

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

Dear Sir/Madam -

## **Re: Rebuttals to Objections to the Planning Application Ref. 23/2401/FUL**

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

**Proposal:** Proposed development of 3no. maisonettes

A number of the claims are repeated throughout the objections, many as a result of 'guidance letters' of objection (dated 7<sup>th</sup> and 12<sup>th</sup> September 2023) which were circulated by a resident in the Cambridge Park Estate who strongly objects to the planning application. Many of the objections contained in the 'guidance letters' are repeated in the objections by local residents.

A number of local residents told the Applicant that they supported the planning application, but were not prepared to declare their support for fear of intimidation. For this reason, some of residents who provided their names on a sheet in support of the planning application requested that their names and addresses not be made public.

The Applicant, a former resident of the Cambridge Park Estate, attempted to meet with as many local residents as he could to explain the proposals in the planning application, and visited the Estate on a number of occasions. Attempts were also made to contact residents in Cambridge Park Court, but a security door system precluded access.

Sadly, there are allegations that the Applicant attempted to coerce local residents by showing them drawings not included in the planning application, or deliberately attempted to mislead them. This is untrue.

1. Claim: 'For many years (the land) . . . . was used for individual and ad-hoc & planned community recreational gatherings by the Estate's population.' (Ref. FS547199465);

Response: It is refuted that the land has been used for individual and ad-hoc and planned community gatherings over the past thirty years. The land has been in private ownership for over 40 years, over 20 years of which in the ownership of the Applicant. The Applicant lived near the site in Cambridge Park from 1991 to 2005. During this time no community activities were observed on this land; no proof of such activities has ever been provided by those who make these claims. The only claim that included photographs was made in 2005 and shows a communal barbecue was later withdrawn in writing when it was pointed out that the event was held as a gesture of goodwill with the express permission and involvement of the Applicant;

2. Claim: 'Children in the neighbourhood play on sunny days at that corner; they stand to lose a chunk of play space accessible to the inner gardens between Roseleigh and Beaulieu Closes . . . . '(Ref. FS549386149);

Response: This is a misleading statement. There is no doubt that neighbourhood children play in the quiet cul de sac which are relatively protected and overlooked; why would they play on an exposed corner where all the vehicular traffic entering and leaving the estate has

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to pass along Cambridge Park?; furthermore, there is no access across the site to the rear area between Roseleigh and Beaulieu Closes as the site has been fenced along the northern and eastern boundaries since the early 1980s, some 20 years before the Applicant acquired the site. Access to the rear area between Roseleigh and Beaulieu Closes is possible either side of the maisonette block (23-28 Roseleigh Close), and this will be unaffected by the proposed development. It is entirely unclear, therefore what the 'chunk of play space' is that would be lost;

3. Claim: 'The proposed building will be higher than all the adjacent properties . . .' (*Letter circulated to local residents dated 12<sup>th</sup> September 2023, followed by many subsequent refs. including FS547580489, FS547812846, FS548176913, FS549650273 and others*);

Response: This statement is factually incorrect; the existing and proposed buildings are equally high with ridge lines and eaves in alignment (*Refer to the Street Elevations dwg.no. 19.001\_E3 and the Design and Access Statement, p.6*);

4. Claim: 'Some elements of the stated design seem to be at variance with the actual drawings and illustrations. The terms used e.g. 'matching bricks' and 'matching roof' are open to wide interpretation. (*Ref. FS547199465*);

Claim: Plans not drawn to scale. (*Ref. FS549399109*);

Response: There is no variance between the stated design as described in the Design and Access Statement, and the actual drawings; the terms used are clear and unambiguous and the drawings are drawn to scale; a scale bar is provided on the drawings in accordance with planning requirements;

5. Claim: 'Proposal of the development plan that has been shown initially to different neighbours is different to what is shown here.' (*Ref. FS547182890*);

Claim: 'Different residents appear to have been shown differing plans for what he proposes.' (*Ref. FS547530722*);

Response: These statements are factually incorrect; there is no difference between the information shown to residents during the consultation and that included within the submitted planning application;

6. Claim: '. . . it would appear that he (the Applicant) is making false claims and giving dubious assurances just to get a signature.' (*Ref. FS547381372*);

Response: These and other defamatory remarks are refuted by the Applicant;

7. Claim: 'Balconies encourage outdoor entertainment and noise.' (*Letter circulated to local residents dated 12<sup>th</sup> September 2023, followed by many subsequent refs. including FS547580489*);

Response: The single proposed balcony would serve a bedroom area; it is unlikely to encourage outdoor entertainment and noise, and more likely to be a quiet outdoor space for the occupants of the bedroom;

8. Claim: '(The balcony) would directly look down into Flats 1, 2, 3, 4, 5 and 6 in Roseleigh Close (including into their bedrooms)'. (*Letter circulated to local residents dated 12<sup>th</sup> September 2023, followed by many subsequent refs. including FS547381372, FS547580489, FS547530722, FS548052673 etc.*);

Claim: '. . . current residents will be overlooked when the terrace is in use.' (*Ref. FS547111035 and FS547812846*);

Response: The proposed bedroom balcony/terrace is at a distance of some 24 metres from the nearest existing windows (Flats 1 and 2) of the maisonette block opposite (1 – 6 Roseleigh Close) whose windows serve kitchens and living rooms; the bedrooms/windows to this block are to the rear, and thus not visible from the proposed balcony/terrace; the

overlooking is of communal/public space and not private areas. It would also contribute to the security of the area;

9. Claim: ‘. . . the site is a local nature reserve with badgers (sic) burrows.’ (Ref. FS545698601);

Claim: ‘The loss of habitat for native animals such as badgers and hedgehogs, as well as birds and bats, is inevitable.’ (Ref. FS547621553, FS547812846 and FS548052673);

