

**SURREY COUNTY COUNCIL  
THAMES YOUNG MARINERS,  
SURREY OUTDOOR LEARNING & DEVELOPMENT CENTRE**

DESIGN & ACCESS STATEMENT

PART 3 - PLANNING

ISSUE 02

October 2022

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# Planning

# 4

### 4.1 Planning History

The following table details the planning history at the Thames Young Mariners site:

Application reference	Description	Decision	Date
19/2981/TEL	Installation of Telecommunications 18 metre lattice tower with 6 no. antenna at the top, installation of 4 dishes. Installation of 2no. GPS modules above the antenna. Installation of 15 no. RRH's fixed to tower leg. Installation of 18 no. ERS units fixed to tower legs. Ancillary equipment.	Refused	18/11/2019
17/4601/PS192	The proposal is for the replacement of existing timber mitre lock gates with new lock gates.	Approved	07/03/2018
11/3335/FUL	Erection of a low ropes course.	Approved	29/02/2012
03/0757/FUL	Erection of a Climbing Wall <u>To</u> Be Located Within The Central Courtyard Space Between Three Of The Existing Buildings Used In Connection With Outdoor Educational Activities.	Approved	24/04/2003
76/0267	Erection of a single-storey prefabricated building for use as a chart room.	Approved	02/06/1976
67/2338	Construction of new soil drain and water supply pipe.	Approved	19/01/1968
65/1782	Erection of a 6 ft. high boundary fence and construction of a 13 ft. wide concrete approach road.	Approved	20/01/1966

## 4.2 Planning List

The TYM planning application is supported by the following documents. This Design & Access Statement makes direct reference to some of these documents, and includes copies of drawings and visuals to convey the design intent to meet the proposed brief.

Document Title	Document Title
Plans	Arboricultural Impact Assessment
Block plan/site survey	Arboricultural Method Statement
Existing and proposed floor plans	Archaeological Statement
Existing and proposed elevations	Preliminary Ecological Appraisal
Existing and proposed site sections and finished floor and site levels	Ecological enhancement statement
Roof plans	Green/brown roof details
Plans and photographs of any parts of the building to be part or fully demolished	Acoustic Assessment
Actual existing and proposed floorspace figures	Air quality assessment
Support planning statement	Community Infrastructure Levy
Photomontage	MOL/Very Special Circumstances Case
Transport statement	Urban Greening Factor
Parking Layouts & Turning Circles	EIA Screening Letter
Parking Survey	
Travel Plan Statements	
Fire Safety Strategy	
Fire Statement	
Construction Statement	
Delivery and Servicing Plan	
Flood Risk Assessment	
London Sustainable Drainage Proforma	
Statement of Sustainable Drainage Systems	
Foul sewage and utilities statement	
Community Engagement Report	
Sustainable Construction Checklist	
BREEAM Pre-Assessment	
Energy Report	
Decentralised Energy Network feasibility	
Open Space Assessment	
Landscaping scheme	
Tree Survey	
Arboricultural Impact Assessment	

### 4.3 National Planning Policy

#### National Planning Policy Framework 2021

Paragraph 92 of the NPPF relation to healthy, inclusive and safe places and states planning policies and decision should:

*Promote social interaction, including opportunities for meetings between people who might not otherwise come into contact with each other – for example through mixed-use developments, strong neighbourhood centres, street layouts that allow for easy pedestrian and cycle connections within and between neighbourhoods, and active street frontages;*

*enable and support healthy lifestyles, especially where this would address identified local health and well-being needs – for example through the provision of safe and accessible green infrastructure, sports facilities, local shops, access to healthier food, allotments and layouts that encourage walking and cycling.*

Paragraph 93 goes on to state that in relation to social, recreational and cultural facilities and services planning policies and decisions should:

