



Statement of Community Involvement

Barnes Hospital

Star Land Realty UK Ltd

August 2021

Executive Summary

This Statement of Community Involvement (SCI) summarises the process of public consultation that has been undertaken on behalf of Star Land Realty UK Ltd (“the Applicant”) during the preparation of a planning application for the redevelopment of the residential site at Barnes Hospital.

JBP Associates was appointed to identify and consult stakeholders on the plans to redevelop the site. The brief was to involve the local community to identify ways the proposal could be shaped to respond to local needs.

On 14 September 2020, Outline Planning Permission (‘OPP’) was granted for the redevelopment of the whole Barnes Hospital campus (ref. 18/3642/OUT), which comprised three development plots: (1) the residential plot, (2) the Special Educational Needs (SEN) School and (3) the health centre.

Whilst all three parts are still being delivered, it is now proposed that these will be brought forward on an individual site basis rather than through one outline permission and subsequent reserved matters.

This planning application therefore relates only to the residential plot of the wider campus.

The proposal follows the principles of the consented scheme and includes the demolition of existing structures and redevelopment of site including construction of three new buildings comprising residential units of mixed tenure (Use Class C3), conversion of two existing buildings of townscape merit for residential use (Use Class C3), car and cycle parking, landscaping and associated works.

Due to the Covid-19 pandemic, in line with Government and Public Health England advice, a ‘Socially Distanced’ consultation has been carried out, ensuring that consultees were able to safely engage with the project team to provide feedback on the proposals.

The consultation programme built upon the engagement work undertaken by South West London and St George’s Mental Health NHS Trust during the development of the Outline Proposal for the site. The project team undertook careful analysis of the issues raised during this process and the feedback provided, using this information to help develop the proposals so that local views were taken into account and addressed through the detailed design process.

The consultation was proactively carried out in accordance with central government guidance within the Revised National Planning Policy Framework (2021), which recommends the involvement of the local community in planning matters. It has also been informed by the London Borough of Richmond upon Thames’ policy for Statement of Community Involvement (2019) and forms part of the supporting documentation informing the planning application.

The objectives of the consultation were to:

- Build on the South West London and St George’s Mental Health NHS Trust consultation for the consented scheme and focus on resolving key issues and reassuring concerned parties
- Identify local people and groups and involve them in developing proposals for the site
- Ensure that engagement in the consultation process was accessible to all
- Help to develop a scheme that meets the needs and aspirations of the local area

Over the course of the consultation exercise, the project team engaged with over 1300 consultees through a variety of methods, including in person, by newsletter, website, video and telephone calls, and email correspondence.

During the course of the consultation, feedback from stakeholders enabled the project team to make a number of changes to the proposals. Feedback has been received on topics such as, construction management, traffic and parking, height and massing, overlooking, conservation, design, environmental performance, and landscaping.

The preliminary conclusion is that a residential use is supported in the location and that amendments to the scheme have resolved many issues raised by stakeholders. However, local stakeholders remain particularly concerned by the impact of construction and increased traffic on the local road network.

The Applicant is committed to continuing ongoing engagement with local politicians, residents, businesses, and community groups regarding the proposals.

Summary of consultation activities

The following table outlines all the activities undertaken as part of the consultation on the proposals for the redevelopment of the site.



Dispatch of briefing newsletter to **1321** homes and businesses



The provision of a Contact Centre, with telephone number and e-mail for enquiries



Launch of public consultation website visited by 329 stakeholders



Promotion of the consultation website through existing community stakeholder channels



13 virtual and in-person meetings with community organisations, including the Friends of Barnes Hospital, Barnes Hospital Neighbours, Mortlake and East Sheen Society, Barnes Community Association and the Friends of Barnes Common.



Two virtual meetings with political stakeholders including Sarah Olney MP, the leader of Richmond Council and ward councillors from Mortlake & Barnes Common and East Sheen wards.



Correspondence and virtual meetings with local stakeholders, including residents and local businesses.



Site visits were offered to local stakeholders. At the time of submission, visits have been held with representatives of Sarah Olney MP's office and the Barnes Hospital Neighbours. Further visits will be offered to all interested stakeholders



Creation and distribution of an animated video explaining the proposed site logistics and construction methodology

Consultation methodology

The consultation strategy has been developed to ensure all those who are interested in the proposals have an opportunity to be involved in the design process.

The project team spent a considerable amount of time examining the previous application and consultation feedback submitted to the Trust and Richmond Council ahead of the granting of the Outline Planning Permission. This highlighted the importance of undertaking a thorough listening exercise to fully understand the wide range of views held by the community.

Strategic approach

The strategic approach to community involvement for this application has been to divide the consultation into two stages, a 'listening' phase and a 'reporting back' phase.

The Applicant undertook to engage with stakeholders at an early point to discuss feedback provided by stakeholders on the extant outline planning permission (ref. 18/3642/OUT). This 'Listening Phase' enabled the project team to introduce themselves to stakeholders and uncover further detail about local wants, needs and concerns to do with the proposal for new homes at Barnes Hospital.

Feedback from this phase influenced the development of the proposals.

The second phase entailed the consultation on the more developed proposals and engagement with the wider community, to listen to their feedback and answer any questions they may have had. Feedback received at this stage informed the development of the final proposals submitted as part of this planning application.

Making the consultation accessible

Whilst the concerns about Covid-19 limited in-person engagement, it was important to ensure that consultees had every opportunity to discuss these plans with the team, and much of the consultation was carried out digitally, ensuring that those following social distancing or shielding requirements were not hindered from taking part in the consultation process.

