

For official use only (Date received): 30/12/2014 15:34:44

## The Planning Inspectorate

### PLANNING APPEAL FORM (Online Version)

**WARNING:** The appeal and essential supporting documents must reach the Inspectorate within the appeal period.  
If your appeal and essential supporting documents are not received in time, we will not accept the appeal.

**Appeal Ref: APP/L5810/W/14/3002030**

#### A. APPELLANT DETAILS

The name of the person(s) making the appeal must appear as an applicant on the planning application form.

Name

Company/Group Name

Address

Phone no.

Fax no.

Email

I prefer to be contacted by:

Email  Post

#### B. AGENT DETAILS (if any)

Name

Company/Group Name

Address

Phone no.

Fax no.

Email

Your reference

I prefer to be contacted by:

Email  Post

#### C. LOCAL PLANNING AUTHORITY (LPA) DETAILS

Name of the Local Planning Authority

LPA reference number

Date of the application

Did the LPA validate and register your application? Yes  No

Did the LPA issue a decision?

Yes  No

Date of LPA's decision

#### D. APPEAL SITE ADDRESS

Address

H M Resettlement Prison, Latchmere House  
Church Road, Ham  
RICHMOND  
Surrey  
TW10 5HH  
Grid Ref Easting: 05185727  
Grid Ref Northing: 01713417

Is the appeal site within a Green Belt?

Yes  No

Are there any health and safety issues at, or near, the site which the Inspector would need to take into account when visiting the site?

Yes  No

Please describe the health and safety issues

#### E. DESCRIPTION OF THE DEVELOPMENT

Has the description of the development changed from that stated on the application form?

Yes  No

Please enter details of the proposed development. This should normally be taken from the planning application form.

Demolition of existing buildings, excluding Latchmere House. Provision of 42 residential units (Use Class C3) comprising 35 new build units and the conversion and ground floor extension of Latchmere House to provide 7 apartments. Associated highways works, landscaping, tree works and car parking. Cross-boundary application also comprising land within the Royal Borough of Kingston upon Thames and providing in total 73 residential units including 66 new build units and 7 apartments within the converted and extended Latchmere House.

Area (in hectares) of the whole appeal site [e.g. 1234.56]

2.28

Area of floor space of proposed development (in square metres)

6533

Does the proposal include demolition of non-listed buildings within a conservation area?

Yes  No

#### F. REASON FOR THE APPEAL

**The reason for the appeal is that the LPA has:**

1. Refused planning permission.
2. Refused permission to vary a condition(s).
3. Refused prior approval of permitted development rights.
4. Granted planning permission for the development subject to conditions to which you object.
5. Refused approval of the matters reserved under an outline planning permission.
6. Granted approval of the matters reserved under an outline planning permission subject to conditions to which you object.
7. Refused to approve any matter required by a condition on a previous planning permission (other than those specified above).
8. Failed to give notice of its decision within the appropriate period (usually 8 weeks) on an

application for permission or approval.

9. Failed to give notice of its decision within the appropriate period because of a dispute over provision of local list documentation.

## G. CHOICE OF PROCEDURE

There are three different procedures that the appeal could follow. Please select one.

### 1. Written Representations

(a) Could the Inspector see the relevant parts of the appeal site sufficiently to judge the proposal from public land? Yes  No

(b) Is it essential for the Inspector to enter the site to check measurements or other relevant facts? Yes  No

Please explain.

### 2. Hearing

You must give detailed reasons below or in a separate document why you think a hearing is necessary. The reasons are set out in

- the box below
- see 'Appeal Documents' section

(a) Preferred date

Alternative date

(b) Is there any further information relevant to the hearing which you need to tell us about?

### 3. Inquiry

You must give detailed reasons below or in a separate document why you think an inquiry is necessary. The reasons are set out in

- the box below
- see 'Appeal Documents' section

Please enter your text here

The issues in contention relate to financial viability and affordable housing provision. These issues are highly complex and specialised; detailed technical evidence should be tested through formal questioning and cross-examination. The appellant intends to call at least three witnesses to address issues of viability, build costs and planning benefits; the inquiry procedure is the most appropriate method for examining the evidence. The informality of a hearing procedure would be inappropriate given the complexity of the issues and the need for expert evidence and written representations would not sufficiently scrutinise the detail of the highly technical evidence that has been and will be produced. In addition, the cross-boundary nature of the application site adds further complexity.