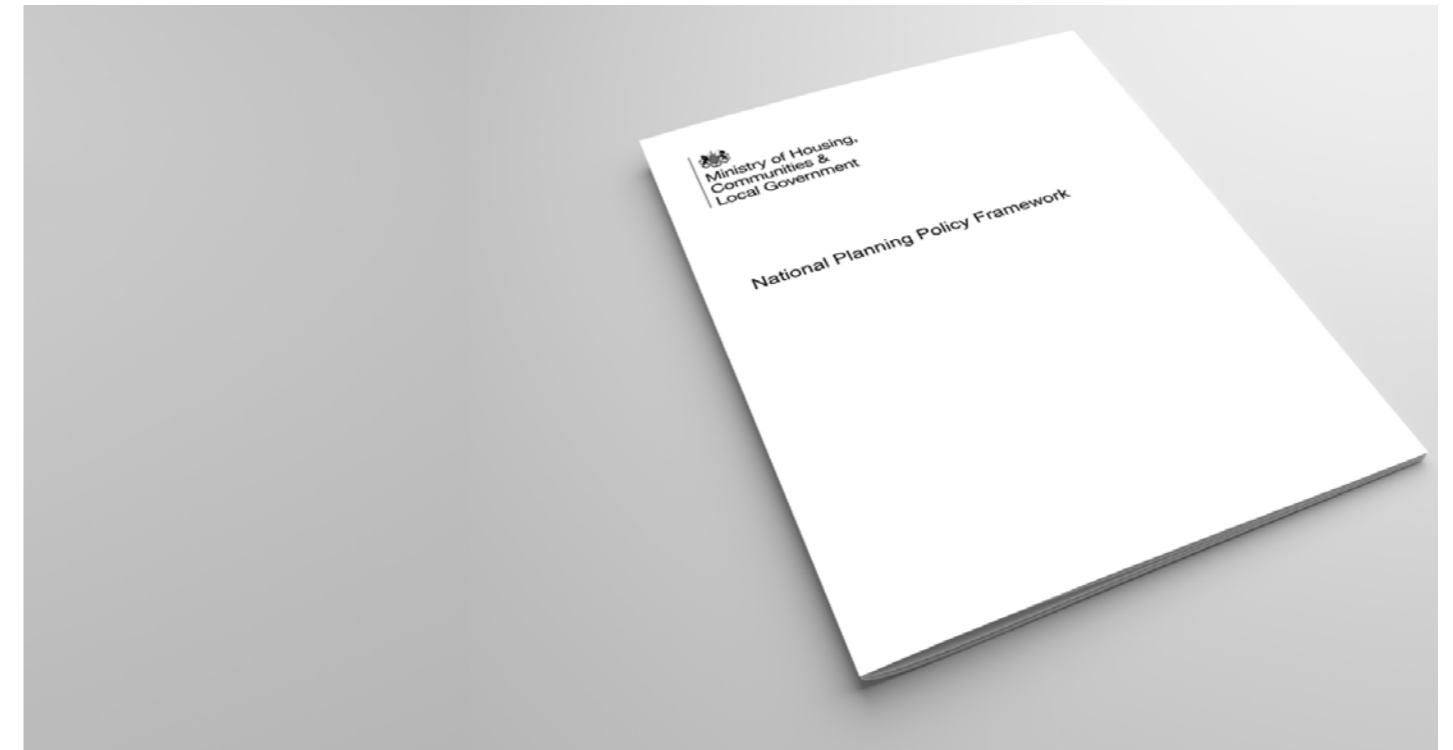
- *Plan positively for the provision and use of shared spaces, community facilities (such as local shops, meeting places, sports venues, open space, cultural buildings, public houses and places of worship) and other local services to enhance the sustainability of communities and residential environments;*
- *Take into account and support the delivery of local strategies to improve health, social and cultural well-being for all sections of the community;*
- *Guard against the unnecessary loss of valued facilities and services, particularly where this would reduce the community's ability to meet its day-to-day needs;*
- *Ensure that established shops, facilities and services are able to develop and modernise, and are retained for the benefit of the community.*

Section 13 of the NPPF relating to protecting the Green Belt with paragraph 47 stating that, 'inappropriate development is, by definition, harmful to the Green Belt and should not be approved except in very special circumstances.'

Paragraph 149 does state however that, 'a local planning authority should regard the construction of new buildings as inappropriate in the Green Belt. Exceptions to this are:...(b) the provision of appropriate facilities (in connection with the existing use of land or change of use) for outdoor sport, outdoor recreation, cemeteries and burial grounds and allotments; as long as the facilities preserve the openness of the Green Belt and do not conflict with the purposes on including land within it.'

