

SEND OBJECTIONS DIRECTLY TO:

By email to: robert.cook@pins.gsi.gov.uk

Only a single email is required if you object by email.

Or in writing to:

Robert Cook
The Planning Inspectorate
3/02 Wing
Temple Quay House
2 The Square
Bristol, BS1 6PN

If you object by letter, you need to send three copies to the Inspector.

Please quote the following appeal reference in your email or letter:

2177852 – Reynard Mills, TW8 9LY

Robert Cook is providing the administrative support for the Planning Inspector, and will pass on all the objections.

ALSO

Please copy your objection to the action group of concerned local residents at:

windmillroadaction@gmail.com

And register with us so that we can send you updates and answer your questions.

Published by Windmill Road Action Group

REYNARD MILLS

PLANNING INSPECTOR TO DECIDE

The owners of the very large Reynard Mills site in Windmill Road have appealed against the Council's refusal to grant planning permission.

If they win this appeal they will be able to build last winter's scheme, which is a much larger development than the scheme they displayed at St. Faith's recently.

The decision will be made by a government appointed Planning Inspector.

The Inspector has asked that residents should email or write to him setting out their concerns.

It's vital that as many residents as possible send in comments about this proposed over-development.

The Inspector's contact details are on the back of this leaflet.

**PLEASE SEND YOUR OBJECTIONS TO THE INSPECTOR
SO THAT THEY ARRIVE BY FRIDAY 17TH AUGUST**

WHAT'S WRONG WITH THE PROPOSALS - REASONS TO OBJECT

Density

The Density of the proposed development is excessive and massively greater than that of the surrounding residential housing. This application is for 995 extra residents.

Height

Most of the proposed housing will be in 7 and 6 storey tower blocks that will be built on raised ground. These will dominate the surrounding low rise 2 and 3 storey houses and flats.

Massing

The tower blocks will be elongated and close together. They will appear as a single tall mass from most viewpoints.

Character

The design of the tower blocks and terraced housing is completely out-of-keeping with the neighbourhood and the surrounding housing.

Recent developments have gone to great lengths to “fit in”.

Examples include:

- Mill Cross Court flats in Windmill Road (next to The Globe),
- Boston Lodge flats in Windmill Road (next to the northern entrance to Reynard Mills and opposite Carlyle Road),
- Manor House flats (in the cul-de-sac accessed via Manor Vale),
- Terraced housing at no's. 82 to 105 Manor Vale,
- Flats in 103 Boston Manor Road.

Peak Hour Road Congestion

The local road network is heavily congested at peak periods and cannot accommodate the number of vehicles the new residents will seek to operate.

Rat- Running

There is extensive rat-running in the residential side streets. 995 extra residents at Reynard Mills will make this worse.

Parking

There is a shortage of parking places in the residential side streets surrounding Reynard Mills. There will be insufficient parking spaces on the development for the new residents – so a large number of the new residents and their visitors will try to park in the surrounding residential side streets.

PLEASE DESCRIBE PERSONAL PROBLEMS YOU'VE HAD WITH: Traffic Congestion – Capacity of the Junction under M4 – Rat-Running – Parking.

Pressure on Overloaded Local Facilities

There is a shortage of school places and medical facilities. 995 extra residents will make this much worse. Why can't part of the site be used to provide buildings for these much needed facilities?

Lack of Community Consultation

The developer failed to carry out pre-application consultation with the community before submitting this application in Nov. 2011.

Please ask your Friends and Neighbours to send in their objections to the Inspector in the next few days

Just a short objection will make all the difference to the future of our neighbourhood.