In ensuring the consultation was accessible to all, activities were driven by the following principles:

- **Inform and seek feedback from local people and groups of the proposals for the site.**

The Applicant is committed to best practice in consulting and informing people of their proposals for the site. The aim is to proactively involve individuals and groups to ensure that feedback could, where appropriate, be taken into account.

- **Ensure the proposals respond to the needs and requirements of the local area.**

Through the involvement of local residents, community and amenity groups and councillors ensure that, as far as possible, the scheme fits in well with the local area and makes a positive contribution to the local community.

At all times, we have considered how to make the material presented accessible, including ensuring language barriers are removed by producing communication material in clear, concise English, with technical terms explained in non-technical language.

It was also made clear that material would be available in alternative forms on request, and that those unable to access the internet could request physical copies of the plans through the post.

Site context & stakeholder research

An appraisal of the area around the application site was undertaken to identify sensitive neighbours, community representatives and those likely to be interested in the proposals.

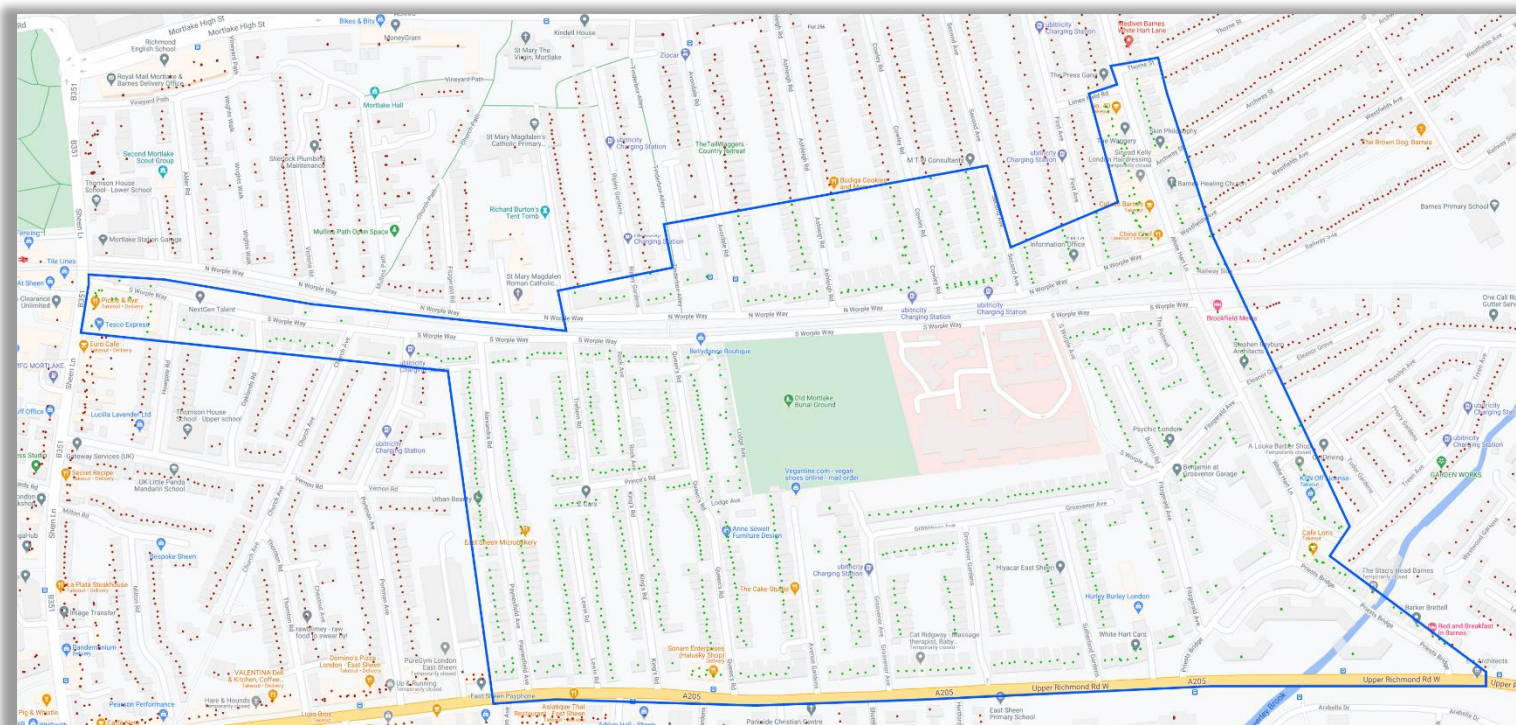


Figure 1: Consultation area.

Figure 1 shows the consultation area. The area contains 1321 addresses, including residential and business premises. This site sits in Mortlake & Barnes Common Ward, close to East Sheen Ward.

Alongside the 1321 addresses within the consultation area, a number of political and community stakeholders were also identified:

- Cllr Gareth Roberts, leader of Richmond Council
- Sarah Olney MP, local constituency MP
- Cllr Paul Avon, Mortlake & Barnes Common (M&BC) ward
- Cllr Gemma Curran, MB&C
- Cllr Alice Bridges-Westcott, MB&C
- Cllr Julia Cambridge, East Sheen ward
- Cllr Seamus Joyce, East Sheen ward
- Cllr Brain Marcel, East Sheen ward
- Friends of Barnes Hospital
- Barnes Hospital Neighbours
- Mortlake and East Sheen Society
- Barnes Community Association
- Friends of Barnes Common

Listening phase methodology

The purpose of the Listening Phase was to introduce the project team to local stakeholders and gain a better understanding of their concerns about the Outline Planning Permission, so that the project team could further develop the details designs and seek to respond to any issues that had been raised.