The proposals will also consider the following NPPF paragraphs as part of the proposals:

- Paragraph 8 – sustainable development
- Paragraph 11 – presumption in favour of sustainable development
- Paragraph 81 – significant weight to support economic growth
- Paragraph 98 – access to high quality open spaces
- Paragraph 104 – transport impacts
- Paragraph 112 – transport impacts
- Paragraph 120 – substantial weight to using suitable brownfield land
- Paragraph 126 – creation of high quality places
- Paragraph 132 – consideration of design quality
- Paragraph 134 – high quality design should be supported
- Paragraph 154 – new developments reducing greenhouse gas emissions
- Paragraph 157 – taking into account measures to minimise energy consumption
- Paragraph 159 – development should be directed away from areas at highest risk of flooding
- Paragraph 174 – protecting and enhancing landscapes and providing biodiversity net gains





## 4.4 London Planning Policy

### The London Plan 2021

Policy G3 states that ‘Open Land (MOL) is afforded the same status and level of protection as Green Belt:

- 1) MOL should be protected from inappropriate development in accordance with national policy tests that apply to the Green Belt
- 2) boroughs should work with partners to enhance the quality and range of uses of MOL.’

Policy S5 relates to sports and recreation facilities within London and sets out, ‘development proposals for sports and recreation facilities should:

- 1) increase or enhance the provision of facilities in accessible locations, well-connected to public transport and link to networks for walking and cycling
- 2) maximise the multiple use of facilities, and encourage the co-location of services between sports providers, schools, colleges, universities and other community facilities
- 3) support the provision of sports lighting within reasonable hours, where there is an identified need for sports facilities, and lighting is required to increase their potential usage, unless the lighting gives rise to demonstrable harm to the local community or biodiversity.

Other London Plan policies being considered as part of the proposals are as follows:

- Policy GG3 – Creating a healthy city
- Policy D1 – London’s form, character & capacity for growth
- Policy D4 – Delivering good design
- Policy D5 – Inclusive design
- Policy S1 – Delivering London’s social infrastructure
- Policy G1 – Green infrastructure
- Policy G6 – Biodiversity and access to nature
- Policy G7 – Tree and woodland
- Policy S11 – Improving air quality
- Policy S12 – Minimising greenhouse gas emissions
- Policy S112 – Flood risk management
- Policy S113 – Sustainable drainage
- Policy S116 – Waterways – use and enjoyment
- Policy T5 – Cycling
- Policy T6 – Car Parking



### 4.5 Local Planning Policy



#### Richmond Council Local Plan 2018

Policy LP 13 relates to Green Belt, Metropolitan Open Land and Local Green Space and states, 'A. The borough's Green Belt and Metropolitan Open Land will be protected and retained in predominately open use. Inappropriate development will be refused unless 'very special circumstances' can be demonstrated that clearly outweigh the harm to the Green Belt or Metropolitan Open Land.

Appropriate uses within Green Belt or Metropolitan Open Land include public and private open spaces and playing fields, open recreation and sport, biodiversity including rivers and bodies of water and open community uses including allotments and cemeteries. Development will be supported if it is appropriate and helps secure the objectives of improving the Green Belt or Metropolitan Open Land.'

Policy LP 18 relates to River corridors and identified the site to be within the Thames Policy Area which states, 'Development proposals within the Thames Policy Area should respect and take account of the special character of the reach as set out in the Thames Landscape Strategy and Thames Strategy as well as the Council's Conservation Area Statements, and where available Conservation Area Studies, and/or Management Plans.

Developments alongside and adjacent to the River Thames should ensure that they establish a relationship with the river, maximise the benefits of its setting in terms of views and vistas, and incorporate uses that enable local communities and the public to enjoy the riverside, especially at ground level in buildings fronting the river.'

Policy LP18 goes onto state, 'E. The Council will resist the loss of existing river-dependent and river-related uses that contribute to the special character of the River Thames, including river-related industry (B2) and locally important wharves, boat building sheds and boatyards and other riverside facilities such as slipways, docks, jetties, piers and stairs. This will be achieved by:

1. resisting redevelopment of existing river-dependent or river-related industrial and business uses to non-river related employment uses or residential uses unless it can be demonstrated that no other river-dependent or river-related use is feasible or viable;
2. ensuring development on sites along the river is functionally related to the river and includes river-dependent or river-related uses where possible, including gardens which are designed to embrace and enhance the river, and be sensitive to its ecology;
3. requiring an assessment of the effect of the proposed development on the operation of existing river-dependent uses or riverside gardens on the site and their associated facilities on- and off-site; or requiring an assessment of the potential of the site for river-dependent uses and facilities if there are none existing;
4. ensuring that any proposed residential uses, where appropriate, along the river are compatible with the operation of the established river-related and river-dependent uses;
5. requiring setting back development from river banks and existing flood defences along the River Thames.'

