

**Statement of Community Involvement  
Churchview Road, Twickenham**

**July 2017**

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## 1. INTRODUCTION

- 1.1 This Statement of Community Involvement (SCI) forms part of the planning application submission by UK & European Developments Ltd. to Richmond upon Thames Borough Council in relation to the proposed redevelopment of their site on Churchview Road, Twickenham. This document sets out a record of the consultation activities that have taken place and the feedback received.
- 1.2 HardHat was appointed to undertake a pre-application consultation process to understand the views and aspirations of local people prior to the submission of the planning application. The process of engagement ran alongside ongoing engagement with the Local Planning Authority and precedes the statutory consultation period, which will be undertaken by Richmond upon Thames Borough Council.
- 1.3 The consultation has been driven by UK & European's desire to consult the local community and to ensure that effective communication has taken place with neighbours surrounding the site before the planning application is submitted.
- 1.4 Both national and local planning policy encourages appropriate community involvement and pre-application discussions to help shape development proposals.
- 1.5 A core part of the National Planning Policy Framework published in 2012 also encourages community involvement in the planning process. In paragraphs 188-190, the NPPF states: □

*“Early engagement has significant potential to improve the efficiency and effectiveness of the planning application system for all parties. Good quality pre-application discussion enables better coordination between public and private resources and improved outcomes for the community.*

*Local planning authorities have a key role to play in encouraging other parties to take maximum advantage of the pre-application stage. They cannot require that a developer engages with them before submitting a planning application, but they should encourage take-up of any pre-application services they do offer. They should also, where they think this would be beneficial, encourage any applicants who are not already required to do so by law to engage with the local community before submitting their applications.*

*The more issues that can be resolved at pre-application stage, the greater the benefits. For their role in the planning system to be effective and positive, statutory planning consultees will need to take the same early, pro-active approach, and provide advice in a timely manner throughout the development process. This assists local planning authorities in issuing timely decisions, helping to ensure that applicants do not experience unnecessary delays and costs.”*

## **2. BACKGROUND AND APPROACH**

- 2.1 UK & European is seeking planning permission for three new two-bedroom residential news houses with integrated parking spaces.
- 2.2 The site is situated to the northwest of Sonton Court which forms part of a series of residential buildings running the entire length of Churchview Road between the A305 Staines Road to the South of the application site.
- 2.3 UK & European undertook a pre-application consultation exercise contacting 169 of the residents living closest to the site (see Appendix 1).
- 2.4 During the consultation process we employed a variety of ways to engage with the businesses and residents. During this consultation we undertook the following activities:
  - A direct mailing to neighbours;
  - Two public meetings;
  - Provision of community hotline and email address for comments

### **3. CONSULTATION ACTIVITY**

- 3.1 UK & European prepared and distributed 169 initiation letters to local residents surrounding the site, explaining the proposals and inviting them to a public meeting on these. Copies of the distribution area and invitation are contained in the appendices (see Appendix 1 and 2).
- 3.2 Two public meetings were held at the Prince Blucher in Twickenham, on Tuesday 28<sup>th</sup> February and Wednesday 1<sup>st</sup> March 2017. The session was held from 7pm, in order to allow for as many people to attend as possible.
- 3.3 The first of these meetings was held for the wider distribution area and the second for local addresses closest to the site.
- 3.4 A presentation was given to residents at both meetings covering the proposed development, followed by a Q&A session with residents.
- 3.5 Nine residents attended the meetings, four on the first day and five on the second day.
- 3.6 Four members of the project team were at the meetings to present the proposals and to answer questions, including:
  - Toby Saggars, UK & European
  - David Symonds, Metropolis
  - Paul Dickson, Dickson Architects
  - Anthonie Smit, HardHat.

#### **4. FEEDBACK**

- 4.1 Feedback and questions received at the meetings covered various issues ranging from construction, parking and traffic, as well as the overall nature of the development proposals.
- 4.2 Those attending the first meeting, for the wider distribution area, raised mostly general questions regarding the nature of the proposals. Overall, residents responded positively to the development, with most of those attending the meeting commenting they were happy with the overall scale and nature of the proposals and that the development would have little impact on them.
- 4.3 Those attending the second meeting, for the addresses closer to the site, had more specific questions. These related primarily to traffic and parking around the site, which some residents stated was currently congested. A few residents raised concerns relating to the future construction of the buildings, asking for the mitigation of noise and disruption.
- 4.4 In relation to parking, some residents felt that the provision of new parking spaces would not be sufficient for the new occupants and potential guests, or to offset the current issues experienced with congestion in and out of the site. Residents were particularly worried about turning circles for vehicles and where these would be possible, as well as the added strain of having to monitor parking restrictions.
- 4.5 It was explained to residents during the meeting that the loss of the 10 undersized garages is to be mitigated by the car ports in each new unit, that the current hardstanding parking area is to be reconfigured in order to improve usability and that an additional four spaces are to be added on the Western side of the site. It was also stated that a Transport Statement would be commissioned.
- 4.6 The planning application is supported by a comprehensive Transport Statement, which provides a detailed assessment of the overall impact of the proposals on the local highway network, together with a review of the resultant parking and servicing arrangements within the site.
- 4.7 In relation to construction, several residents raised concerns that the site may have a detrimental impact with regards to noise, as well as other disruptions such as the delivery of materials to site.
- 4.8 It was explained during the meeting that working hours and best practice would be agreed with the council prior to commencement on site, with regular interaction and collaboration with the appropriate bodies, in order to ensure any disruptions were mitigated.
- 4.9 One resident who could not attend the exhibition made contact separately via e-mail requesting further information which was sent to them.
- 4.10 On the basis of comments received throughout the meetings and via e-mail, most residents responded positively to the proposals, stating that they believed they represented a positive transformation of the current site and supporting the principle of housing which reflects the surrounding area.