The project team were also able to outline the thought process behind the design strategy, which aimed to respond to local issues, improve the sustainability and biodiversity of the site, simplify the construction process, and deliver more homes to respond to the London Plan requirements.

Consultation with stakeholder groups consisted primarily of video calls and site visits, where stakeholders were able to outline their priorities. The project team presented a pack of drawings which provided an overview of the draft proposals.

Reporting back phase methodology

The purpose of the reporting back phase was to update the wider community on how the proposals for the site had been evolved since the Outline Planning Permission was granted in 2020, and request further feedback on the updated scheme.

The main channel of communication during this phase was the project website - www.barneshospitalredevelopment.co.uk. The website provided an overview of the proposals and included opportunities for stakeholders to leave feedback, ask questions and to sign up to receive updates on the project.

At all times, JBP ensured the privacy and data security of all those making contact or providing feedback was protected, in line with current regulations.

The consultation website was promoted to local residents, community groups and businesses by newsletter on 23 July 2021. 1321 addresses received the newsletter, entitled 'New homes at the former Barnes Hospital site'.

The website details were also emailed to the stakeholder groups who had previously engaged with the project team. These groups were requested and agreed to promote the consultation website to their own members.

The newsletter and website also provided details of the project 'Contact Centre'. This is a freephone number and email address managed by JBP Associates, through which consultees could provide feedback or request further information. This enabled those unable to access the internet to engage with the project team.

Engagement with the South West London and St George's Mental Health NHS Trust

LS Estates (on behalf of the Applicant) purchased the site from the NHS Trust in 2019. Within the sale agreement there are formal obligations between the landowners that encourage liaison and co-ordination of design and construction activities.

Through 2019 and 2020, monthly meetings have been held between LS Estates and the NHS Trust. From Q4 2020 through 2021 these meetings have expanded to include Locate, who will build and operate the school, and their design and project management team. These meetings will continue for the duration of the development.

Discussions have focused on:

- Site security and property management
- Designs
- Respective development programmes
- Boundary treatment
- Coordination of surveys
- Construction access and site logistics during construction
- Permanent access to the sites
- Public consultation and feedback

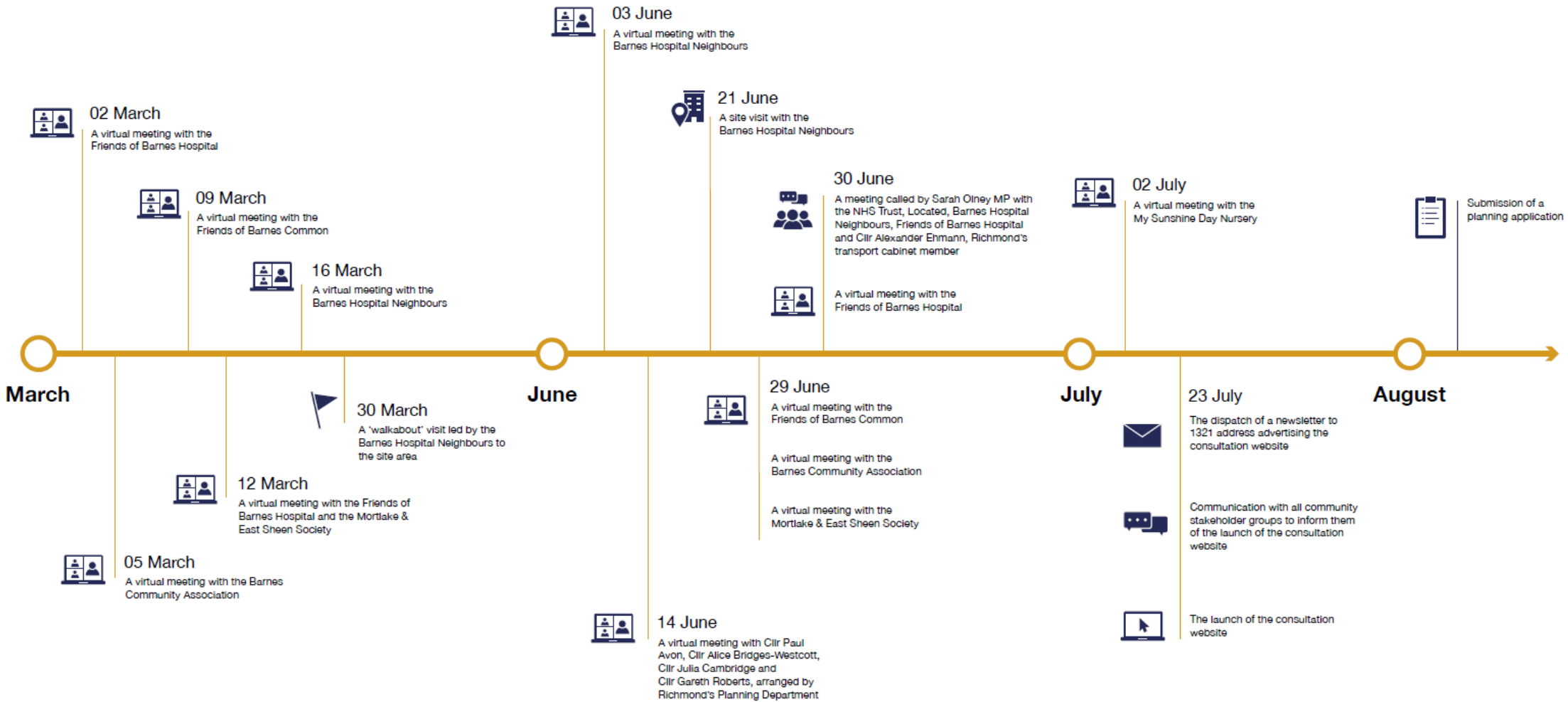
Agreed outputs from these meetings have been incorporated into our planning strategy, development programme, phasing assumptions, site logistic analysis and designs. LS Estates are not aware of any objections to the scheme from either the NHS Trust or Locate.

