

Inspectorate Changes Submission Deadline

The **Planning Inspectorate** has agreed to extend the deadline for submissions to the Inquiry on the Try Homes application to develop the Campion House site from 7th December to 18th December. This is good news since it means that the **Sustainable Development Committee** meeting on 11th December will be able to consider the Campion application and determine the grounds of the Council's case at the Inquiry.

We have been told by councillors that a second letter is to be sent to all residents who wrote letters of objection to the Try Homes application telling them of the new dates for appeal submissions. This letter will also correct a mistake in the first letter sent out. That letter said that Try Homes had appealed against the Council's refusal of their application. In fact there has been no such refusal. The developer appealed because the Council had failed to respond to their application within thirteen weeks. This was because the Planning Department did not produce its report on the application in time for that to happen.

It is easy to be critical of planning authorities but it should be borne in mind that they are sometimes overwhelmed by the vast number of applications that they receive each week. These range from putting in dormer windows and changing front doors (in conservation areas) to applications to build, which themselves range from extensions to developments for hundreds of homes.

The councillors on the Isleworth and Brentford Area Committee on 12th October gave the Try Homes application a very critical reception. Now we hope that the SDC will be equally forthright and equally clear. It is the views of that Committee which will be the basis for the case to be made by the Planning Officers at the Public Inquiry on the Try Homes application.

Come to the meeting of the **Sustainable Development Committee**

This committee is the Council's highest planning authority. It will tell the Planning Department how they should handle the Campion application at the public inquiry organised by the Planning Inspectorate.

If it is at all possible please try to make a point of attending the SDC meeting which will discuss the Campion application.

Day: Monday 11th December
Place: The Civic Centre
Time: 7.30 p.m

The Main Events So Far

1. **November '05.** The developer Try Homes organises 'consultation workshops' in St Mary's Church Hall.
2. **November '05.** Try Homes organises an Exhibition to show the design it proposes for the Campion site.
3. **December '05.** Residents who felt that the consultation was not genuine and that the proposals would be a massive overdevelopment form the **Campion Concerns Monitoring Group**.
4. **December '05 – July '06.** A long correspondence is conducted with the developer but this does not lead anywhere. 473 residents sign a petition to the developer making clear their objections. We set up a website to keep residents informed.
5. **June '06.** The developer applies to develop the Campion site with changed designs which it is claimed reflect residents' wishes.
6. **October '06.** The developer appeals to the Planning Inspectorate on grounds of 'non-determination'.
7. **October '06.** The Isleworth and Brentford Area Committee discuss the Try Homes application and are highly critical of it. Their recommendations to the Sustainable Development Committee are negative.
8. **November '06.** The Planning Inspectorate put the Try Homes appeal on their website. The final date for submissions is given as 7th December. This means that the SDC which meets on 11th December will not be able to determine the contents of the planning officers' report to the Inspectorate.
9. **November '06.** Ward councillors Barbara Reid and Sheila O'Reilly get the Planning Department to ask the Inspectorate to extend the deadline to allow for the SDC to play its role. The Inspectorate extends the deadline to **18th December**.

New Edition of the Campion Concerns Black Book

Campion Concerns prepared a series of detailed responses to the developer's application papers to develop the Campion House site.

Our papers were put into a black presentation folder (hence 'Black Book') and copies were sent to all the members of the Isleworth and Brentford Area Committee in time for its meeting on 12th October. We received praise for the careful way we analysed the developer's application papers.

Many of the points we made also turned up in the planning officers' report to IBAC on the Campion application. The officers may have made all of those points by dint of their own research. On the other hand it is perhaps not too fanciful to imagine that our work may have helped them to their conclusions.

Now we have prepared a second edition of the Black Book for the Sustainable Development Committee meeting on 11th December. Copies have been sent to all the members of that committee.

The second edition of the Black Book has extra

papers in it. Two of them respond to application papers delivered late by Try Homes. These include the long-promised Energy Report.

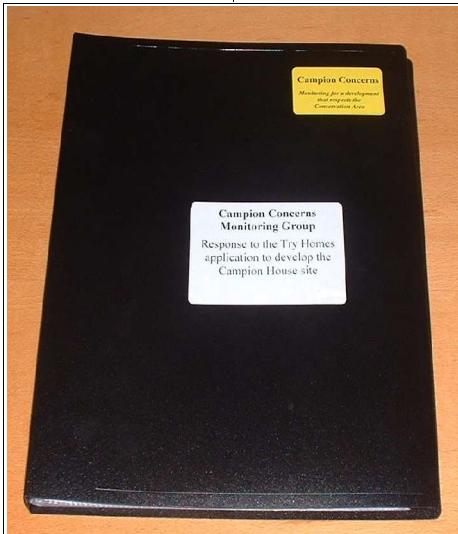
The Energy Report has all the signs of an afterthought. Areas for possible consideration such as combined heat and power (CHP) are dismissed without serious discussion. Even the recommended measures give no indication of the developer's commitment and many details are open to serious questioning.

Another of our new papers shows how great the demand for water services would be. It also questions the developer's claim that the semi-basement garage would be naturally ventilated.

Our Black Book is now available online

Residents who would like to see the detail in which we have responded to the Try Homes application can now do so for themselves. The entire contents of our Black Book are now available on our website:

<http://campionconcerns.org.uk/blackbook/>



Independent Traffic Report

The Planning Department commissioned a report from the consultancy firm ARUP to evaluate the Transport Assessment submitted by Try Homes. ARUP's conclusions mirror many of the comments in our Black Book along with other important points.

ARUP says that the proposed exits from the site give insufficient visibility. They point out that the traffic assessments do not consider a sufficient range of vehicle types. The traffic-flow trip-rates used are too low. Try Homes have not factored in the traffic that will result from the Brunel development. The use of reduced traffic flow numbers which would allegedly result from the proposed Travel Plan is questioned.

ARUP concludes that the application should not be progressed until the issues raised have been addressed.

Campion Concerns Funding

Since the beginning of our campaign a year ago we have published 8 Newsletters, issued leaflets, organised meetings, produced laminated posters, photocopied documents and architects' drawings, and provided councillors with our Black Book.

Over the year of our activity residents have contributed £1000 to our funds. We have used this money very carefully. A four-page Newsletter costs £90 to produce (1400 copies). Our printing is done very cheaply. Clearly, however, everything we produce has a cost.

After this Newsletter we will have £150 left. We will need to replenish it for the next round of our activity. We are very grateful for the donations received. If you support our work but have not donated yet then we hope that you will consider doing so.

Useful Internet links

1. Sustainable Development Committee: <http://213.210.33.3/mgCommitteeDetails.asp?ID=212&J=5>

From the SDC link you will get access to details of committee members and to the meeting agendas and minutes. The papers for meetings are published at least a week in advance and usually earlier than that. This will include the officers' report on the Campion application.

2. Planning Inspectorate: <http://www.planning-inspectorate.gov.uk/pins/index.htm>
3. For the Try Homes Appeal go to <http://www.pcs.planningportal.gov.uk/pcsporal/casesearch.asp> then enter the number **2026897** as the case reference. *You can make comments on line.*