Policy LP 28 relates to social and community infrastructure and sets out proposals for new or extensions to social and community infrastructure will be support where:

1. it provides for an identified need;
2. is of a high quality and inclusive design providing access for all; and
3. where practicable is provided in multi-use, flexible and adaptable buildings or co-located with other social infrastructure uses which increases public access.

Policy LP 31 states, 'A. Public Open Space, children's and young people's play facilities as well as formal and informal sports grounds and playing fields will be protected, and where possible enhanced. Improvements of existing facilities and spaces, including their openness and character and their accessibility and linkages, will be encouraged.'

The following policies have also been considered as part of the design process:

- Policy LPI – Local Character and Design Quality
- Policy LP5 – Views and Vistas
- Policy LP9 – Floodlighting
- Policy LP10 – Local Environmental Impacts, Pollution and Land Contamination
- Policy LP12 – Green Infrastructure
- Policy LP15 – Biodiversity
- Policy LP16 – Trees, woodlands and landscape
- Policy LP17 – Green roofs and walls
- Policy LP19 – Moorings and Floating Structures
- Policy LP20 – Climate Change Adaptation
- Policy LP21 – Flood Risk and Sustainable Drainage
- Policy LP22 – Sustainable Design and Construction
- Policy LP29 – Education and Training
- Policy LP30 – Health and Wellbeing
- Policy LP44 – Sustainable Travel Choices
- Policy LP45 – Parking Standards and Servicing

**Richmond Supplementary Planning Documents**  
The following documents are being considered alongside statutory planning policy:

- Air quality SPD 2020
- Design Quality SPD 2006
- Sustainable Construction Checklist SPD 2020
- Transport SPD 2020
- Sustainable Drainage Planning Guidance 2015



### 4.6 Neighbourhood Planning Policy

#### Ham and Petersham Neighbourhood Plan 2019

The Neighbourhood Plan identifies the site as a playground/sports community facility. Policy CF1 states, 'The extension or relocation of local community facilities will be supported, subject to the services provided being maintained or improved. When there is no longer an identified community need for an existing community use or when it is relocated, primary consideration should be given to using and adapting the vacated premises for other community uses.'

Section 5.2.3 of the supporting text for policy CF1 goes on to explain that there is a general view that there should be more community use of school facilities, with concerns expressed about affordability and availability. For example, Thames Young Mariners operated by Surrey County Council, should be encouraged to widen access to the local community.

The Neighbourhood Plan also identifies the site as a private open space with Policy G1 stating, 'The value of Ham and Petersham's green spaces as shown on Figure 7.1 will be conserved and enhanced by their protection from development and its adverse impacts.'

In addition to the policies specifically relating to the site, the following policies are also being as part of the design process:

- Policy C1 – Protecting Green Character
- Policy C2 – Character and Context Appraisals
- Policy T1 – Assessment of Transport Impact
- Policy E1 – Sustainable Development
- Policy E3 – Water Efficiency
- Policy E4 – Sustainable Drainage



### 4.7 Metropolitan Open Land Designation

#### The London Plan 2016: Policy 7.17 - Metropolitan Open Land

**Strategic**

The Mayor strongly supports the current extent of Metropolitan Open Land (MOL), its extension in appropriate circumstances and its protection from development having an adverse impact on the openness of MOL.

