 (156 at the January exhibition).

### Our Concerns

**Open space** remains a key issue. At present the total site area is 3.22 hectares. Of this 2.1 hectares is designated as local open space. Such open spaces are a precious asset making London the relatively open and green place that it is.

The London Plan is the regional planning framework for Hounslow. Objective No.1 of the London Plan is "To accommodate London's growth within its boundaries without encroaching on open spaces".

The developer is aware of the sensitivity of the issue since in the main Planning statement of 61 pages (double-spaced) open space is referred to 115 times!

Unlike previous submissions the Planning Statement doesn't quantify the loss of open space but just says "Any loss will be mitigated by the significant enhancement and improvement of the quality of the open land retained within the scheme as new open spaces, combined with the other benefits ...".

The general approach to design for this submission is a clear improvement on the previous two applications. However, residents said throughout consultations that encroachment on open space should not be regarded as a prize for good design.

**Proximity to the Gymkhana.** We are told by people living near the club that the floodlights and noise from the astro-turf pitch would be a significant source of annoyance for residents in the proposed blocks near the club boundary.

**Height of buildings.** We do not believe that five storey buildings are appropriate for this part of the conservation area.

**Density.** Having read the relevant planning guidelines, it is still our view, pending a full reading of the documents, that the plan attempts to put too many units on the site and that the above problems could be resolved by reducing the number of residential units.

### Making Information Available

As previously we are keen to make information available to everyone who wants to judge the application for themselves. We have all the drawings and papers in digital form and can provide disks (for a modest charge) to anyone who wants them. We have also asked the developer if we can put all the information on our website.