## **5. CONCLUSION**

- 5.1 Pre-application engagement is a vital tool in understanding the needs and aspiration of neighbours and the local community. UK & European recognises the need to consult with local communities prior to any application in order to identify and address issues and concerns prior to the submission of a planning application, using the most appropriate methods.
- 5.2 UK & European wrote to 169 properties surrounding the site to inform them of the proposed planning application and to invite feedback.
- 5.3 During the course of the public consultation, verbal feedback was generally positive, supporting the overall nature of the development. Issues raised on parking and traffic were addressed with residents at the public meeting and are dealt with in further detail as part of the traffic assessment submitted as part of the application. In addition, the planning application contains a number of reports that address all the issues raised during the consultation, including:
- Transport Assessment
  - Daylight and Sunlight Report
  - Flood Risk Assessment
  - Surface Water Drainage Strategy
  - Ecological Assessment
  - Arboricultural Assessment
  - Construction Management Statement
- 5.4 Overall, the pre-application consultation has given neighbours the opportunity to learn about the draft proposals and offered the chance to ask additional questions.
- 5.5 Following the submission of our planning application we will continue to work with residents throughout the application process and in relation to construction management.
- 5.6 As is demonstrated by the information contained in this document, the development team have met the expectations to conduct the appropriate pre-application consultation with our neighbours in accordance with the NPPF.

**Appendix 1 – Distribution Area**



*Covering 169 Addresses*



## **Appendix 2 – Invitation: Wider**

# HardHat.

Cambridge | Leeds | London | Southampton

The Building Centre  
26 Store Street  
London, WC1E 7BT

**T/F:** +44 (0)20 7636 6603  
**W:** [hardhat.co.uk](http://hardhat.co.uk)

20<sup>th</sup> February 2017

Dear Resident,

**Churchview Road development proposals, TW2 5BT**

I am contacting you on behalf of UK & European Property Developments Ltd, regarding their development proposals for their site on the northern end of Churchview Road.

These proposals will feature a total of three two-bedroom residential mews houses, on the footprint of the existing garage building (see plan overleaf).

To ensure that local residents are consulted on these proposals and to receive feedback from nearby residents, the development team would like to invite you to an informal meeting to explain these proposals and answer any outstanding questions or queries that you may have.

**Date: Tuesday 28 February 2017 – 7.00pm**  
**Venue: Prince Blucher, 124A The Green, Twickenham, TW2 5AG**

Following consultation, the team intends to submit proposals in the upcoming months and Richmond Council will notify you separately when this occurs.

To RSVP for the meeting and for further information, please contact: 0800 170 7270 or e-mail [asmit@hardhat.co.uk](mailto:asmit@hardhat.co.uk)

Yours sincerely,

Anthonie Smit  
Account Manager  
HardHat.

**Registered office** 2<sup>nd</sup> floor Devonshire House 1 Devonshire Street London W1W 5DS  
**Company no** 5096524 Registered in England & Wales



*Proposed site plan*



*Illustrative CGI of the proposed buildings*

## Appendix 2 – Invitation: Local

# HardHat.

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Dear Resident,

### **Churchview Road development proposals, TW2 5BT**

I am contacting you on behalf of UK & European Property Developments Ltd, regarding their development proposals for their site on the northern end of Churchview Road.

These proposals will feature a total of three two-bedroom residential mews houses, on the footprint of the existing garage building (see plan overleaf).

The layout and size of these proposed dwellings have been designed to reflect the pattern of development in the immediate locality and will consist of two levels, with a third attic level. The windows have also been designed and orientated in order to minimise overlooking.

An integral parking space will be provided in each of the houses and the loss of the garages will be offset by the reconfiguration of the existing parking. Thirteen spaces will be provided to the rear and three new parking spaces along the grass verge.

To ensure that local residents are consulted on these proposals and to receive feedback from nearby residents, the development team would like to invite you to an informal meeting in order to explain these proposals and answer any outstanding questions or queries that you may have.

**Date: Wednesday 1 March 2017 – 7.00pm**  
**Venue: Prince Blucher, 124A The Green, Twickenham, TW2 5AG**

Following consultation, the team intends to submit proposals in the upcoming months and Richmond Council will notify you separately when this occurs.

For further information, please contact: 0800 170 7270 or e-mail [asmit@hardhat.co.uk](mailto:asmit@hardhat.co.uk)

Yours sincerely,

Anthonie Smit  
Account Manager  
HardHat.

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