



KEEP OSTERLEY GREEN!

For the protection of our green spaces & appropriate sustainable development

Newsletter No.6, 17th October 2015



Don't Let Rumours Obscure Our Clear Objections to the Nishkam School

We have been clear from the start that our objections to the proposed Nishkam School on the White Lodge site is based purely on planning considerations.

It has come to our attention that claims are being made about our campaign which are totally false. This no doubt reflects an inability to deal with our arguments on planning terms. All the same we must make it clear that the rumours are false.

1. **We are not opposed to the provision of new school places.** We have acknowledged this need from the start. We support efforts to provide extra places. We say only that it must be done without violating planning guidelines or planning law.

2. **Our campaign is not opposing free schools.** Currently the government requires all new schools to be free schools. Whether this is a good thing or not is beside the point. There is no alternative until there is a change in government policy.

3. **We do not oppose the school because it is a faith school or because it is a Sikh ethos school.** We do, however, question admissions procedures that discriminate against local children.

We could not be clearer

We are opposed to this application because (briefly):

1. Metropolitan Open Land should be protected;
2. Nishkam's claim that the proposed site is the only one possible is based on a deeply flawed analysis;
3. The school is too far from its target pupils most

of whom would come from central Hounslow;

4. Primary children need a school close to home;
5. The school would generate excessive car traffic in an area already beset by serious traffic problems;
6. The area is poorly served by public transport;
7. The site has a long history of sports usage and should have been maintained for that purpose;
8. The proposed building is out of character with the surrounding area;
9. There was no community involvement in plans for the school prior to preparing the submission;
10. The admission criteria do not consider the needs of local children.

For more detail on these and other points see our Newsletter No.3 and our paper for the Isleworth and Brentford Area forum. Both are on our website.

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Delays mean still more time for your letters

The repeated delays in taking the application to the Planning Committee (currently no date set) mean that letters can still be sent.

There are suggestions for points to make in our 3rd Newsletter which is on our website.

If you don't have the time to write your own objections then just write a note to say that you support KOG's objections.

Your letter of objection

Remember to include:

- (1) your name, full address and post code;
- (2) the Planning Reference: **01106/152/P3**
- (3) a statement you **object** to the application.

Send your letters/emails to **Stephen Hissett:**

Stephen.Hissett@hounslow.gov.uk

Letters: London Borough of Hounslow, Civic Centre, Lampton Road, Hounslow, TW3 4DN

If you can send us a copy that would be good.

Evasions & Confusion Over Traffic

Because of the objections both from Keep Osterley Green and Transport for London the Agent for the development (Vincent and Goring) keeps adding to the submission papers. We are now on the third iteration of key documents with still more expected. It is an absurdity that these matters are still being dealt with over three months after the planning application was made. Many of our points have never been answered and Transport for London is still not satisfied with the proposed arrangements. Had these and other contentious matters been fully discussed, as they should have been, before the application its untenability would have been clear and **the massive amounts of public money spent on the project** (over £12m to date) would have been saved.

A traffic dog's dinner

Osterley residents need no reminder of the current traffic congestion in the morning rush-hour at *Gillette Corner*: tailbacks can stretch up *Syon Lane* (North) and *Windmill Lane* to the M4 bridge, along the *Great West Road* to *Osterley Tube Station*, up *Syon Lane* (South) from *Busch Corner*, down the *Great West Road* to *Boston Manor Road* and beyond to the *Chiswick Roundabout* and at the junction with *Wood Lane*. This occurs daily on work days and is exacerbated when the M4 is closed for any reason.

