

Car park at St Margarets Business Centre, Godstone Road, TW1 1JS

STATEMENT OF COMMUNITY INVOLVEMENT

PREPARED BY PEGASUS GROUP | GODSTONE DEVELOPMENTS LTD | SEPTEMBER 2020 | P20-0141



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**CAR PARK AT ST MARGARETS BUSINESS CENTRE,
GODSTONE ROAD,
ST MARGARETS, TW1 1JS**

ON BEHALF OF GODSTONE DEVELOPMENTS LTD

PEGASUS REF: P20-0141

DATE: SEPTEMBER 2020

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PLANNING | **DESIGN** | **ENVIRONMENT** | **ECONOMICS**

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APPENDICES:

APPENDIX 1 - CONSULTATION LETTER

APPENDIX 2 – CONSULTATION RESPONSES

1. INTRODUCTION

1.1 This Statement of Community Involvement (SCI) has been prepared on behalf of Godstone Developments Limited ('the Applicant') in support of a full planning application for the following proposed development at land east of St Margarets Business Centre, Godstone Road, St Margarets, TW1 1JS ('the site'):

"Erection of 4 no. residential dwellings (Class C3) with associated parking, access, and landscaping (incl. removal of existing trees)."

1.2 This SCI details methods of public consultation employed in advance of the planning application submission and feedback received during the consultation process.

1.3 This document should be read in conjunction with the supporting Planning Statement which details the pre-application consultation with the London Borough of Richmond.

The Requirement to Consult

1.4 The National Planning Policy Framework (NPPF) was published in February 2019 with Chapter 4 containing a section entitled *"Pre-application engagement and front-loading."*

1.5 NPPF Paragraph 39 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."*

1.6 NPPF Paragraph 40 states local planning authorities should *"encourage any applicants who are not already required to do so by law to engage with the local community and, where relevant, with statutory and non-statutory consultees, before submitting their applications."*

1.7 NPPF Paragraph 41 notes: *"The more issues that can be resolved at pre-application stage, including the need to deliver improvements in infrastructure and affordable housing, the greater the benefits... This assists local planning authorities in issuing timely decisions, helping to ensure that applicants do not experience unnecessary delays and costs."*

- 1.8 NPPF Paragraph 42 states: *"The participation of other consenting bodies in pre-application discussions should enable early consideration of all the fundamental issues relating to whether a particular development will be acceptable in principle, even where other consents relating to how a development is built or operated are needed at a later stage."*
- 1.9 The London Borough of Richmond adopted its Statement of Community Involvement (SCI) in 2006 which has subsequently been amended in 2009 and 2015 to take account of changes to legislation.
- 1.10 Section 2.1 sets out the Council's core principles for engagement, which include being meaningful, coordinated, clear and transparent, responsive and visible, inclusive and accessible, and action focused. This is to ensure that the Council's community engagement programme informs, involves, and engages with residents.

2. APPLICATION PROPOSALS

2.1 The planning application seeks full planning permission for 4 no. residential dwellings (Use Class C3) and associated parking, access, and landscaping. The Proposed Site Plan is included in Figure 1 below.



Figure 1: Proposed Site Plan (Extract)

- 2.2 Specifically, the proposals will include the erection of 4 no. townhouses which would front onto Godstone Road, with individual rear gardens and 1 no. car parking space provided for each dwelling.
- 2.3 The dwellings will comprise 3 x 4 no. bed and 1 x 3 no. bed dwelling. Each of the dwellings has been designed to national space standards and will have external private amenity space in the form of rear gardens.
- 2.4 The dwellings will each be demised 1 no. car parking space, accessible from Winchester Road, and have storage facilities for 2 no. cycles (per household).
- 2.5 A more detailed description of the development proposals can be found in the Planning Statement and Design & Access Statement which accompanies this submission.

3. CONSULTATION PROGRAMME

3.1 This SCI describes the process of engagement with the local community and stakeholders that has taken place prior to the submission of this application.

Letter Drop

3.2 The principle method of engagement with the local community was via letter (reproduced at **Appendix 1**) distributed to all properties within the immediate vicinity, as shown in Figure 2 below. The letters were sent to all recipients on 30th June 2020. The letter provided details of the draft application proposals and encouraged feedback which was considered by the design team prior to the submission of the application.

