

# LOWER SUNBURY RESIDENTS ASSOCIATION

## Exhibition of London Irish RFC development plans

Friday 11th & Saturday 12th September

**Your chance to see their plans to build over 300  
houses on The Avenue site and to turn Hazelwood  
Golf Course into a major new Rugby Club complex**



[www.losra.org](http://www.losra.org)

Many of you will already be aware of London Irish Rugby Football Club's plans to move the Club, currently based at the site they have occupied in The Avenue since 1931, to a substantial new complex at Hazelwood Golf Course, and to develop The Avenue site by the building of about 340 houses and apartments.

LOSRA and other residents' groups, especially Green Street Action Group, who were heavily involved in the successful fight against Chelsea FC's plans to develop an academy and training base at Hazelwood, are hugely alarmed by these plans.

An exhibition has been arranged by London Irish to give residents the opportunity to view the plans and discuss them with London Irish representatives, and we urge residents to take advantage of this exhibition and to give feedback to the Club afterwards, as they have requested. The dates and venues are as follows :

**Friday 11th September: 12 noon to 8pm at Hazelwood Golf Centre, Croysdale Avenue**  
**Saturday 12th September: 10am to 4pm at London Irish RFC in The Avenue**

LOSRA Committee members have already seen presentations by LIRFC management and planning consultants, and discussed the plans with them, and we have heard nothing to allay our worst fears about the project. Our concerns include:

- Almost all the grounds on which we fought the Chelsea FC plans for Hazelwood, and on which the Planning Inspector rejected their appeal, apply equally to this plan—it would involve the wholesale suburbanisation of what is currently a pleasantly rural area of Green Belt.
- The housing plans for The Avenue would involve the loss of a large area of protected Urban Open Space.
- The impact of the housing development would be huge—it could increase the population of Sunbury East ward by as much as 20%.
- The development would involve 300+ homes on 6.4 hectares, a density of over 45 homes per hectare, compared with the Berg Estate, which has 270 homes on 18 hectares, a density of 15 per hectare.
- The development would be unsustainable by Lower Sunbury's infrastructure, with maybe 500 cars adding to traffic in The Avenue and Green Street, perhaps 1,000 more people to be accommodated at the Health Centre, and several hundred children needing to find school places.

This is an issue of crucial importance to the quality of life in Lower Sunbury and we urge you to go to the exhibition, and to make your views known to London Irish RFC and their representatives.

If you are not already on LOSRA's e-mail mailing list to receive regular e-mail bulletins, please visit our web site at [www.losra.org](http://www.losra.org), and click on the "Join the mailing list" link in the "Useful information" menu. This will ensure you receive regular updates and will know when objection letters etc. are needed.

LOSRA contacts for further information:

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