Statement of Community Involvement

The following table outlines the activities that were undertaken to support community involvement in the planning application for the redevelopment of the residential plot at Barnes Hospital.

Date	Activity
2 March 2021	A virtual meeting with the Friends of Barnes Hospital
5 March 2021	A virtual meeting with the Barnes Community Association
9 March 2021	A virtual meeting with the Friends of Barnes Common
12 March 2021	A virtual meeting with the Friends of Barnes Hospital and the Mortlake & East Sheen Society
16 March 2021	A virtual meeting with the Barnes Hospital Neighbours
30 March 2021	A 'walkabout' visit led by the Barnes Hospital Neighbours to the site area
3 June 2021	A virtual meeting with the Barnes Hospital Neighbours
14 June 2021	A virtual meeting with Cllr Paul Avon, Cllr Alice Bridges-Westcott, Cllr Julia Cambridge and Cllr Gareth Roberts, arranged by Richmond's officers
21 June 2021	A site visit with the Barnes Hospital Neighbours
29 June 2021	A virtual meeting with the Friends of Barnes Common
29 June 2021	A virtual meeting with the Barnes Community Association
29 June 2021	A virtual meeting with the Mortlake & East Sheen Society
30 June 2021	A meeting called by Sarah Olney MP with the NHS Trust, Located, Barnes Hospital Neighbours, Friends of Barnes Hospital and Cllr Alexander Ehmann, Richmond's transport cabinet member
30 June 2021	A virtual meeting with the Friends of Barnes Hospital
2 July 2021	A virtual meeting with the My Sunshine Day Nursery
23 July 2021	The dispatch of a newsletter to 1321 addresses advertising the website
23 July 2021	Communication with all community stakeholder groups to inform them of the launch of the consultation website
23 July 2021	The launch of the consultation website
Ongoing	Correspondence with local residents and businesses
Ongoing	Monthly liaison meetings with NHS Trust and the team developing the medical and school site

2021 Timeline



Consultation Responses

The consultation engaged with a wide range of local stakeholders and other interested parties, with ongoing correspondence and the provision of additional information on request, 15 meetings with local community and political stakeholders and the creation of a dedicated consultation website with details of the proposal.

The consultation website was promoted to at least 1321 local properties, including both residential and business addresses. It was visited by 329 individuals, who spent an average of 9 minutes reviewing the material available.

Throughout this process, a great deal of feedback has been provided to the project team. Where possible, the project team has sought to design a scheme which responds to local concerns. In adapting the consented proposals, the project team are seeking to update the scheme in a way that responds to neighbours' concerns but also makes a full contribution to providing much needed homes in Richmond.

Consultation outcomes

A full table of feedback received, and the project team's responses is provided below. A summary of the consultation outcomes is provided here.

- Feedback relating to the basement has influenced raising the basement to be a naturally vented undercroft with a reduction in the amount of excavation, leading to fewer construction vehicle trips and a more environmentally friendly solution without the need for noise from mechanical ventilation.
- It has also resulted in a reduction in the footprint of the basement along the Southern boundary and the alteration of the position of the entrance ramp, which has been moved further North, away from neighbouring properties.
- Feedback relating to parking has led to the confirmation that new residents will be prevented from applying for parking permits for neighbouring streets. The design will also provide a good amount of cycle parking and EV charging facilities to encourage sustainable forms of travel.
- Feedback relating to sustainability and landscaping has led to the development of a highly sustainable scheme which significantly increases biodiversity and includes many measures to reduce the environmental impact of the development.
- Feedback relating to community access have influenced the proposals for the management of green space and play space, with full public access guaranteed, opportunities for community fruit picking and the potential for local nurseries to use the play space.
- Feedback relating to the privacy and overlooking on the southern boundary has led to the retention of all existing foliage and mature trees on the boundary, with the introduction of further greening and new trees to further protect privacy. The nature and design of rooms looking towards the south also responds to the need to protect privacy. The south facing

elevations have been angled to reduce the potential for overlooking, and the number of habitable rooms overlooking neighbours to the south have been minimised.

- Plant areas have also been moved from Block C to Block A at the north of the site, to reduce the potential for noise disruption to local residents. Block C itself has been moved away from the eastern boundary but remains within the footprint agreed by the consented scheme.
- Feedback relating to construction management has resulted in the decision to restrict all construction traffic during school run hours and the provision of traffic marshals at key locations along the route, to ensure that the junction at South Worple Way and White Hart Lane can be navigated safely.
- Feedback relating to deliveries and servicing has led to the creation of a new management suite to manage deliveries and the provision of good-sized off-road servicing bays to ensure South Worple Way is not impeded by deliveries.
- Feedback relating to concerns about flooding has resulted in new proposals which will significantly improve surface water management when compared to the existing site and the consented scheme.
- As there is a requirement to develop the site in line with the London Plan’s housing targets, we have sought to respond to concern about the increased density of the development by delivering the majority of additional homes within the consented envelope of the buildings, by optimising internal layouts, and ensuring that any additional height is no higher than the existing buildings.
- At all times, the project team has sought to keep to the principles of the consented design with materials and a design that is sympathetic design to surrounding properties and the local architectural vernacular.