**Planning decisions**

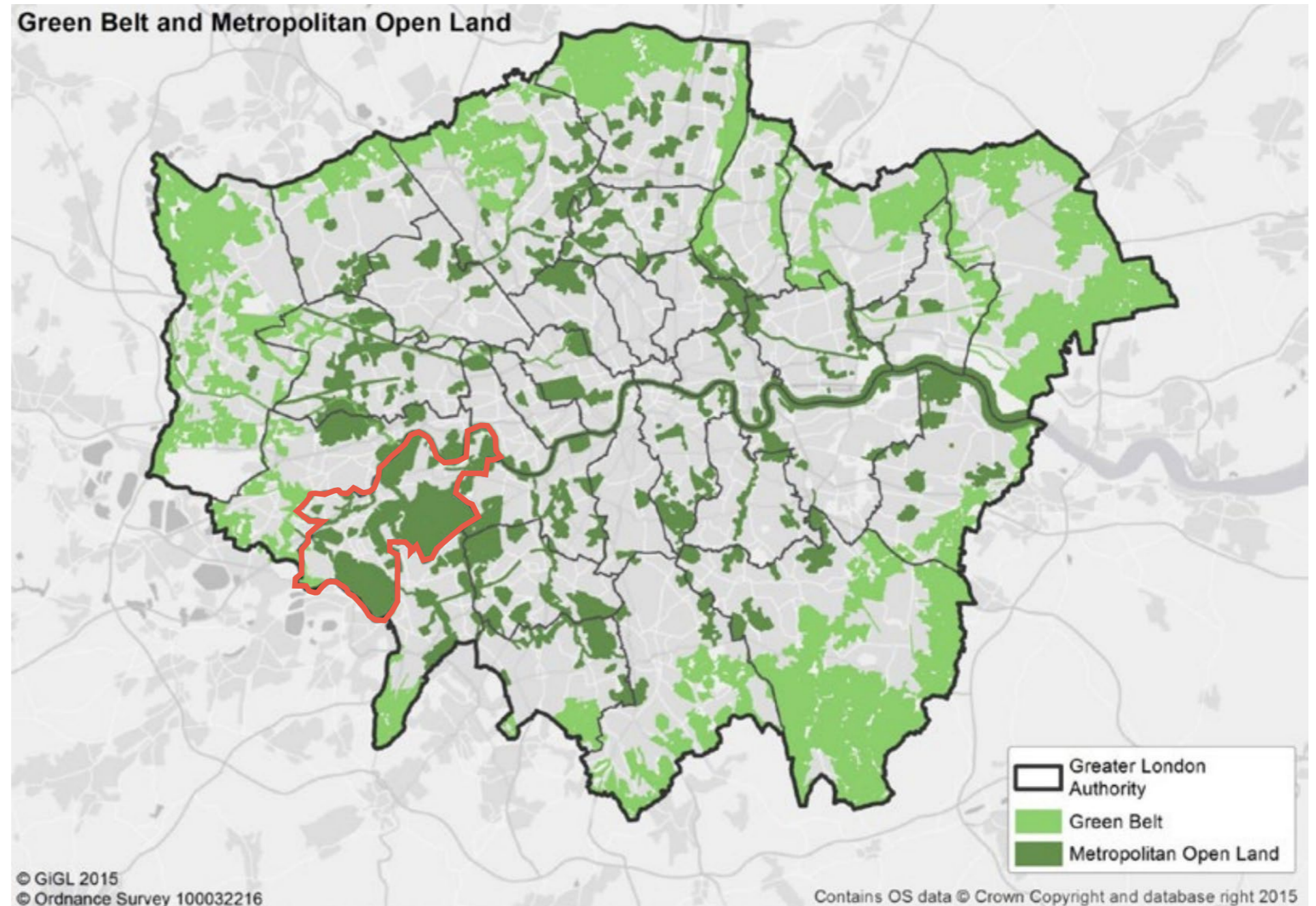
The strongest protection should be given to London's Metropolitan Open Land and inappropriate development refused, except in very special circumstances, giving the same level of protection as in the Green Belt. Essential ancillary facilities for appropriate uses will only be acceptable where they maintain the openness of MOL.

**LDF preparation**

Any alterations to the boundary of MOL should be undertaken by Boroughs through the LDF process, in consultation with the Mayor and adjoining authorities.

To designate land as MOL boroughs need to establish that the land meets at least one of the following criteria:

- It contributes to the physical structure of London by being clearly distinguishable from the built up area
- It includes open air facilities, especially for leisure, recreation, sport, the arts and cultural activities, which serve either the whole or significant parts of London
- It contains features or landscapes (historic, recreational, biodiversity) of either national or metropolitan value
- It forms part of a Green Chain or a link in the network of green infrastructure and meets one of the above criteria.





### 4.8 Public Consultation & Community Engagement & Feedback

#### Statement of Community Involvement

Surrey County Council undertook Community Engagement. Their findings are provided in the report titled TYM Statement of Community Involvement. A summary of these findings are provided below for reference:

*Overall, the Applicant has taken a comprehensive approach to community and stakeholder engagement and has engaged with multiple community groups and elected representatives. By developing a hybrid consultation strategy across multiple platforms, the process has been readily accessible so all could voice their views as they saw fit.*

*In conclusion, this SCI demonstrates that the proposals put forward have been effectively presented to the public prior to the submission of the planning application*