It is important to note that there is a related appeal in relation to the same site (ref. 2224608); this appeal will be seen at Inquiry on 12 May 2015. Both schemes are for a residential development with a broadly similar quantum of units (73 units in this case and 89 units for the existing appeal). Both schemes are also concerned with financial viability and the delivery of affordable housing, albeit that the council has raised additional matters in relation to existing appeal. Correspondence between PINS, LBRT and the Appellant has already raised the prospect of these appeals being co-joined, which we consider would be appropriate in this instance. Given that the Inquiry is due to open on 12 May 2015 there will be sufficient time to allow for co-joining. This will enable the Inspector to fully understand the issues in relation to both schemes and this will also be resource-efficient for all parties.

(a) How many witnesses do you intend to call?

(b) How long do they need to give their evidence?

(c) How long do you estimate the inquiry will last?

(d) Preferred date

Alternative date

(e) Is there any further information relevant to the inquiry which you need to tell us about?

## H. FULL STATEMENT OF CASE

The full statement of case is set out in

the box below

see 'Appeal Documents' section

(a) Do you intend to submit a planning obligation (a section 106 agreement or a unilateral undertaking) with this appeal? Yes  No

(b) Have you made a costs application with this appeal? Yes  No

see 'Appeal Documents' section

## I. (part one) SITE OWNERSHIP CERTIFICATES

Which certificate applies?

CERTIFICATE A

**I certify that, on the day 21 days before the date of this appeal, nobody, except the appellant, was the owner of any part of the land to which the appeal relates;**

CERTIFICATE B

**I certify that the appellant (or the agent) has given the requisite notice to everyone else who, on the day 21 days before the date of this appeal, was the owner of any part of the land to which the appeal relates, as listed below:**

**Owner's Name:** South Eastern Power Networks Plc

**Address at which the notice was served:** 237 Southwark Bridge Road, London, SE1 6NP

**Date the notice was served:** 30/12/2014

CERTIFICATE C and D

**If you do not know who owns all or part of the appeal site, complete either Certificate C or Certificate D and attach it below.**

to follow

see 'Appeal Documents' section

## I. (part two) AGRICULTURAL HOLDINGS

We need to know whether the appeal site forms part of an agricultural holding.

(a) - None of the land to which the appeal relates is, or is part of, an agricultural holding;

(b)(i) The appeal site is, or is part of, an agricultural holding, and the appellant is the sole agricultural tenant;

(b)(ii) The appeal site is, or is part of, an agricultural holding and the appellant (or the agent) has given the requisite notice to every person (other than the appellant) who, on the day 21 days before the date of the appeal, was a tenant of an agricultural holding on all or part of the land to

which the appeal relates, as listed below.

## J. SUPPORTING DOCUMENTS

01. A copy of the original application form sent to the LPA.
02. A copy of the site ownership certificate and agricultural holdings certificate submitted to the LPA at application stage (these are usually part of the LPA's planning application form).
03. A copy of the LPA's decision notice (if issued). Or, in the event of the failure of the LPA to give a decision, if possible please enclose a copy of the LPA's letter in which they acknowledged the application.
04. A site plan (preferably on a copy of an Ordnance Survey map at not less than 10,000 scale) showing the general location of the proposed development and its boundary. This plan should show two named roads so as to assist identifying the location of the appeal site or premises. The application site should be edged or shaded in red and any other adjoining land owned or controlled by the appellant (if any) edged or shaded blue.
05. (a) Copies of all plans, drawings and documents sent to the LPA as part of the application. The plans and drawings should show all boundaries and coloured markings given on those sent to the LPA.
05. (b) A list of all plans, drawings and documents (stating drawing numbers) submitted with the application to the LPA.
06. (a) Copies of any additional plans, drawings and documents sent to the LPA but which did not form part of the original application (e.g. drawings for illustrative purposes).
06. (b) A list of all plans, drawings and documents (stating drawing numbers) which did not form part of the original application.
07. A copy of the design and access statement sent to the LPA (if required).
08. A copy of a draft statement of common ground if you have indicated the appeal should follow the hearing or inquiry procedure.
09. (a) Additional plans, drawings or documents relating to the application but not previously seen by the LPA. Acceptance of these will be at the Inspector's discretion.
09. (b) A list of all plans and drawings (stating drawing numbers) submitted but not previously seen by the LPA.
10. Any relevant correspondence with the LPA. Including any supporting information submitted with your application in accordance with the list of local requirements.
11. If the appeal is against the LPA's refusal or failure to approve the matters reserved under an outline permission, please enclose:
- (a) the relevant outline application;
- (b) all plans sent at outline application stage;
- (c) the original outline planning permission.
12. If the appeal is against the LPA's refusal or failure to decide an application which relates to a condition, we must have a copy of the original permission with the condition attached.
13. A copy of any Environmental Statement plus certificates and notices relating to publicity (if one was sent with the application, or required by the LPA).
14. If the appeal is against the LPA's refusal or failure to decide an application because of a dispute over local list documentation, a copy of the letter sent to the LPA which explained why the document was not necessary and asked the LPA to waive the requirement that it be provided with the application.