Summary of detailed feedback received and the project team’s responses

Topic	Details of feedback	Applicant’s response
Density of the development	<p>Some consultees oppose the proposed increase in the number of units.</p> <p>Some consultees considered the previously consented number of units to be too many for the site.</p>	<p>The proposal is largely within the original consented massing for the site, with over 50% of the additional units provided within the consented massing by optimising layouts.</p> <p>The increase in the number of units is in line with the NPPF and the recently adopted London Plan (2021) which seeks to optimise brownfield sites through a design-led process in order to maximise the delivery of housing.</p> <p>This increase enables an increase in the number of affordable housing units to be</p>

		provided and creates an opportunity to upgrade all aspects of the proposal, including the enhanced building designs and landscaping proposals.
	Some consultees have raised concerns about the impact of new homes owners' vehicles on the local road network.	<p>The proposal will provide 50 parking spaces on site which accords with local standards and guidance from Richmond Council.</p> <p>It is also anticipated that, given the excellent public transport connections, the move towards shared/rented car pooling, and the Mayor's agenda to discourage car use in London, the use of the car by new residents will not be significant.</p> <p>All parking spaces are able to provide electric car charging facilities to encourage more sustainable facilities and there is ample bike parking (with proposed lock up storage) to encourage the use of alternatives to cars.</p>
	There are also concerns about the risk of the new homes creating additional pressure on the local road network through a greater number of delivery vans and similar visiting the site.	<p>A detailed Transport Assessment accompanies the submission and shows that the impact of servicing vans will be minimal.</p> <p>Research following the pandemic suggests that the number of trips relating to home deliveries has not significantly increased, as deliveries are often consolidated.</p> <p>The site provides a management office to ensure the efficient management and control of all deliveries and associated vehicles.</p>
Height of the development	Some consultees were concerned by the increase in height of the scheme in relation to the character of the area. They felt they increase from three stories to four stories on part of the site would have a negative impact.	The proposed height is in line with the existing buildings on site, ensuring that no significant change in height is created through the plans.
	Some consultees were concerned about the increased overlooking on the southern boundary as a result of the increased height of the blocks B & C.	As a result of feedback, the Applicant has thickened the greening on the southern border, retaining all the existing low level greening as requested by consultees and replacing previously removed mature pine trees.

		<p>Furthermore, most of the rooms overlooking the border are secondary rooms. The small number of primary rooms have their main windows on the west and east elevations, with only secondary windows looking east.</p>
Provision of a basement	<p>Some consultees were concerned the provision of a basement could increase the risk of harm to the local area from flooding.</p>	<p>In response to concerns raised about the basement excavation, the Applicant has reduced the depth of the basement and raised the ground floor. It does not impact on the local water table and now also includes measures to manage excess surface water, including a Below Ground Attenuation Tank which will collect the surface water and through the use of a hydrobrake control chamber, limit the flow to the existing sewer to 5 l/s when tested against a 1 in 30 year storm event.</p> <p>This is a 96% improvement over the existing site flow rate.</p>
	<p>Some consultees were concerned that the provision of a basement would increase the number of construction vehicle movements during the excavation phase, increasing the disruption from the redevelopment.</p>	<p>In response to concerns raised about the basement excavation, the Applicant has reduced the depth of the basement. This will reduce the amount of soil excavated and removed from the site.</p> <p>In addition to this, approximately 50% of the soil excavated is to be used around the site to form the landscaped areas. This removes the need for approximately 50 vehicle movements related to removing excavated soil.</p>
	<p>There was a request from a local community group to consider if the excavated soil could be reused in the local area in landscaping projects.</p>	<p>The Applicant is pleased to have considered this request and understands there are no theoretical problems. Conversations will continue to ensure this opportunity can be realised.</p>
	<p>Some consultees living in close proximity to the basement were concerned about the risk of harm to their properties during the basement's excavation.</p>	<p>The Applicant has consulted throughout design development with the structural engineers the Robert Bird Group and it is confirmed that there will be no harm caused to neighbouring properties as a result of the basement excavation.</p> <p>A section of the basement that lay on the southern boundary has been moved to the north of the site, reducing the amount of excavation required adjacent to properties</p>

		<p>in Grosvenor Avenue. Whilst this alteration is not in response to any fear of damage, it provides added reassurance to some neighbours.</p> <p>The short amount of basement that remains at the southern end of the site is between 20m and 30m from neighbouring properties. The excavation will not cause any harm to these properties</p>
	<p>Some consultees considered the provision of a basement be unnecessary as new residents should not be provided with parking spaces.</p>	<p>The Applicant is required to provide parking spaces for the site.</p> <p>The project team notes the variety of opinions on this topic, with some consultees requesting no parking and some consultees requesting more parking.</p> <p>The amount provided responds to our expectation of the likely rate of car ownership by occupants while remaining policy compliant. To provide it not in a basement would dramatically reduce the amount of landscaping and green space created, removing a key benefit for the wider community.</p>
	<p>Some consultees were concerned that the basement access ramp was too close to neighbouring properties which could cause additional noise and disruption.</p>	<p>The access ramp to the basement has been moved further to the north of the site, away from neighbouring properties on the southern boundary, reducing the risk of noise disruption.</p>
The quantum of parking	<p>Some consultees were concerned that not enough parking is being proposed and there was a risk of overspill into surrounding streets, increasing the pressure for neighbours' parking.</p>	<p>The amount of parking provided responds to our expectation of the likely rate of car ownership by occupants. New resident will not be able to apply for parking permits for the surrounding streets. The Applicant has committed to fund any Council review of local CPZs.</p>
	<p>Some consultees were concerned that the provision of parking on site would cause an increase in traffic on the local road network, particularly in South Worple Way, which suffers from congestion, and a corresponding impact on local air quality.</p>	<p>It is anticipated that, given the excellent public transport connections, the use of the car by new residents will not be significant.</p> <p>All parking spaces are able to provide electric car charging facilities to encourage more sustainable facilities and there is ample bike parking to encourage the use of alternatives to cars.</p> <p>The number of car trips generated by the development will not be significant, with</p>

