



30 Warwick St. London, W1B 5NH  
tel +44 (0)20 7399 5867

www.joneslanglasalle.co.uk

Mr. William Tysterman  
Planning Department,  
London Borough of Richmond-upon-Thames,  
Civic Centre,  
44 York Street,  
Twickenham,  
London  
TW1 3BZ

Our ref Cinnammon\_Former Hampton  
Police Station  
Your ref 19/2822/FUL  
Direct line 0207 399 5409 / 0207 852 4142  
Email: Guy.Bransby@eu.jll.com /  
Tom.Lambshead@eu.jll.com

By email only to:  
William.Tysterman@richmondandwandsworth.gov.uk

11 November 2020

Dear Will,

**HAMPTON POLICE STATION, STATION ROAD, HAMPTON TW12 2AX**

**PLANNING APPLICATON 19/2822/FUL**

**FULL PLANNING PERMISSION FOR THE RETENTION AND REFURBISHMENT OF THE FORMER POLICE STATION BUILDING WITH PART DEMOLITION OF REAR WINGS AND ANCILLARY BUILDINGS, AND THE CONSTRUCTION OF A THREE STOREY SIDE AND REAR EXTENSION AND BASEMENT TO FORM A REGISTERED CARE HOME COMPRISING 22 CARE SUITES AND 66 CARE BED UNITS, WITH SHARED FACILITIES, CAR AND CYCLE PARKING, LANDSCAPING AND ANCILLARY WORKS.**

On behalf of the applicant, Hampton Care Home Ltd., we enclose an Affordable Housing Viability Report relating to the proposed development.

The applicant engaged Meedhurst Project Management Ltd to prepare this Report evaluating the financial viability of the proposed development.

This was undertaken further to your email dated 17<sup>th</sup> September 2020 and our subsequent discussions, which set out officers' position that despite the development proposed being a registered care home and the specific characteristics of the development, an affordable housing contribution is sought in accordance with policies LP36 and LP37 of the Council's adopted Local Plan. In your email, you noted that officers consider a full viability exercise is required to determine what the maximum affordable housing contribution would be based on the development and site's land values and circumstances.





In summary, the Report:


- has been prepared using 'Argus Developer';
- is based on the scheme proposals by PRC Group, build costs provided by Meedhurst Project Management (Cost Consultants) and valuation information from JLL (Valuation);
- demonstrates that the scheme cannot justify a financial contribution in lieu of affordable housing.

We look forward to receiving confirmation of receipt and a date/time for a meeting with Bespoke Property Consultants (who we understand is the Council's independent viability specialist) to review this information as soon as possible. We appreciate the applicant is required to meet Bespoke's costs for the review, so please could you advise of these costs so we can review and arrange payment.

The applicant remains committed to continuing to work constructively with Richmond officers to achieve a positive officer recommendation that can be presented to your Planning Committee Members.

Please treat the viability report as confidential as it contains sensitive commercial information. If you require any further information or clarification please do not hesitate to contact me (0207 399 5409) or my colleague, Tom Lamshead (0207 852 4142).

Yours sincerely,

  
Pro Guy Bransby  
Lead Director  
Planning, Development and Heritage  
Jones Lang LaSalle Ltd

Enclosures