## K. OTHER APPEALS

Have you sent other appeals for this or nearby sites to us which have not yet Yes  No

been decided?

Please give details, including our reference number(s), if known.

APP/L5810/A/14/2224608 relating to the same site

## L. CHECK SIGN AND DATE

**(All supporting documents must be received by us within the time limit)**

I confirm that all sections have been fully completed and that the details are correct to the best of my knowledge.

I confirm that I will send a copy of this appeal form and supporting documents (including the full statement of case) to the LPA today.

**Signature** Mr Oliver Jefferson

**Date** 30/12/2014 15:34:44

**Name** Mr Oliver Jefferson

**On behalf of (if applicable)** Mr Oliver Jefferson

The gathering and subsequent processing of the personal data supplied by you in this form, is in accordance with the terms of our registration under the Data Protection Act 1998. Further information about our Data Protection policy can be found on our website under Privacy Statement.

## M. NOW SEND

### Send a copy to the LPA

Send a copy of the completed appeal form and any supporting documents (including the full statement of case) not previously sent as part of the application to the LPA. If you do not send them a copy of this form and documents, we may not accept your appeal.

To do this by email:

- open and save a copy of your appeal form.
- locating your local planning authority's email address -  
<http://www.planningportal.gov.uk/planning/appeals/online/tutorialshelp/appeal/sendingacopytothecouncil>
- attaching the saved appeal form including any supporting documents.

To send them by post, send them to the address from which the decision notice was sent (or to the address shown on any letters received from the LPA).

When we receive your appeal form, we will write to you letting you know if your appeal is valid, who is dealing with it and what happens next.

**You may wish to keep a copy of the completed form for your records.**

## **N. APPEAL DOCUMENTS**

We will not be able to validate the appeal until all the necessary supporting documents are received.

Please remember that all supporting documentation needs to be received by us within the appropriate deadline for the case type. If forwarding the documents by email, please send to **appeals@pins.gsi.gov.uk**. If posting, please enclose the section of the form that lists the supporting documents and send it to PO Box 3035, Bristol, BS1 9AY.

### **You will not be sent any further reminders.**

Please ensure that anything you do send by post or email is clearly marked with the reference number.

### **The documents listed below were uploaded with this appeal form:**

### **The documents listed below were already attached elsewhere with this appeal form:**

### **The documents listed below are to follow by post:**

A copy of the full statement of case.

A copy of the costs application.

A copy of the original application sent to the LPA.

A copy of the site ownership certificate and agricultural holdings certificate submitted to the LPA at application stage (these are usually part of the LPA's planning application form).

A copy of the LPA's decision notice (if issued). Or, in the event of the failure of the LPA to give a decision, if possible please enclose a copy of the LPA's letter in which they acknowledged the application.

A site plan (preferably on a copy of an Ordnance Survey map at not less than 10,000 scale) showing the general location of the proposed development and its boundary. This plan should show two named roads so as to assist identifying the location of the appeal site or premises. The application site should be edged or shaded in red and any other adjoining land owned or controlled by the appellant (if any) edged or shaded blue.

Copies of all plans, drawings and documents sent to the LPA as part of the application. The plans and drawings should show all boundaries and coloured markings given on those sent to the LPA.

A list of all plans, drawings and documents (stating drawing numbers) submitted with the application to the LPA.

Copies of any additional plans, drawings and documents sent to the LPA but which did not form part of the original application (e.g. drawings for illustrative purposes).

A list of all plans, drawings and documents (stating drawing numbers) which did not form part of the original application.

A copy of the design and access statement sent to the LPA.

A copy of a draft statement of common ground.

Copies of additional plans, drawings or documents relating to the application not previously seen by the LPA. Acceptance of these will be at the Inspector's discretion.

A list of all plans and drawings (stating drawing numbers) submitted but not previously seen by the LPA.

Any relevant correspondence with the LPA, including any supporting information submitted with your application in accordance with the list of local requirements.

PLEASE ENSURE THAT A COPY OF THIS SHEET IS ENCLOSED WHEN POSTING THE ABOVE DOCUMENTS TO US.

**Completed by** MR OLIVER JEFFERSON

**Date** 30/12/2014 15:34:44