

The Best Application So Far

The Fourth Application ticks many of our boxes

The Fourth Application to develop the Campion site is in and consultation is under way. The consultation letter from the Local Authority has been circulated to the catchment area for the Campion Development.

Surprise Application

The developer got approval for the third application to develop the site at the Public Inquiry held in July. It was therefore natural to think that was the end of the story.

We were surprised when the developer contacted us to say that a fourth application was being prepared.

The reason for this re-think is simple. The third application was overwhelmingly one and two-bedroom flats and such units are just not selling in the area. The developer decided, as a consequence, on a thorough re-jig of the application.

The general layout is broadly the same as for the third application. The big difference is that there would be far fewer units (82 instead of 153) and most of them would be family houses (61 out of 82).

Our Aims

We said when the first application was made that about 80 homes would be appropriate for this site. We also argued that most of the units should be family-sized homes. We did not accept that a development of mainly one/two-bedroom flats could meet this need.

We also made the protection of open space a central part of our campaign for a development that respects the Spring Grove Conservation Area.

Clearly the fourth application is close to our aims in many important respects. There will inevitably be matters that we think could be improved but it is important that we take stock of the situation and ask

how likely we are to get further substantial changes.

We've come a long way

Our campaign has lasted four years. The first two applications were, by general assent, monstrosities.

We saw them off and saved the Area from an eyesore and other problems which would have ensued.

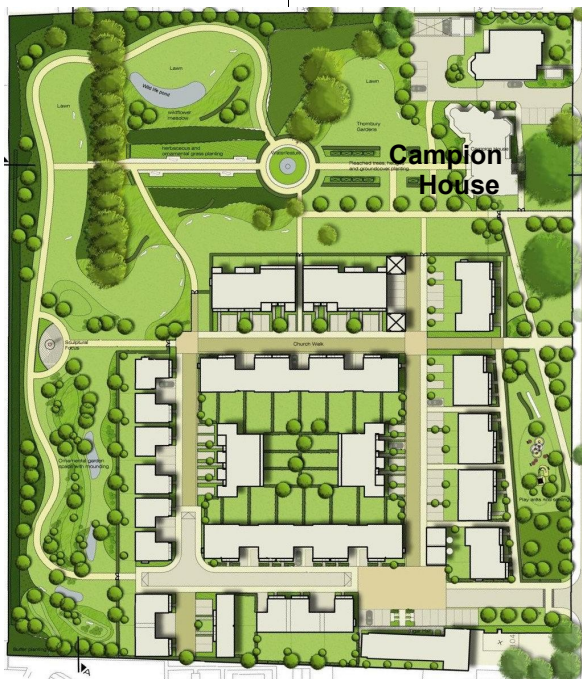
The first application was for 273 homes. The second was for 239. The third for 153. Now a development of 82 homes is being proposed for the three and a quarter hectare site.

We fought for the protection of Local Open Space and scored a major success when the Inspector at the first Public Inquiry agreed with our view. He said that "at least" one hectare should be deducted from the site area for making housing density calculations.

We did not convince the Inspector of the second Public Inquiry that the Local Open Space on the site was not being sufficiently respected, but this did not call into question the need to calculate housing density using a reduced area.

After four years of hard work we feel that we are now near achieving something close to our original aims. This is not to say that there are no grounds for concern and we are sure that some residents will want to see modifications to the proposal. We too have some concerns and will raise them when we have had a chance to examine the application in more detail.

We suggest, all the same, that if residents think that this application is as good as we are likely to get that they make that point as well as detailing points that worry them. We all need to remember that if this application is refused then the developer could revert to the previous one (for which approval was given).



Masterplan for the fourth application



The proposed blocks are all three storeys to Campion House's four storeys. All the houses on the development will have their own gardens and garages.

The Basic Housing Schedule

The schedule for the fourth application is as follows:

1-bedroom flats x 4	3-bedroom town house x 2
2-bedroom flats x 12	4-bedroom town house x 48
3-bedroom flat x 1	4-bedroom detached x 11
2-bed duplex x 3	Total 17 flats, 4 duplexes, 61 houses
3-bed duplex x 1	(11% - 9 units - would be affordable housing)

You can view the plans

The complete plans can be viewed in Osterley Library. The same files can be downloaded from our website. Finally, most of the files can be downloaded from the Council's Planning website (but we think that you will find our website more helpful and informative). We can also supply CDs containing all the application files. Please contact us if you would like to have one.

The Council's Consultation

The Council's consultation letter was only sent to residents in housing adjacent to the site. This will have excluded many who have written letters for previous applications. Please consider writing – whether or not you have done so before.

The official consultation period closes on 24th December. However, the first consideration of the application will be at the **Isleworth & Brentford Area Committee** (Planning) on Thursday 14th January. Normally, letters which arrive before the planning meetings will be taken into account.

Letters should be sent to the Case Officer for the development, **Sean Doran**, at

**Development Control
London Borough of Hounslow
The Civic Centre
Lampton Road
Hounslow TW3 4DN**

Or, email to

sean.doran@hounslow.gov.uk

It is possible to comment on the Council's Planning website but we don't recommend that method. The writing box is tiny and you won't automatically have a copy of what you send.

If you send comments by email make sure that you include your full name and address (there has been a recent case of suspected fraudulent email consultation responses for another development).

Letters - points to remember

(1) The third application was approved at a Public Inquiry. The developer could start building it tomorrow. (2) If you think that the fourth application would be better then it needs your support. (3) If the Planning Officers recommend refusal then the Councillors, who make the decision, need to know if the development has your support. (4) If you think this application is more appropriate for the area than previous ones then please say so. (5) If you have issues to raise then do so but make it clear that is within a framework of general support. Campion Concerns will, for example, ask for a much clearer account of the implications for Local Open Space then we have had before. We will probably raise other issues when we have had a chance to examine the plans in detail. (6) Many people wrote to object about previous applications because they were angry. It is still important to write even if you approve of the application. There may well be opposition to it at the Council level. If this application is refused then the third application will be built and we know of no residents who want that to happen.