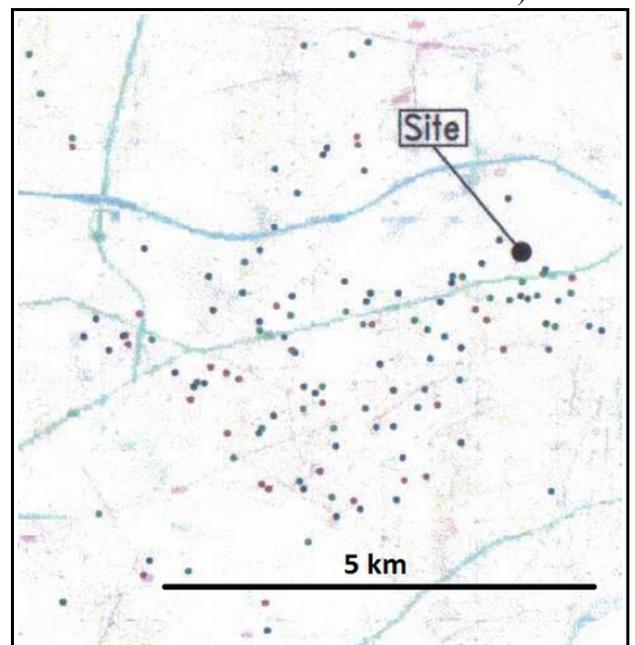
Syon Lane (North) and *Wood Lane* are country lanes. They are largely bordered by ancient hedgerows and green fields. **These will largely disappear should the Nishkam School proposal be approved.**

Since the planning application was submitted in July, the number of documents included has increased from 72 to 144. *Nishkam* and their planners did not expect the scale of local opposition to their plans. An additional complication is that the planning website is up and down like a yo-yo. Also they gave little thought to the traffic implications, which they are now desperately trying to address.

This is what they are proposing

1. *Syon Lane* (North) to be widened for a right-turn filter to facilitate vehicular entrance to the school from the north, creating three traffic lanes. The turning will probably be controlled by traffic signals. The road will also be widened from the south from *Macfarlane Lane* to the school entrance.
2. Zebra crossings to be installed near the school entrance and also near the small roundabout at the junction of *Windmill Lane*, *Syon Lane* and *Jersey Road*. These may be controlled crossings.
3. Construction of a 'build-out' on the east side of *Syon Lane* by the school entrance crossing to facilitate visibility, **thus losing resident's parking spaces**, (number not yet determined).
4. Implementation of 'Park & Stride' facilities at the *Wyevale Garden Centre*, *Osterley Park Hotel* and *Tesco* (the latter not yet agreed). Parents/escorts would park their cars and shepherd the children into small groups ("walking buses") to be escorted to and from the school by adults.

5. The pavements from *Wyevale* to the school are narrow and poorly surfaced. It is proposed to resurface and widen them (to 2.5m). (This is impossible on the road's west side from the roundabout to the railway bridge due to the brick wall round *Seccombe Builders Merchants*.)



This *Nishkam* map shows the post codes of children attending the present temporary school on *London Road*. The proposed site on *Syon Lane* is far from the homes of most of them.

6. The *Osterley Park Hotel* can take around 40 cars at any one time. The *Wood Lane-Great West Road* junction is already an 'accident blackspot' and there have been several fatalities. A pedestrian entrance to the school grounds would be sited at the junction of *Wood Lane* with *Braybourne Drive* with a service vehicle entrance further up *Wood Lane* near the old *Conquest Club* entrance.
7. Parents would be encouraged not to bring their children by car and to use a school bus service, (frequency and capacity uncertain). 'School marshals' positioned along the roads would prevent indiscriminate parking. Only cars of staff and visitors with allocated parking spaces would be able to enter the site.
8. The school plan provides some 85 staff car parking spaces for 175 staff, and 6 visitor spaces.