		no increase on the levels associated with the existing use of the building.
	Consultees queried whether enough visitor parking or space for drop offs and collections by taxis and community buses had been provided.	Visitor parking would be managed by the development's management office, with space provided for drop off and pick up by taxis and other forms of transport.
Flood risk	Some consultees are concerned that the redevelopment of the site will increase the risk of flooding in the area.	<p>When compared to both the existing site, and the outline consent, the proposals are making a significant improvement, not just through measures like attenuation tanks, but also the incorporation of more natural ways of controlling water, like soft landscaping and planting.</p> <p>This will ensure that the site and neighbouring properties have much better protection against surface water flooding than in the current situation. These measures have been designed to accommodate the anticipated increased risk in the future as a result of climate change.</p> <p>Measures include:</p> <p>A Below Ground Attenuation Tank, located within the north-western part of the site, this tank will collect the surface water and through the use of a hydrobrake control chamber, limit the flow to the existing sewer to 5 l/s when tested against a 1 in 30 year storm event. This is a 96% improvement over the existing site flow rate.</p> <p>Green roofs are proposed across all three of the buildings and will help hold and attenuate water.</p> <p>250sqm of permeable paving is proposed for the external pavement areas. This will provide shallow storage and water quality treatment at the source of capture.</p> <p>Reduction in Hardstanding and Replacement with Planting / Landscaping will significantly reduce the amount of hardstanding on-site by 968sqm which will be replaced with high quality planting and landscaping. This will help increase</p>

		infiltration and reduce run-off, thereby reducing the risk of surface water flooding.
Construction	Some consultees were concerned about the impact of construction traffic on pedestrian safety in the area.	<p>The Applicant is committed to ensuring construction is carried out safely. Traffic marshals will be provided to manage all vehicle movements in South Worple Way, and at the White Hart Lane junction.</p> <p>Furthermore, the Applicant has committed to restricting all construction traffic during school run hours.</p>
	Some consultees were concerned by the impact of construction traffic on local congestion.	<p>All construction traffic will be carefully managed, using 'just in time' principles to book in delivery slots and prevent stacking up of vehicles on the local road network.</p> <p>Our transport assessment has carefully reviewed other projects in the wider areas and other potential contributors to pressure on the road network. This data will inform the development of a construction management plan.</p> <p>All movements in South Worple Way and at the junction with White Hart Lane will be controlled by traffic marshals, who will help manage other traffic to ensure the flow of vehicles is protected.</p>
	Some consultees were concerned by the potential for noise, dust and vibration disruption during construction.	<p>The site will be carefully managed and monitored in line with best practice for managing noise, dust and vibration. Acoustic barriers will be provided, along with damping down during demolition to prevent dust. The reduction in the amount of excavation required for the basement will further reduce the potential for dust disruption.</p> <p>It is also intended that sheet piles are used, which do not require boring and are pushed into the ground, as such reducing the noise and disruption during installation when compared to traditional bored piles.</p>
	Some consultees were concerned by the potential for the development to be delivered separately to the neighbouring health facility and school site, increasing the disruption.	<p>Whilst the planning application for the residential part of the site is coming forward separately to the health centre and school site, the Applicant has a high degree of coordination with them and is</p>

		<p>committed to ensuring construction is managed collaboratively.</p> <p>Whilst it is anticipated, should a consent be granted, that the residential scheme will commence work ahead of the neighbouring sites, all three aspects are expected to be completed towards the end of 2023.</p>
Design	<p>Some consultees questioned the rationale for the choice of design, including aspects like the materiality, as they felt the brick colours and metal balustrading were not contextual, and the design was not particularly residential.</p>	<p>The project team has followed the recommendations of Richmond’s planning officers and the Design Code agreed as part of the outline consent.</p> <p>The design uses materials that are contextual in the area, with detailing and balustrading providing a contemporary look and feel.</p> <p>The buildings are intended to be viewed as residential apartment buildings and sit comfortably within the context of the area.</p>
Landscaping & Biodiversity	<p>Consultees supported the improvements made to the quality and extent of the landscaping, including the retention of the all the boundary trees and the introduction of 68 news ones.</p>	<p>The Applicant has prioritised the creation of high-quality landscaped areas and recognises the importance of the mature boundary trees for local biodiversity.</p> <p>The introduction of new trees is also intended to help generate variety and diversity of planting, opportunities for fruit picking, and quality spaces for community use.</p>
	<p>Some consultees were concerned that the existing planting on the southern boundary, which provides good cover and protection of Grosvenor Avenue residents’ privacy, would be lost during the redevelopment.</p>	<p>Following discussions with consultees, the decision has been made to retain the existing planting on the southern boundary, replace previously removed mature pine trees, and supplement it with additional planting to create a new green corridor the length of the site, which both protects neighbours’ privacy and creates a new biodiverse link across the site.</p>
	<p>Some consultees requested additional trees be provided to replace the previously removed mature pine trees on the southern boundary.</p>	<p>This consultee suggestion has been accepted and will be implemented with the planning application.</p>

