

Dear

Hampton School has applied for consent to re-develop their Wensleydale Road site which accommodates its Pre-Prep. The reason is to improve and/or increase the size of amenities and facilities. The overall increase in gross internal area is 104 sq. m (1119 sq. ft) 50% of which comprises the new hall to be built in the rear garden. The Application reference is 20/3434/FUL.

HPNA members consistently say they have no objection to the replacement of old and tired facilities that are no longer fit for purpose. The School say they do not intend to increase staff or pupil numbers, but an intention can change at any time.

Why should this Application concern us? Because the School has a track record of ignoring Council wishes unless they are legal requirements. We believe that if given permission the Application should be subjected to Conditions like those applied to the Gloucester Road School. In particular, control over staff and pupil numbers, the impact of construction activities, and noise and nuisance. Without such Conditions, should numbers increase in the future, neighbours will suffer the adverse effects, making the current situation even worse. The southern end of Wensleydale Road is a choke point for traffic circulation in Gloucester Road, Broad Lane, and beyond.

Conditions like this are unlikely to be introduced unless the Council receives significant support for them from neighbours. **Please consider objecting, commenting, or supporting** the Application. The formal deadline is 7th January but the Council may consider later submissions.

You can find full details of the Application, and register your opinions, on the Council Website at https://www2.richmond.gov.uk/lbrplanning/Planning_CaseNo.aspx?strCASENO=20/3434/FUL

Issues neighbours have identified may help you to frame a response

- **Effect of possible staff and pupil number increases.** As mentioned above, consent should be conditional on evidence showing that steps have been taken which would prevent future numbers increasing travel impact.
- **Current Traffic and Parking.** The Application provides an opportunity for the Council to attach a Traffic Marshalls **Condition**, as the School has failed to obey the Informative on Traffic Marshalls.
- **The impact of construction.** The first phase is planned for **3 months** during the whole of the summer of 2021, with a second phase in summer 2022. Noisy work can occur between 7am and 6.30pm weekdays and 7am to 1.30pm on Saturdays. Construction related parking is said to be provided 'on site' but neighbours are unable to see how that can be possible. The immediate area around the School already faces parking challenges. No provision appears to have been made for vehicles waiting to access the site (deliveries, skips, cranes and so on).
- **Representation of Neighbours' opinion.** The School's hastily arranged webinar was attended by 8 neighbours and a Councillor during which they were polled on the scheme. Results were far from positive. Apart from support for replacing tired facilities, no other question gained greater than 50% support and only 20% supported the scheme as a whole. Nevertheless the Consultation document in the Application makes claims about neighbour opinion which are based on this very limited set of replies which cannot constitute reliable evidence. Your submissions should help to correct this and help to obtain fuller consultation.
- **Use of Planning Guidelines.** DfE guidelines are used to demonstrate that some of the amenities and facilities are deficient in size at present. However, there is nothing in the most recent school inspection report to indicate this is so. The School uses guidelines to support actions when it suits them and ignores guidelines such as Council Informatives when it doesn't.

- **Travel planning and cycling provision.** The School goes to great lengths to demonstrate its outstanding sustainable travel initiatives. Yet they opted not to provide cycle storage or shower facilities in the new scheme (revealing lack of ambition in this area). Furthermore, they set out as many reasons as they can find for why a Travel Statement is unnecessary!

Please let us know if you have views on this or other issues and keep an eye on our website at <https://www.hamptonprep-neighbours.org>. Meanwhile, we send you our best wishes for 2021!

Trevor Alldridge and Nigel Kingsley

HPNA Co-chairs