

## Comment

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Event Name	Local Plan Publication Consultation June 2023
Comment by	John DANBY (1338631)
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### Part(s) of Local Plan responding to

To which part(s) of the Local Plan does your response relate to?

Please indicate the documents(s) and part(s) you are commenting on.

*Publication Local Plan (including changes to the Policies Map designations) - Page number(s) / Paragraph number(s) / Policy no./name / Place-based strategy / Site Allocation(s) no./ name / Maps / Tables*

*Sustainability Appraisal Report - Page number(s) / Paragraph number(s)*

*Other (for example an omission or alternative approach)*

Section 7: Place Based Strategy for Teddington & Hampton Wick page 48 (last paragraph)  
Section 19.29: Designation of Teddington Business Park as a Locally Significant Industrial Site (LSIS)  
page 262/263  
Section 28: Appendix 3 Tall & Mid-Rise Building Zones (page 413)

### Legal Compliance, Soundness and Duty to Co-operate

Do you consider the Local Plan is:

#### Legally Compliant

Sound  No

#### Complies with the Duty to Co-operate

#### Reason Consider Unsound

Do you consider the Local Plan is unsound , because it is not:

. Justified

### **Details of reason(s) for representation**

Please give details of why you consider the Local Plan is or is not legally compliant, unsound or fails to comply with the duty to co-operate. Please be as precise as possible. If you wish to provide comments in support of the legal compliance and/or soundness of the Local Plan, or its compliance with the duty to co-operate, please use this box to set out your comments. *Please note your response should provide succinctly all the information, evidence and supporting information necessary to support / justify the response. After this stage, further submission will only be at the request of the Inspector, based on the matters and issues they identify for examination.*

I object to the designation of the area along the railway line north of Teddington station, across the junction of Station Road / High Street as a zone of Mid-Rise buildings. Teddington is primarily low rise building. These give an attractive townscape important to Teddington's character.

The current taller buildings in the centre of Teddington (eg Travelodge, Harlequin House) are out of keeping with the rest of the town and are poorly placed.

Designating an area as Mid-Rise may attract developers to an area that is already in use presuming that they will be able to build on that site. Mid-Rise buildings will impinge on the domestic, low rise aspect of the station, Station Road, Park Road and The Cedars and further split the town into two.

The areas near Teddington station that are already industrial sites should remain as such. In Section 19.29 Teddington Business Park is designated as a Locally Significant Industrial Site (LSIS) and Policy 24 states "there is a presumption against loss of industrial land in all parts of the borough. Proposals which result in a net loss of industrial land will be refused". Clearly there is a contradiction in the Plan in this regard.

### **Modification(s) consider necessary**

Please set out the modification(s) you consider necessary to make the Local Plan legally compliant and sound, when considering any legal compliance or soundness matter you have identified in the question above. Please note that non-compliance with the duty to co-operate is incapable of modification at examination. You will need to say why each modification will make the Local Plan legally compliant or sound. It will be helpful if you are able to put forward your suggested revised wording of any policy or text. Please be as precise as possible. *Please note your response should provide succinctly all the information, evidence and supporting information necessary to support / justify the suggested change. After this stage, further submission will only be at the request of the Inspector, based on the matters and issues they identify for examination.*

The designation of the area along the railway line north of Teddington station, across the junction of Station Road / High Street as a zone of Mid-Rise buildings should be deleted from the Plan

### **Participation at Examination**

Do you consider it necessary to participate in examination hearing session(s)?

. No, I do not wish to participate In hearing session(s)

If you are not on our consultation database and you respond to this consultation, your details will be added to the database. This allows us to contact you with updates on the progression of the Local Plan and other planning policy documents.