Response: The site is not subject to any conservation designation, and does not contain any priority habitats (Refer to the Ecological Assessment, pp. 4, 10 and 18); No evidence of badger activity was found on the site (Refer to the Ecological Assessment, pp. 12-13); Access for small mammals such as hedgehogs would arguably be improved with the open street boundaries and raised fencing along north and east boundaries (Refer to the Ecological Assessment, pp. 20, 22 and 24); and a wildlife pond designed with sloping sides to prevent drowning (Refer to the Ecological Assessment, pp. 20 and 31-33); Bird and Bat boxes will be provided (Refer to the Ecological Assessment, p. 25); Three species of bat were recorded with indications that the bats had travelled from offsite locations, some of which appeared to be using the tree line (the Chestnuts) as a commuting route. Tree habitats will not be significantly impacted by the proposals (Refer to the Ecological Assessment, pp. 14-15);

Care has been taken with the design of limited external lighting so as not to cause disturbance to bats and other nocturnal wildlife (Refer to the Ecological Assessment, p. 5, and the Design and Access Statement, p.15 and p.34);

10. Claim: ‘. . . . the habitat of birds, bats and other wildlife has NOT been significantly checked.’ (Ref. FS546897000);

Response: An ecological assessment was made of the site including birds, bats, other mammals, reptiles, insects and vegetation that covers the habitats of these fauna and flora. Recommendations are made to enhance the biodiversity value of the site in accordance with best practice guidance published by the Chartered Institute for Ecology and Environmental Management (CIEEM, 2018) and as detailed in ‘British Standard 42020:2013 Biodiversity - Code of Practice for Biodiversity and Development (BSI, 2013)’, together with local and national planning policies (Refer to the Ecological Assessment);

11. Claim: ‘There will be a loss of trees.’ (Refs. FS545698601, FS546218794, FS547182890 and others);

Claim: ‘The large chestnut trees will be badly affected by the excavations, and it is very doubtful that they will survive.’ (Ref. FS547621553);

Response: No TPO and significant trees will be lost due to the proposals; it is proposed to remove a Holly (which is undermining the adjacent garage) and an Elm on the rear north/north-eastern boundary of the site. All trees on and adjacent to the site were assessed. (Refer to the Tree Survey and Arboricultural Impact Assessment).

Two new native trees are proposed to be planted near the boundary on Roseleigh Close; there will be a gain in trees.

12. Claim: ‘. . . any construction around the roots (of the Horse Chestnuts) will be detrimental and destructive.’ (Refs. FS546897000 and FS548176913);

Response: ‘The proposed site plan with tree constraints shows that the proposal will not have a direct impact on the tree crowns or root protection area of the retained trees. The potential indirect impact from construction space is anticipated from experience.’ (Refer to the Tree Survey and Arboricultural Impact Assessment, p.5);

13. Claim: ‘It is claimed that the building work would not in any way damage these trees but such must be a huge risk that could eventually lead to their demise, especially as the proposal seems to be based on out-of-date information on the trees themselves.’ (Ref. FS547199465);

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Claim: 'Huge impact on mature Horse Chestnut trees next to building area that are so large they must have a huge underground root network which would most likely be destroyed . . . . it would possibly result in their destruction. Submitted plans do not convey the actual size and maturity of the trees at all accurately, they are in fact farcically smaller in the submitted drawings.' (Refs. FS547530722 and FS548456469);

Response: The information on the trees is based on current information and the expertise of a highly regarded arboriculturist following a site survey carried out by him in August 2023. A summary of his findings are as per the Response in item 12. above (*Refer to the Tree Survey and Arboricultural Impact Assessment*);

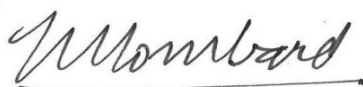
The trees were surveyed independently from the proposed construction in accordance with 'BS5837 (2012): *Trees in relation to design, demolition and construction – recommendations*'. These recommendations provide for a root protection area based on a model calculated from the trunk diameter. The circular Root Protection Areas on the plans accord with this model. The crown dimensions were rounded to the nearest half metre and they are consistent with a previous report by a different tree consultant in 2019. The trunk diameters had increased between 0-20mm from the previous survey. Therefore, it cannot be agreed that the trees are "farcically smaller in the submitted drawings." There is no reason to think that the trees should be affected by the proposal with the recommended tree protection measures in place;

14. Claim: 'The photograph shown as Fig 1, on page 3 of the Design and Access Statement shows the bulk of the five chestnut trees, . . . . these trees are now even larger than when the picture was taken. Likewise, Figs 2 & 3, on page 4, do not accurately indicate the current size of these trees.'

'The computer images, at Figs 7 & 8, on pages 6 & 7 - and all subsequent images and drawings show stylised trees of much reduced bulk and not the actuality of the situation.' (Refs. FS547199465 and FS548917691);

Response: The existing chestnut trees on the site are clearly depicted in the planning submission documentation in various ways to achieve the 'full picture'. The photograph shown as Fig 1 in the Design and Access Statement was taken about two years ago, and the plan view in Fig 2 was taken from Google Maps in March 2022, both in summer conditions. Fig 3 is deliberately shown in winter conditions to provide further information, but also to enable a view of the nearby mansion block which would otherwise be largely obscured. For similar reasons the trees shown on the computer images are indicatively shown in a translucent manner to enable the proposed building to be clearly seen. The most accurate depiction of these trees is logically in the '*Tree Survey and Arboricultural Impact Assessment*' where the tree canopy sizes and root protection areas are accurately shown on p.13 and p.20 respectively as surveyed in August 2023. As these are mature trees, there has been no significant change in their size for many years.

Yours sincerely,



**Deon Lombard**  
Principal for Deon Lombard Architects