	<p>Some consultees requested that the landscaping be designed with the wider community in mind.</p> <p>The proposals for landscaping have been developed with use by the wider community in mind.</p> <p>The development is not gated, and landscaped spaces will be accessible. Partnerships and outreach with local organisations and neighbours will promote the site as for the community.</p> <p>The landscaping itself will have areas enabling people to immerse themselves in the planting, and opportunities for education about the natural world through opportunities for fruit picking around the site and cultivation of produce in grow beds.</p>
	<p>Consultees welcomed the increase in soft landscaping in relation to the improvement it would have on water management.</p> <p>The introduction of new soft landscaping, permeable paving and green roofs significantly improves the ability for the site to manage rainwater to prevent surface water flooding. This is in addition to a new attenuation tank which provides a 96% improvement in limiting the flow of water to the sewer.</p>
Sustainability	<p>Consultees supported the proposals to improve the sustainability credentials of the scheme, in particular welcoming the commitment to reducing the environmental impact during construction and through quality design during operation, and the introduction of air source heat pumps rather than the use of gas fired boilers.</p> <p>The Applicant is committed to delivering a highly sustainable scheme. During construction, demolished materials will be re-used on site, with 50% of the soil excavated from the site used in the landscaping.</p> <p>A low energy use specification has been developed, improving thermal performance beyond building regulations and reducing Co2 emissions by replacing gas boilers with heat pumps. Low-carbon materials, and alternatives to traditional concrete frames have been incorporated into the design, with windows designed to maximise heat gain in winter and minimise solar gain in the summer.</p>
	<p>Some consultees were concerned that the introduction of a basement would be harmful to the environment.</p> <p>The extent of the basement has been reduced and approximately 50% of the excavated soil will be used within the site, significantly reducing the environmental impact of constructing the basement. The Applicant is also in discussions with a local organisation to find opportunities to</p>

		recycle any excavated soil to be removed from the site for local initiatives.
Community access & community facilities	Consultees welcomed the play space but some felt it would be more appropriate for younger children, as older children could travel to locations such as the Vine Road Recreation Ground.	The Applicant is welcome to considering how play space could be provided to suit local needs and is in discussion with a local nursery about organising access. If it is felt that play space for older children should be located elsewhere, the Applicant would be happy to make a contribution to fund its development.
	Consultees questioned the extent of access that the site would provide to the wider community.	The Applicant is committed to ensuring the site is accessible, with the play space available for all and good quality way finding provided to encourage people into the green spaces.
Impact on the local road network	There was concern about how construction traffic would be managed to minimise the impact on the local road network.	<p>All construction traffic will be carefully managed, using 'just in time' principles to book in delivery slots and prevent stacking up of vehicles on the local road network.</p> <p>Our transport assessment has carefully reviewed other projects in the wider areas and other potential contributors to pressure on the road network. This data will inform the development of a construction management plan.</p> <p>All movements in South Worple Way and at the junction with White Hart Lane will be controlled by traffic marshals, as shown by the construction methodology animated video.</p>
	There was concern about how traffic following the completion of the development would use South Worple Way to access the site would be managed.	<p>The project team have balanced the requirement to provide parking on site with an understanding of the need to not contribute to the existing pressure on the local road network.</p> <p>The independently reviewed modelling suggests that the housing scheme will not generate additional traffic when compared to the active hospital use. The on-site management and concierge will manage all deliveries.</p> <p>With good levels of cycle parking and excellent public transport links locally, it is anticipated that many new residents will not be regular users of a vehicle.</p>

Marketing of the new homes	Some consultees were concerned that the homes would be marketed abroad and make no contribution to combating the housing crisis.	The Applicant has confirmed that the properties would be marketed by local Barnes and Mortlake estate agents as well as a national estate agent. The target market is current residents in London, looking to move further out, purchase a first home, or acquire more space for a growing family, or those looking to downsize into high-quality and easy to manage properties.
Affordable housing	Some consultees were concerned that not enough affordable housing was being delivered on site.	The proposal follows the proportion of affordable housing approved by the existing outline consent. The increase in the number of units on site enables an uplift in the affordable housing numbers by six (33%) to 24. This number has been independently tested by a viability assessment.

Conclusion

The consultation strategy detailed within this document sought to engage with stakeholders, including community groups, local businesses and neighbours, and local political representatives.

By engaging with the community at an early stage, the Applicant provided an opportunity for local residents and businesses to voice their opinions on the development proposals and to engage with leading members of the development and design team. The Applicant has demonstrated that they have proactively fulfilled the requirements set out within Richmond's policy for Statement of Community Involvement (2019).

As this report sets out, since the start of the consultation programme the Applicant has met with key stakeholders and provided the opportunity for all neighbours to engage with the project team, either via video call, telephone or email, or in person. Having consulted these parties, the project team has benefited from local insights which have influenced the final design of the proposal.

The proposals submitted as part of this application demonstrate a strong commitment to creating sustainable communities.

- The provision of a mix of tenure-blind homes, both affordable and private, built to a high-quality with strong maintenance guarantees, which will create a mixed community at the site.
- The design incorporates many innovative sustainability measures which, during construction and its lifetime, will significantly reduce the climate impact.
- The landscaping proposals will greatly increase biodiversity and make a significant contribution to preventing surface water flooding, improving on the current situation, where the predominantly hard surfacing has no water management in place.
- The fully accessible green spaces and play areas provide a significant benefit to the wider community, with partnerships and outreach to encourage community use of the spaces.

The Applicant has sought to respond to local feedback by making a number of amendments to the proposals. It is understood that these changes are considered to be largely positive and have the support of local stakeholders.

It is clear that there are significant concerns about the potential impact on the local road network, which currently suffers from congestion. The Applicant has sought to ensure that the project plays its part in combating this much wider issue, by encouraging sustainable forms of transport like cycling and the use of public transport.

