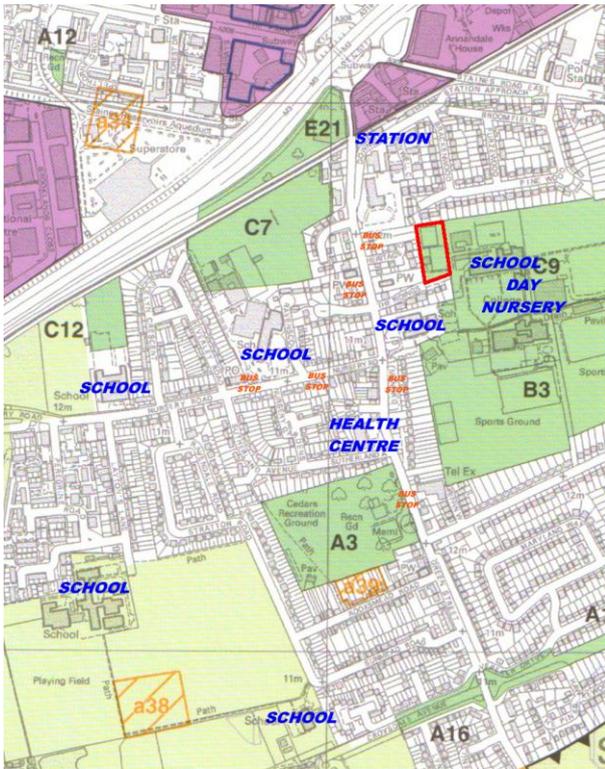


# ANOTHER IN-FILL DEVELOPMENT, MORE PRESSURE ON TRAFFIC & SERVICES



A planning application has been submitted to build 17 dwellings on the former tennis courts and play area next to St Paul's School in The Ridings, off Green Street. This is serious in-filling on land which is designated Protected Urban Open Space.

This is an area of heavy congestion. There are 6 schools, a day nursery, an overburdened health centre and Sunbury Station within close proximity. This stretch of Green Street, and The Ridings in particular, are heavily used by cars, buses, schoolchildren and cyclists.

It is a further example of incursions by developers planning high density estates without regard for pressures and strains on our local infrastructure.

Overleaf is our list of possible objections to this plan. You may well have objections of your own. Please take the time to let the Council know what you think of this development.

The Spelthorne website puts the end date for consultations at 24 April. The official notice at the site says 29 April. The Council will accept objections after 29 April.

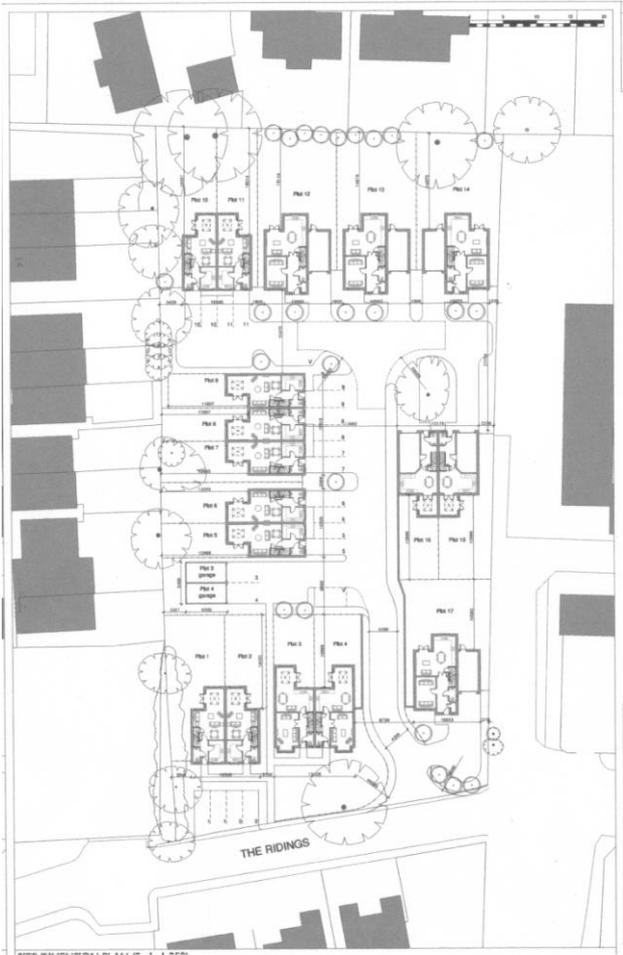
But please get your objections in as early as possible, using the methods detailed below. Letters written in your own words carry more weight than those 'cut-and-pasted'.



**By letter:** To The Planning Office, Spelthorne Borough Council, Knowle Green, Staines-upon-Thames, TW18 1XB. Quote Reference 14/00322/FUL

**On the Council website:** Go to <http://my.spelthorne.gov.uk/planning/> , type in "Ridings", and select the application at the top of the list. Then select **Comment on this application** at the top of the page.

## THE RIDINGS – LIST OF OBJECTIONS



1. **Protected Urban Open Space:** This site is Protected Urban Open Space. St Paul's School are not responsible for submitting this application, and we think it would be better used by the school, who are planning to expand.

2. **Windfall Site:** This is a Windfall Site. It is not needed to meet Spelthorne's housing targets.

Without prejudice to the above:

3. **Density:** 17 dwellings (equivalent to 34 dwellings per hectare - dph ) is too dense. The planned development at London Irish, adjacent to this site, is 30 dph. This equates to 15 units at most on The Ridings site. The original proposal for this site last year was for 14 units.

4. **Traffic:** This is an area of very heavy traffic congestion. There are 6 schools, a day nursery, an overburdened health centre and Sunbury Station within close proximity. This stretch of Green Street, and The Ridings in particular, are heavily used by cars, buses, schoolchildren and cyclists. Extra traffic on The Ridings is bound to spill over onto the other entrance to St Paul's School off Manor Lane.

5. **Parking Spaces on The Ridings:** The four parking spaces planned on The Ridings are inappropriately sited. They should be within the development, so as to allow cars using them to enter The Ridings in a forward direction. As shown, they pose a danger to pedestrians to and from the school, and the ability of through traffic, and cars parked on the other side of The Ridings, to enter or move along a very congested road.

5. **Overlooking:** Most of the planned dwellings are too close to their own boundaries, or too close to their neighbours within and adjacent to the site, or both.

6. **Overbearing:** A number of the planned dwellings are too high compared with neighbouring houses.

7. **Garden sizes:** The gardens for six of the planned dwellings are below the minimum size.

Prepared by local residents in the surrounding area