

26 August 2023

Environment Directorate
 Planning and Transport Division,
 Civic Centre, 44 York Street,
 Twickenham TW1 3BZ

Dear Sir/Madam -

Re: Planning Application Validation Checklist

Address: Land at Junction of Roseleigh Close and Cambridge Park, Cambridge Park, East Twickenham, TW1 2JT

Proposal: Proposed development of 3no. maisonettes

Following a planning pre-application meeting and report dated 12th August 2022, we herewith wish to submit a full planning application for the above proposed development.

The application is comprised of the relevant planning application forms, a Planning Statement, Design and Access Statement, drawings, images, specialist reports and supporting documentation.

An Index of the submitted drawings and images is included in the Design and Access Statement (DAS) at APPENDIX L, and of the Specialist Consultant Reports and Documentation at APPENDIX K.

The documentation as specified in the Council's Local Validation Checklist is comprised of independent documents and reports, as well as sections included within these reports, which can be located as follows:

Document Checklist	Location
Planning Statement	Separate Report
Design and Access Statement (DAS)	Separate Report
Heritage Statement	Separate Report
Residential Standards Statement	Included in the DAS (APPENDIX A)
Inclusive Access Statement	Included in the DAS (Section 5.0)
Streetscene elevation drawing	Included in the DAS (Fig. 7) and separate drawing no. 19.001_E3
Landscaping scheme	Included in the Ecological, Biodiversity and Landscaping Assessment (separate report), the DAS (APPENDIX C), drawing no. 19.001_P2EL
Tree Survey	Included in the Tree Survey and Arboricultural Impact Assessment (separate report).
SuDS Statement	Included in the Flood Risk, Surface Water, SuDS and Water Storage Assessment (separate report).
Transport statement, parking layout and turning circles	Transport Technical Note (separate report).
Parking survey	Transport Technical Note (separate report).
Cycle parking storage details	Included in the DAS (APPENDIX B), and separate drawing no. 19.001_RC1.

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Refuse and recycling storage details	Included in the DAS (APPENDIX B), and separate drawing no. 19.001_RC1.
Affordable Housing Statement	Separate Document
Affordable Housing Commuted Sum Calculation	Separate Document
Affordable Housing Agreement to pay financial contribution	Separate Document
CIL form	Separate Document
Sustainable Construction Checklist	Separate Document
Energy Report	Separate Report
National Water Standards Statement	APPENDIX B in the Energy Report (Statement)
Construction Traffic Management Plan	Included in the DAS (Section 11.2)
Screening Assessment / Basement Impact Assessment	Included in the Structural and Civil Engineering Basement Impact Assessment (separate report)
Structural statement in relation to lower ground-floor / basement construction	Included in the Structural and Civil Engineering Basement Impact Assessment (separate report)
Flood Risk Assessment	Included in the Flood Risk, Surface Water, SuDS and Water Storage Assessment (separate report)
Daylight assessment within and in relation to neighbours	Included in the DAS (Section 6.2 and Section 9.0)
Fire Safety Strategy	Included in the DAS (Section 10.0)
Preliminary Ecology Appraisal Report (PEAR)	Included in the Ecological, Biodiversity and Landscaping Assessment (separate report)
Construction Ecology Management Plan (CEMP)	Included in the DAS (Section 11.1)
All pond details	Included in the Ecological, Biodiversity and Landscaping Assessment (APPENDIX 2), and the DAS (APPENDIX G)
Hard and soft landscaping details	Included in the DAS (APPENDICES C and H).
External lighting details	Included in the DAS (APPENDIX J).
Green roof details	Included in the DAS (APPENDICES B and E), drawing nos. 19.001_RC1 and GR1.
Urban Greening Factor (UGF) score	Included in the DAS (APPENDIX D).

Should any further information be required in terms of this planning application, this will be paid for by the applicant.

Yours sincerely,



Deon Lombard
Principal for Deon Lombard Architects