Many local residents consider the application to be an overdevelopment of the site. This point is largely related to the traffic issue, with consultees anticipating new residents to significantly increase the numbers of car journeys undertaken on local road. The Applicant understands these concerns and is committed to encouraging sustainable forms of travel, however, the traffic modelling and transport assessments undertaken by the project team suggests that the additional homes in this scheme over the consented proposal will have a negligible impact.

Notwithstanding concerns about the pressure on local roads, the Applicant is required to optimise the site to deliver homes in line with London Plan targets. Given the pressing need for new homes in this part of London, the redevelopment of a brown field site such as this is preferred over the redevelopment of undeveloped land.

Consultees have also been particularly interested in public access and the provision of wider community benefits. The Applicant has been pleased to confirm that all landscaped areas, including play areas will be open to the wider community. Consultees welcomed the provision of the play space though felt it would be more appropriate for younger children as older children had access to facilities at the Vine Road Recreation Ground.

The management of construction has been of great interest to stakeholders. Whilst the application is coming forward separately to other proposals nearby, including the rest of the Hospital site, the applicant is committed to working collaboratively to coordinate works where necessary to reduce the impact on neighbours.

Furthermore, the Applicant has made commitments to restrict construction traffic during school run hours, and provide banksmen to manage all vehicle movements at the South Worple Way/White Hart Lane junction and along South Worple Way.

The Applicant recognises that some consultees remain concerned by the proposals but has demonstrated a flexible approach to building on the consented proposals to improve the scheme. Engagement will continue throughout the determination period to identify any potential further areas for revision.

Next steps

- **Continued management of all enquiries through the Contact Centre.** The email address and telephone number will remain in operation following submission of the planning application.
- **Notification of application submission.** All consultees who requested to be kept informed will be contacted to let them know that the planning application has been made to the London Borough of Richmond upon Thames.
- **Exhibition of the application details.** Subject to covid-19 regulations, the project team will host an in-person exhibition following submission of the planning application to provide members of the public the opportunity to review the details of the proposals and ask any questions of the project team. A summary of any further comments made during this session will be submitted to the Council as an addendum to this report.

Appendix I – consultation newsletter

July 2021

New homes at the former Barnes Hospital site



Dear Neighbour,

Star Land Realty and LS Estates are currently working on plans for a residential development on the Barnes Hospital site. We are consulting local people and want to know your views.

In Autumn 2020, the provision of new homes on part of the hospital site was approved by Richmond Council as part of a masterplan which will see a new purpose-built SEN school and state of the art health facility delivered on the site. The earmarking of part of the under-utilised site for housing has released much-needed funding for the South West London and St George's Mental Health NHS Trust, which fund frontline activities across South West London.

LS Estates has assembled a team of consultants to take the next step in completing the regeneration of the site. We are working on plans for a high-quality, environmentally responsible development and will shortly be submitting a planning application to update the existing consent for the residential portion of the site.

As part of this process, we want to know the views of local people and ask for your help as we seek to mitigate some of the issues that emerged during the masterplan process. Please get in touch to find out more, let us know what you think, and get involved as we develop an updated planning application. More details of the proposals can be found on our website.

Get In touch

We can't hold exhibitions for the moment as we are carrying out a 'socially distanced' consultation but we don't want that to stop you speaking to us.

Visit our website, request information by post or give us a call to learn more and speak to the team.

 [Barneshospitalredevelopment.co.uk](https://barneshospitalredevelopment.co.uk)
 0800 130 3270
 Barneshospital@jbp.co.uk

 LS Estates

July 2021

The Proposals

In delivering new homes for Richmond, we are looking to uplift the number of homes at the site to meet the Mayor's requirements to combat the Capital's housing crisis.

However, in building on the existing consent, we want to ensure this residential development is a highly sustainable and considered addition to the local area.

That means we want to make alterations to respond to feedback and concerns provided over the past two years. This is an ongoing process, so please do visit the website and get in touch with our team if you want to be involved.

We've already taken action to respond to concerns about the basement excavation, construction process, sustainability and landscaping.

By revisiting the outline consent we have an opportunity to improve the proposals, please get in touch or visit our website to learn more.

Our proposal would deliver:

85

private
homes

24

affordable
homes

We want to know what you think about these plans. We are currently considering:



Tenure blind, quality design which corresponds with the existing building heights



Ample bike parking, full compatibility with electric car charging, and car sharing initiatives



Fully accessible accommodation of a range of sizes to generate a mixed community



Retaining all the boundary trees and adding 68 new ones



Built in sustainability, with low impact construction techniques and active measures to reduce and recycle heat, water and energy

Consultation

We are committed to involving local people as we develop the proposals. The project's website contains further details of the proposals, and you can request hard copies via post if you would prefer. We want to give everyone the opportunity to discuss the plans with the team. You can get involved by:



Signing up for email updates.



Signing up to discuss traffic management.



Booking in a phone call with a team member.



Signing up to be part of the construction liaison forum.


We are looking at holding a site visit or in person exhibition in due course. Register your contact details to receive an invitation.

Background to the project

An Outline Planning Permission (ref. 18/3642/OUT) was secured by the South West London and St George's Mental Health NHS Trust for the redevelopment of the Barnes Hospital site. This consent will see new homes, a Special Education Needs School and a Health Facility provided at the site.

LS Estates are bringing forward proposals for the residential portion of the site. The school and health facility will be delivered by the Trust and their partners.. To find out more about LS Estates and the team, head to the website at Barneshospitalredevelopment.co.uk

 Barneshospitalredevelopment.co.uk

 0800 130 3270

 Barneshospital@jbp.co.uk

 LS Estates