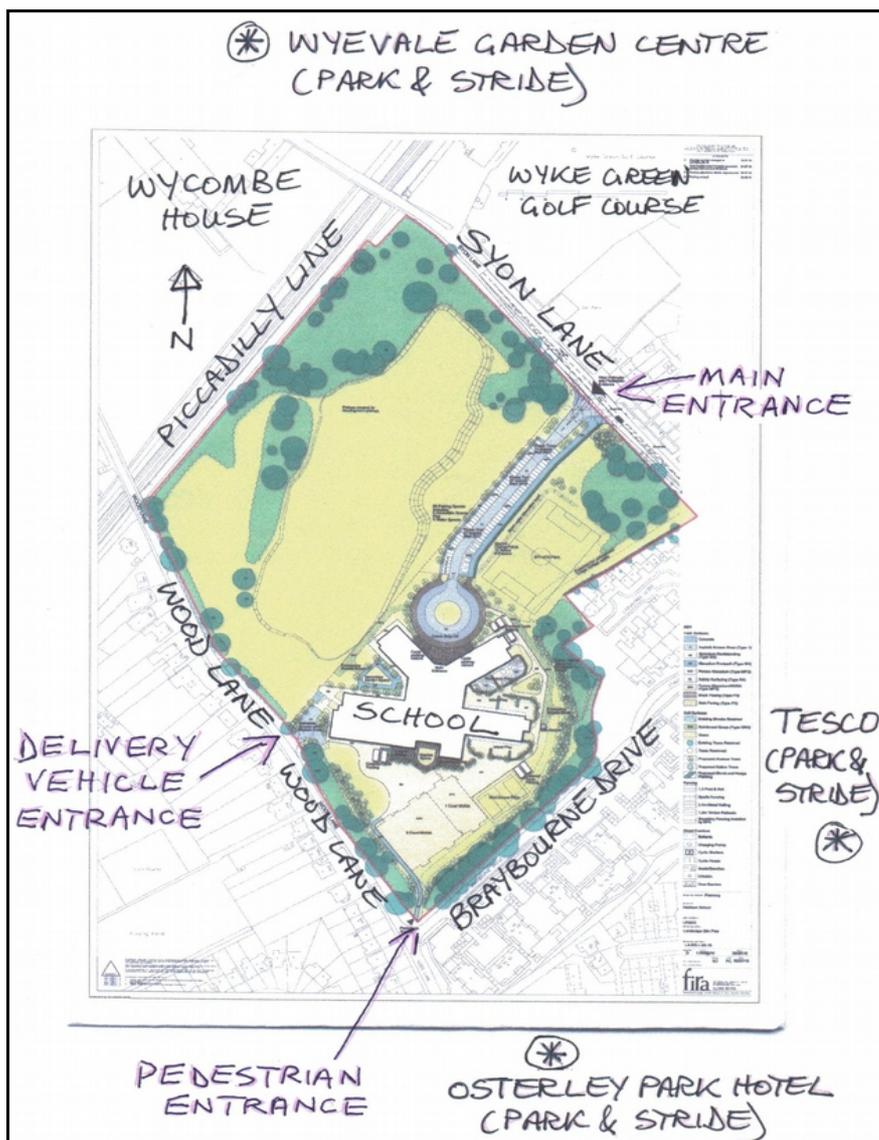
9. The plan maintains that many pupils will use the tube, rail and bus services and walk to the school.
10. To provide bicycle parking in the school grounds.

The Consequences

1. We will lose much if not most of the ancient greenery on the west side of Syon Lane, due to the widening of the road and the pavement.
2. Vehicular traffic will increase, adding greatly to the rush-hour delays and congestion.
3. The implementation of the right-turn and the zebra crossings will exacerbate traffic delays.
4. Tube and rail services during the rush-hour period are already at bursting point. *Osterley Station* is over a mile away.
5. Local bus services are poor; the H91 is generally full at that time and the H28 is unsuitable due to its circuitous routing.
6. TfL has expressed concern about the proposed 'Park & Stride' schemes, especially that using the *Osterley Park Hotel*.

7. Walking small groups of young children (5–12 year-olds), along narrow pavements in all weather conditions will be fraught with real danger.
8. Traffic signs, yellow-lines, 'school marshals' notwithstanding, it will be inevitable that parents will stop along the road or park indiscriminately, as anyone who has seen 'school-run' knows.
9. School staff with cars but no parking spaces will simply use surrounding roads, which are already inundated by non-residential parking by employees of *SKY* and the like.
10. *Nishkam* and their planners have produced masses of paperwork and statistics with dubious estimate of traffic volume, modes of transport and questionable assumptions about likely behaviour. All this is intended to convince residents that the school would not significantly exacerbate existing traffic problems. Our analysis shows otherwise.
11. This scheme would permanently degrade traffic conditions in Osterley, on *Syon Lane* and *Wood Lane*.

