

**COMMENT: 22/P3021 ERECTION OF 6 NO. BUILDINGS FOR USE WITHIN CLASSES E(G)(III), B2 AND B8 ALONG WITH ACCESS AND SERVICING ARRANGEMENTS, CAR PARKING AND LANDSCAPING, NEW CLOCKTOWER AND ASSOCIATED WORKS.
at 82-86 Bushey Road Raynes Park London SW20 0JQ**

Our Residents' Association has some 1800 members, and is over 90 years old. At a recent open meeting, several local residents raised some concerns about this application:

- i) It was felt that it would be good to have some residential development on the site. This would be best placed at the rear, facing onto Bodnant Gardens. Low-rise (3 storey) flats or houses were suggested. This agrees with Policy N3.4 Raynes Park for RP4:

Consultees suggested use	Residential-led mixed use development (Class C3, Class B1, Class D1, Class D2, Class A1-A5 – suggested by Quod on behalf of Friends Life Ltd (c/o Aviva Investors)
Council's proposed site allocation	Residential-led mixed use development (classes C3, B1, D1 D2, A1-A4)

- ii) Several people felt that the proposal would result in increased congestion on Bushey Road (A298), possibly with tail-backs onto the A3. We realise, however, that this proposal would generate fewer trips than predicted for 16/P1317.
- iii) A resident said that some large lorries delivering to Pets at Home have difficulty turning into and out of the site and that some customers' cars have been clipped. We note that such incidents do not figure in the Transport Statement (fig 2.6); no doubt because they were not reported. They suggest that the entrance to the site needs to be reconfigured to increase safety for both pedestrians and vehicles.
- iv) We note that no mention of motorcycle parking is made in the Transport Statement. If any of the proposed warehouses are used as depots for home delivery services, such as Getir, Gopuff etc... motorcycle parking bays and charging points will be required.
- v) Residents in Bodnant Gardens will be facing large grey monolithic walls, ranging from about 10 to 14m. We suggest that the rear walls of warehouses 3, 4, 5 and 6 could be improved by varying their textures and colours or by installing green walls on some sections. Failing this, we urge the Council to use some S106 or CIL money to plant more trees along Bodnant Gardens.

The RPWBRA is not totally opposed to this development but feel that there are ways in which it could be substantially improved.