

The Friends of Udney Park Playing Fields (FUPPF)

Newsletter 33: March 19th 2018

Quantum's Udney Park planning application ref 18/0151

Only 14 days left to object Closes Apr 2nd

Submit your Objection now! Go straight to this link;

http://www2.richmond.gov.uk/PlanData2/Planning_CASENO.aspx?s trCASENO=18/0151/FUL&DocTypeID=41#docs

Use your own words but below/attached is what we think important

To Contribute to the funding of the Planning Consultant Go to **BT My Donate** and follow the instructions--this site is totally free of commissions--your donation plus Gift Aid reaches the Trust without deduction. Here is the link;

<https://mydonate.bt.com/charities/udneyparkplayingfieldstrust>

The Friends of Udney Park Playing Fields

Please support us on Facebook: [Friends of Udney Park Playing Fields](#)

Email: fuppf.teddington@gmail.com

<http://www.saveudneypark.org.uk>

Twitter: [@UPPFriends](#)

Petition: [Save Outdoor Sports-Fields](#)

UDNEY PARK FIELDS FOREVER!

"Errors & omissions excepted. Every attempt has been made to paint a true and fair picture of what is being proposed for Udney Park Playing Fields. If you believe a fact has been misrepresented, please email fuppf.teddington@gmail.com: and, if we have got something wrong, we will correct. Opinions of course are our own!" You are getting this email because you requested it or have had dealings or communications with FUPPF and/or its supporters or represent local media or are Councillors or planning professionals. If you wish to be removed from our list please respond to this email with a "Please remove my name" in the subject line.

Application 18/0151/FUL How to object

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Click on the link above ; go to "Object"; **Start writing**

"I strongly object to Quantum & TCSG CIC's plans to build residential apartments over Udney Park Playing Fields for the following reasons;"

(These FUPPF feel are the key issues)

1) **Local Green Space.** This area of Local Green Space, so designated by Richmond Council, incorporated in the latest Richmond Local Plan. should be entirely restricted to sports

In challenging National, London & Local Policies on Green Space this aggressive application by a developer demonstrates clearly the importance of Planners holding the line against predatory developers.

2) **Sport & Health Policy.** National policy on sport and healthy living overwhelmingly supports the retention of playing fields especially for the benefit of the younger generation who more than ever are at risk of obesity & diabetes and who lack the opportunity to exercise.

3) **Congestion and Access** Udney Park Playing Fields are situated between 3 narrow residential streets, already congested with through traffic, including several hundred children being dropped off/collected from Collis School daily, short-term parking for visitors to Teddington High St and residents' street parking. Access is proposed from Teddington High St down Kingston Lane, a narrow street, permanently double-parked. Ambulances & mini busses visiting Virginia House Care home plus Refuse Vehicles regularly block the traffic entirely.

Adding another 100 residents cars plus patients visiting the Surgery will place an intolerable burden on the infra structure. Onsite Parking provision is quite inadequate for the likely traffic visiting

5) **Developers' Greed** Before acquiring the site Quantum were made well aware of the protections existing on the site ie OOLTI, historic covenants & wide sporting use. They received a full Planning brief from Richmond Council Planning Department making it clear that non-sporting development was not acceptable. Both recent Mayors of London have made policy statements opposing the loss of playing fields. Quantum took a calculated risk and should recognise it has lost and turn the site over to the Udney Trust to initiate "Plan B".

6) **Building Height** The apartment buildings proposed are 4-storeys above ground.. If approved they will dominate the surrounding residential area Once approved there is no guarantee that they will not apply for more.

7) **Expensive apartments** The apartments are not even "Care" accommodation but available to any 55+ year old buyer. They will not be "affordable" but high-priced apartments. Only 500 metres away at Teddington Riverside, 238 similar units are already being constructed but on a brownfield site.

The type of development Quantum propose should never be carried out on playing fields which, once lost, will be gone forever. Quantum are taking advantage of the low (commercial) value of playing fields rather than paying full market-price for alternative brownfield sites

8) **Shortfall in sports funding?** In its public exhibitions Quantum & its partners TCSG CIC described the wide variety of sporting amenities which they would provide on the remaining undeveloped area.

But the application makes it clear that Quantum's share of financial liability for sports facilities is limited to £1.7million while their estimate for the likely cost is a further £1million. So the sports facilities are far from being fully funded.

£1.7million is a derisory "reward" to the community for the loss of the playing fields area. It is a tiny fraction of the increase in value of the project which would result from a change in Planning status. There is no guarantee from the developer that the full package of sports facilities outlined will be built--just a hope that grants from other bodies will make up the shortfall. Quantum previously told their investors they would sellout immediately on getting planning approval. So can they be trusted now?

9) **9 pitches reduced to 2** LBRuT & Sport England's study showed a shortfall of pitches in the Borough even after including Udney.

Quantum & TCSG CIC plan to cut the present 9 pitches to two. Yes one of them is planned as a MUGA allowing more intensive use but whereas now 9 matches can be played at the same time--usually at peak weekends--in future only two will be possible--so what could accommodate nearly 200 players will be reduced to 44. So this plan will deprive the local community of scarce playing pitches for which there are already waiting lists of young people keen to take up sports.

The CIC have made no provision at all for cricket which has been played at Udney for a century. But pony riders are welcome!

Finish with eg;

"Building on Playing Fields is just wrong and I urge the Planning Department to reject this application." (Name & Address)