

Comment

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Comment by	Graeme Fraser-Watson (1338059)
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Consultation Point	7 Place-based Strategy for Teddington & Hampton Wick (View)
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Legal Compliance, Soundness and Duty to Co-operate

Do you consider the Local Plan is:

Legally Compliant

Sound

Complies with the Duty to Co-operate

Reason Consider Unsound

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

- . Justified
- . Effective

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.*

Objection to designation of mid-rise zone in Teddington.

I am pleased that The Study recognises in Teddington Residential the uniform street patterns, consistent

building quality, and prevalent green infrastructure contribution to the area's distinctive suburban character, with overall a high sensitivity to change and that the strategy is to conserve the existing character. I also applaud many of the expected developments, HOWEVER I object strongly to the the designation of the area along the railway line north of Teddington station, across the junction of Station Road / High Street as a zone for mid-rise buildings.

I believe that this is totally inappropriate and this designation should be deleted from the plan.

The borough is characterised by primarily low to medium rise buildings which has produced very attractive townscapes and is important to the borough's distinctive character. We have examples in Teddington (notably Harlequin House and the Travelodge) which are right in the centre of Teddington and are quite out of keeping with the surrounding area and buildings. These were clearly mistakes of the past and, in support of maintaining and improving the attractiveness of Teddington, it is important that such mistakes are not compounded by inappropriate new developments.

To designate an area as a Mid-Rise zone will only encourage developers to assume that they can build 5/6 storey buildings in this area – which may be entirely inappropriate. To not have a mid- rise zone in Teddington does not mean that mid-rise buildings cannot be considered in Teddington. They may still be considered in areas that are not designated as Mid-Rise zones. We are not against 5/6 storey buildings being considered in appropriate settings but we are against the assumption that buildings in a particular zone should be 5/6 storeys high. By creating a Mid-Rise zone this is exactly what will happen.

I do however believe that the areas near Teddington Station that are now industrial sites should remain as such to enable local employment and, as such I support the designation of Teddington Business Park, Station Road as a Locally Significant Industrial Site (LSIS) (section 19.29) and that Policy 24 includes "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".

Participation at Examination

Do you consider it necessary to participate in examination 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.