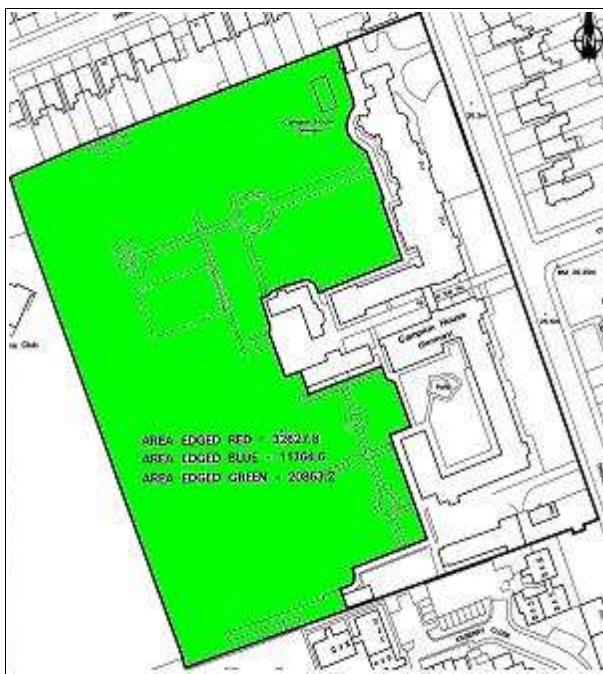


TRY HOMES STILL SILENT

One hundred and six residents signed a long letter of questions to Try Homes. The letter was posted on 6th February. At the time of producing this Newsletter we have received neither a reply nor even an acknowledgement. In that letter we raised all our major concerns about the development. This included reminding the developer of the many questions we had previously sent but which still remained unanswered.



The shaded area shows the extent of the designated local open space on the Campion House site.

Try Homes met with the Hounslow Planning Department on Thursday 23rd February. Apparently they said then that their application for the development would 'probably' be made 'before May'.

It is not uncommon for developers to put their application in without all the supporting papers. They then promise these at a later date when they either do or do not materialise.

We want a clear agreement with the Planning Department that the official consultation period for the application will not be considered to have started until residents have access to ALL the supporting materials for the development.

The minimum time for the official consultation is 21 days although this can be extended. We want to make sure that we have all the information needed and the time to digest it. As soon as we have information it will all be posed on this website. Watch this space!

PETITION COMING SOON!

We have decided to take a petition to the residents to get a clear expression of our concerns about the proposed development. The text is given below so that you have time to consider it before we call.

Try Homes claims that the projected development has the support of local residents. Our feedback from direct contact with residents gives a very different picture.

Below is the text of the petition which will come round over the next couple of weeks.

We, the local residents are concerned over a number of issues in relation to development proposals for the Campion House site, Thornbury Road, Isleworth. In summary:

*(1) We want a development **THAT IS SENSITIVE** to the **character of the local area** and its **conservation status** i.e. one that will preserve and enhance the Spring Grove conservation area, in particular due consideration to heights, densities and distances from boundaries.*

*(2) We believe **the land available for built development is 1.17 hectares** and **NOT** the total site area of 3.26 hectares. Planning guidelines recommend 30–80 units/hectare for a site of this nature. This means that the upper limit for this development should be 95 units. The density of the surrounding built development is 33 units/hectare. **The density of the development should respect this historical character of the area by not departing from this significantly.***

*(3) The **OPEN SPACE** (2.07 hectares) on this site is **protected and there should be NO ENCROACHMENT**. (Campion House is situated in an area noted as having a deficiency of access to local open space, and in line with planning guidelines **at all levels**, there should be no encroachment.)*

*(4) We want a **PROPER** public consultation, in particular on the future use of the open space on the site and public access to it. We also want to be consulted about the proposed buildings in the light of all the relevant facts.*

*(5) We want no development to be approved without a prior study of the **IMPACT** on traffic flow, parking problems, and infrastructure and services (schools, doctors, public transport etc.). This study should take into account all recent and projected developments in the area (e.g. Brunel: 366 units, London Road: 190 underway, 170 approved units)*

What to do After the Application

It is very important that the Planning Department hears from **individual residents within 7 days of the notification** of a consultation. The news will be posted on the site itself and you may receive a notice about it. It will certainly be on the home page of our website.

Please let the Planning Department know at that stage (not before) that you want a full public consultation including a meeting organised by the Planning Department (not by the developer). If they announce the minimum consultation period of 21 days tell them that you need longer to obtain and consider all the relevant materials.

Make Campion an Election Issue

Elections for the Council take place in May. If any of the candidates or party workers contact you, ask them for their position on the Campion development.

Ask them about the points made in our petition (on page 1). We need to ensure that whoever is elected has given us a clear commitment that they will insist on a development that respects the historical character of the area and which abides by planning guidelines.

Find out if candidates are well-informed on Campion.

Help Needed for our Work

(1) Our most immediate need is for people who will take the petition (page 1) door-to-door to collect signatures. Our aim is to show that we have the support of a clear majority of the residents. It is slow work. We have quite a few volunteers already but the more we have the more effective the work will be.

(2) At the public meetings held so far a lot of concern has been expressed about traffic problems and the likely impact of the development. We need one or more people who will research the traffic issues and report their conclusions to us.

When it comes to planning decisions it is no good just saying that we don't like the prospect of more cars on the road. We need to produce a good analysis of the likely impact and find out what planning judgments should be taken into consideration.

If you are able to help us by doing some work on traffic issues please get into contact a.s.a.p.

Protect Our Open Space!

The Campion House site has an area of 3.26 hectares. Of that 1.17 hectares includes the current buildings and their associated open space (parking, frontage etc.). 2.09 hectares of the site is designated as local open space.

Planning guidelines are produced at three different levels: (1) Hounslow's Unitary Development Plan; (2) the London Plan; (3) the guidelines from the Office of the Deputy Prime Minister.

At every level the guidelines say that open space should be preserved. They say that built development should not encroach on open space except in exceptional circumstances.

How Many Homes?

Site area: 3.26 hectares

Open space: 2.09 hectares

Built area: 1.17 hectares

Density Range: 30-80 dph*

1.17 x 30 = 35 dwellings

1.17 x 80 = 95 dwellings

*dph = dwellings per hectare

More than 95 dwellings can only be achieved by using open space.

It has been suggested to us by a planning officer that if the developer agrees to make some of the open space available to the public this could be such an exceptional circumstance.

Hounslow's Planning Guideline H.4.2:

"Residential density in new developments should take account of the established density of the surrounding areas."

Local Density

Thornbury Road: 33 dph*

Campion catchment area: 42 dph

*dph = dwellings per hectare

If this were agreed it would clearly be a recipe for systematic erosion of open space. Every time a developer finds there is space they can't build on then they just have to say "give me a bit of it and you can have the rest". That is what happened at Brunel.

At an earlier stage significant open space was lost with new buildings at West Thames

College.

Thus, not only is open space being eroded by development, but this erosion is taking place in a conservation area where there is supposed to be a commitment to preserving the historical character of the area.

The open space of the Spring Grove Conservation area is very an important part of its historical character.

And that Includes the Sports Field

During the "consultation" no mention was made of the Campion House sports field which has been used by various organisations as well as by the students of Campion House when it was still operational.

All the planning guidelines say that sports fields should not be built on except in exceptional circumstances. Try Homes has proposed a block of flats on the sportsfield.

If you have used the Campion sports field or know of anyone who has used them please let us know as soon as possible so that we can provide the Planning Department with the information.