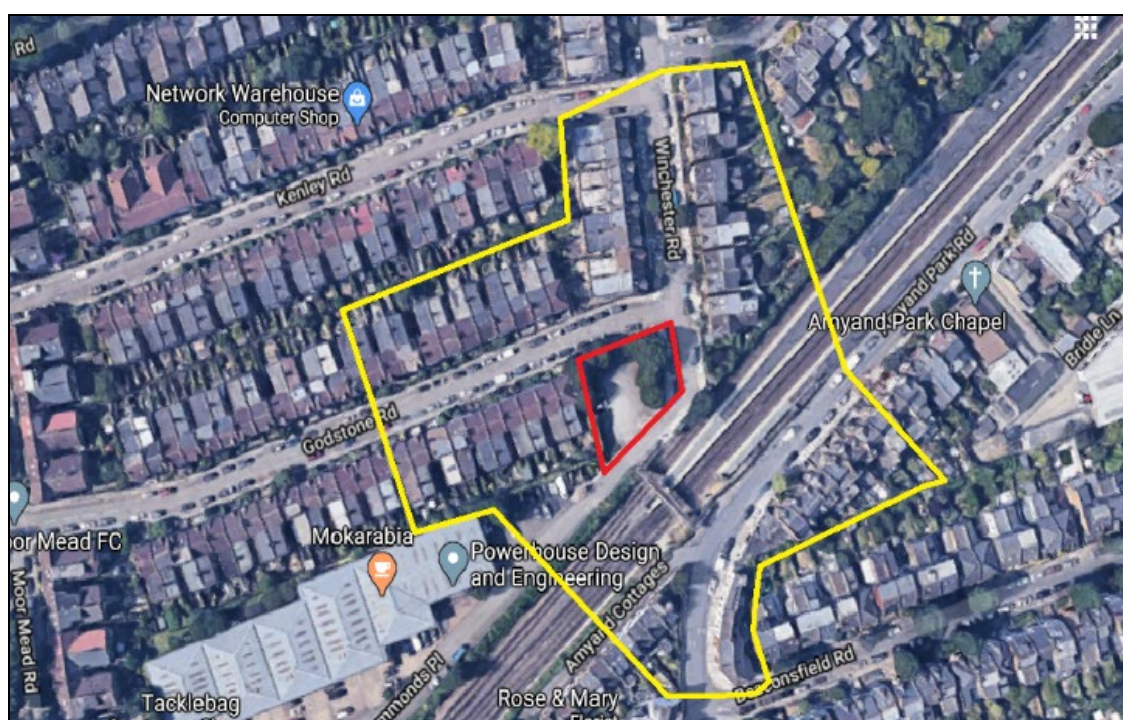


Figure 2: Letter Drop Area

3.3 The letters include contact details for Pegasus Group where respondents could submit their comments directly via email.

3.4 A number of respondents required further details of the proposed plans. A copy of the plans was submitted to them via email ahead of the planning application being submitted to the London Borough of Richmond upon Thames.

4. OUTCOMES AND RESPONSES

- 4.1 All of the comments received throughout the pre-application consultation and community engagement process have been recorded and summarised below.
- 4.2 There were a total of 5 responses to the letter drop, one of which was supportive, two were impartial, and two opposing the development proposals. The responses are discussed below and a full copy of all the responses is provided at **Appendix 2**, with the address/contact details omitted for data protection purposes.

Supportive Comments

- 4.3 The supportive comment stated that they were *'pleased to see that the site might be developed and that more people will be able to live in our neighbourhood'*. The response also complimented the *'respectful scale'* of the proposed development and that *'there is an attempt to not reduce resident parking more than necessary'*.
- 4.4 Whilst the response was overall supportive of the proposals, the response also provided commentary on the proposed design and provided advice to the architects to ensure the final design does not misinterpret the character of the surrounding context, including examples of street scenes for inspiration.
- 4.5 The Applicant welcomes these comments and is pleased to see that local stakeholders approve of developing the site for residential purposes. The Applicant also welcomes the comments regarding the design and has taken these into consideration during the progression of the final design.

Impartial Comments

- 4.6 Two of the comments received did not provide comments in support or against the proposals. The comments requested additional information on the ownership of the site and requested a copy of the plans for the site once finalised.
- 4.7 The Applicant welcomes the response from local stakeholders and has responded to confirm that Godstone Developments Ltd. are the sole owners of the site.

Objections

- 4.8 Two of the comments received expressed concerns with the proposals, with one response stating that they would not support the proposals.

- 4.9 One of the responses did not confirm whether they objected to the proposals, however they did question whether trees were being removed between their property and the proposed development, and whether the high boundary wall which is located to the rear of their property would be affected.
- 4.10 The Applicant welcomes the queries and confirmed that the trees would be removed to facilitate the development and that there is no intention to modify or amend the wall to the rear of their property.
- 4.11 The other response stated that they do not intend to support the proposed development due to the proposed removal of the trees and associated landscaping.
- 4.12 The Applicant welcomes the input from the local stakeholder. The proposed development will unavoidably result in the loss of trees; however, will work with the Council during determination of the application to provide appropriate mitigation.

Additional Consultation

- 4.13 The Applicant has also been in direct discussion with the resident of No. 2 Godstone Road, specifically with regard to concerns regarding the boundary wall and overlooking.
- 4.14 In response to the concerns raised by the resident of No. 2 Godstone Road, the proposals were updated to include opaque glazing to the rear bay window which would face towards the property.

5. CONCLUSION

- 5.1 This Statement of Community Involvement has been prepared on behalf of Sheen Lane Developments ('the Applicant') in support of an application for full planning permission at land east of St Margarets Business Centre, Godstone Road, St Margarets, TW1 1JS ('the site').
- 5.2 The Applicant has undertaken public engagement to ensure that the local community have had an opportunity to comment on the emerging development proposals in advance of submission of the planning application.
- 5.3 The SCI fully demonstrates the Applicant's commitment to thoroughly meaningful public consultation. NPPF Paragraph 39 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."*
- 5.4 The submission of this planning application does not mark the end of this consultation and the Applicant will continue to engage with the local community and the London Borough of Richmond as appropriate throughout the planning process.

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