Don't let this happen! Keep Osterley Green!



Note on recent works

You may well be under the impression that work has already started on the Nishkam School as Murphy are doing a lot of work in the area. This is nothing to do with the school. It is part of a major project laying new power cables through Hounslow and Ealing and they just happen to now be doing major work on the southern side of the Conquest/White Lodge Club site.

HIP school imminent

We have information that the Grasshoppers Club have agreed to move to the White Lodge site (North). We also know that the old Grasshopper site is the preferred location for the proposed HIP school (1500 pupils). This means that we can expect an application for the HIP school on the Grasshoppers site soon.

In addition we know that SKY are eyeing the Grasshoppers site for their own purposes.

The traffic implications of two schools on either side of Syon Lane are horrendous.

What we have achieved so far

Our first Newsletter was published on 10th June and our first public meeting took place on 17th June. Since then we have issued five more Newsletters (including this one), held two further public meetings (one with Ruth Cadbury MP) and set up a website to keep residents informed. We are an open group which anyone can join if they are willing to contribute in some way to the work that has to be done.

All our objections are based on planning guidelines and planning law. By reading the documents of the Nishkam application we soon understood that its argument for the special circumstances required to build on Metropolitan Open Land simply did not stack up. Their case that no other site in the borough could be found is deeply flawed. They used a site area which is larger than that of the school in the application, rejected sites on spurious grounds, padded the analysis out with ridiculous sites (e.g. Mogden Sewage Works), did not consider disaggregating the primary and secondary schools and did not consider building higher (even though this was recognised as a possibility).

Some results of our work

The application was originally due to go to the September meeting of the Planning Committee. It was put off to October then put off again. Now we

have no date. This is because our case is so strong that they are trying to find arguments to convince the Planning Committee that we are wrong.

We prevented two attempts to demolish the clubhouse on the site. Both contravened planning law. But had it not been for a KOG member who vigorously challenged the two applications they would have gone ahead.

We have asked the planners to answer some of our key points. Over a month later we are still waiting for an answer. Our ward councillors have taken up the failure to reply.

We have put in a Freedom of Information request about the pre-application exchanges between Nishkam and the planners. The statutory time limit for a reply has now long since passed.

We found out that the planners have broken the Data Protection Act by sending copies of all residents letters of objection to the Nishkam Agent without first editing out our names and addresses. We will put more information on this on our website and tell you how to make a complaint should you wish to do so. This is a serious breach of our privacy.

There is much more to tell but no space to tell it. For more information see our website.

Our Petition is still active!

We now have over 1200 signatures from local residents. Residential opposition to the proposed school could not be clearer.

Because of the delays in considering the Nishkam application there is still time to sign if you haven't already done so. You can sign the petition in the **Osterley Bookshop**.

There will be no residential development on this site

Some residents have told us of a Nishkam supporter who has told them "If the school is not built there will be a residential development on the site".

We don't know if this person, or persons, is acting at the behest of Nishkam or not. **What we do know is that this story is a complete fabrication. There can be no question of a residential development on this site.**

Donations and contact

We now have a bank account.

Account name: **Keep Osterley Green**

Sort Code: **08-92-99**

Account: **65770728**

Please give generously we will need money for specialist and legal advice. We suggest contributions of £20, £50, or more if you can.

We have a phone number: **07562 385269**

You can now join us on **Facebook** and **Twitter**.

Many thanks are due to OWGRA for its generous financial support on which important work depended. Thanks also to the Wycombe House Cricket Club, Osterley Bookshop, The Park Cafe and the Alcombe Veterinary Surgery for their various forms of help.

Join us. Help us in our work

We are an open group which anyone who wants to contribute to our work can join.