

Save Our Town!

Write to Hillingdon Council
to **OBJECT**



Where to send your objections...

Write to:

Ms Mandip Malhotra, Hillingdon Council Planning Department
3N/04 Civic Centre, High Street, Uxbridge UB8 1UW
Email: mmalhotra@hillingdon.gov.uk

Or post your objection directly onto the council website following the link:

<http://planning.hillingdon.gov.uk/OcellaWeb/planningComment?reference=71083/APP/2015/4037&from=planningSearch>
(Quote application: **71083/APP/2015/4037**)

You can also email your MP at:

Nick Hurd MP - nick.hurd.mp@parliament.uk

You can email the Mayor of London at:

Boris Johnson MP - mayor@london.gov.uk
(Please also provide your postal address in the email.)

You can also email your councillors your views at:

- Cllr Scott Seaman-Digby: scott@northwoodconservatives.org
- Cllr Carol Melvin: cmelvin@hillingdon.gov.uk
- Cllr Richard Lewis: rlewis@hillingdon.gov.uk

Visit our website for further details and a link to how to object.

The Council may receive objections beyond the official deadline of 30 March 2016, but this is at their discretion so please try and have your comments in by this date.

Thank you for helping to save our town!

Save Our Town!

Transport for London (TfL) Have
Submitted **PLANNING AMENDMENTS**
DATED 8 February / 7 March 2016
TO HILLINGDON COUNCIL for the
TOTAL REDEVELOPMENT OF THEIR
ESTATE Within the Northwood Town
Centre Conservation Area



TfL Planning Application of 701083/APP/2015/4037
first submitted 2.11.2015

This development, if allowed to go ahead, will change Northwood from its much loved leafy, village-like character to an urbanised city centre character. There will be a loss of part of our history, heritage and the subsequent impact on the remaining town centre Conservation Area. Historic England disagrees with the development and calls for refusal or rejection of the plans and for a rethink not involving the total loss of the buildings.

Residents who agreed with Vision 2 will find that TfL's plans have changed since the last public exhibition. A significant part of the town centre Conservation Area will still be demolished along with long standing shops and businesses including a valuable dental practice.

Between July 2015 and October 2015 over 3,000 residents signed our petition in the local shops and on-line objecting to the principle of Vision 2 in an attempt to stop this development.

A decision is due to be taken by Hillingdon Council, possibly in April 2016, so...

This is your last chance to object to the Planning Application!

Thank you for helping to save our town!

The application...

The planning application, with its amendments, is still seeking approval for 7 new Blocks in Phase 1 (which will be 4-5 storeys high with only one 3 storey), replacing the present 2 storey shops. These will contain retail space, a new station with step free access and 127 new residential units consisting of 93 flats and underground parking; 34 Townhouses (three storeys high) in Phase 2 which has been applied for in outline form only; removal of all mature trees. Retail/ shop space in the amended scheme of the current planning application has been reduced by 200 square meters.

Note that the TfL application includes raising (by up to 3 metres) the land between the station and Central Way to the same level as Green Lane. This will create an even greater visual impact and domination of the town centre by the proposed four/five storey blocks, especially along Green Lane.

The AVERAGE reduction in height of the 7 blocks shown in the amendments is 0.83m. They will still dominate the open vista of the town centre.

Public Benefit: The Piazza

The Piazza has been considerably altered and split into two halves. The Rear (South) Piazza will be fenced and gated for use as a Children's Play Area (a planning requirement, but not shown at the Public Exhibitions). The Main (North) Piazza is essentially a courtyard in front of the station and new shops.

TfL shading diagrams shows that there will be substantial shading in the main piazza (and nearby buildings in the town centre) in all but peak summer months.

If the space adjoining the proposed restaurant site becomes dedicated to restaurant outdoor seating, the extent of piazza available for public use will be reduced even further. No trees or benches to sit on have been indicated in the main piazza updated plans.

In short, it is unlikely to feel like the attractive public space for people to gather and relax in as promised in the images shown at the Public Exhibitions.

Transport Strategy:

The effect on Residents lives, and congestion in the town centre

A further set of lights is proposed at Green Lane/Maxwell Road - removing the mini-roundabout.

Currently, Northwood has one set of traffic lights on the junction of Green Lane, Station Approach and Eastbury Road, and one mini-roundabout on the Green Lane junction with Maxwell Road.

If the development is granted, this relatively short stretch of Green Lane could have 4 sets of traffic lights! After Green Lane/Hallowell Road there would be traffic lights at the junctions of Green Lane/Central Way, Central Way (new approach to the station), Green Lane and Eastbury Road, and the junction of Green Lane with Maxwell Road. To increase the flow East-West and West-East along Green Lane, it is proposed to remove the Green Lane/Maxwell Road roundabout and make this junction signalised. Negotiating 3 to 4 traffic lights which is likely to make residents' journeys longer, especially during the peak school drop off and pick up times, as the main destination at these times is not Green Lane but the schools on Maxwell and Eastbury Roads.

Currently, traffic moves quite freely around the mini-roundabout. The new traffic lights on Maxwell Road may impact on traffic turning into and out of Murray Road for Waitrose car park.

Pedestrians

TfL state, where possible, they will reduce crossing times planned for pedestrians. We consider it is already difficult for the elderly to cross the road at the lights within the existing crossing time.

Tree loss

TfL's planning application proposes the removal of all existing mature trees located along the eastern boundary of the site.

Up to 35 mature trees will be felled along the east boundary fronting Hallowell Road and not replaced in Phase 1. Replanting will only take place after completion of Phase 2 (applied for in outline form only).

The 35 mature trees (Sycamore, Ash, Poplar, Oak, Blackthorn and Hawthorn) of 30-40 meters will be replaced (number not specified) by trees of a single species which will only reach a maximum height of 10 meters in 25 years when grown from sapling (as noted in Tree Survey for BuroHappold by Thompson Ecology).

Density

The development could bring up to 500 new people to the town centre.

Air quality

The TfL air quality monitoring only took place at one location on Green Lane. Our own monitoring at two sites on Green Lane already shows that on occasions the E.U. air quality limits for nitrogen oxides are exceeded. Further traffic volume, as a result of the scheme, could impact further on air quality.

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