



Application reference: 23/2401/FUL
TWICKENHAM RIVERSIDE WARD

Date application received	Date made valid	Target report date	8 Week date
30.08.2023	30.08.2023	25.10.2023	25.10.2023

Site:

Land At Junction Of Roseleigh Close And Cambridge Park, Cambridge Park, Twickenham,

Proposal:

Proposed development of 3no. two-storey maisonettes. with accommodation into the roof and a partial basement level on land at Junction off Roseleigh Close and Cambridge Park, associated landscaping, car/cycle parking and refuse storage at Cambridge Park, East Twickenham.

Status: Pending Decision (If status = HOLD please check that all is OK before you proceed any further with this application)

APPLICANT NAME

Mr Jacobus Lombard
 63 Rivermeads Avenue
 Twickenham
 Middlesex
 TW2 5JF
 UK

AGENT NAME

Mr BRIAN WATERS
 Gorshott
 181 Petersham Road
 London
 TW10 7AW

DC Site Notice: printed on and posted on and due to expire on

Consultations:

Internal/External:

Consultee

LBRUT Parks And Open Spaces
 14D Urban D
 LBRuT Trees Preservation Officer (North)
 14D POL
 LBRUT Transport
 LBRuT Lead Local Flood Authority
 LBRuT Ecology
 Thames Water Development Control Department

Expiry Date

05.10.2023
 28.09.2023
 28.09.2023
 28.09.2023
 28.09.2023
 28.09.2023
 28.09.2023
 05.10.2023

Neighbours:

30 Beaufort Road, Twickenham, TW1 2PQ -
 1 Haversham Close, Twickenham, TW1 2JP -
 2 Vivienne Close, Twickenham, TW1 2JX -
 20 Haversham Close, Twickenham, TW1 2JP -
 16 Greville Close, Twickenham, TW1 3HR -
 5 Gibson Mews, Twickenham, TW1 2NS -
 25 Sidney Road, Twickenham, TW1 1JP -

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37 OLD CHARLTON ROAD,SHEPPERTON,TW17 8AZ -
18 Vivienne Close,Twickenham,TW1 2JX -
23 Vivienne Close,Twickenham,TW1 2JX -
43 Moor Mead Road,Twickenham,TW1 1JS -
34 Beaufort Road,Twickenham,TW12PQ -
38C Cambridge Park,Twickenham,TW1 2JU -
10 Cambridge Park Court,Cambridge Park,Twickenham,TW1 2JN, - 04.09.2023
The Old Garden,Cambridge Park,Twickenham,TW1 2JW, - 04.09.2023
35 Cambridge Park Court,Cambridge Park,Twickenham,TW1 2JN, - 04.09.2023
33 Cambridge Park Court,Cambridge Park,Twickenham,TW1 2JN, -
31 Cambridge Park Court,Cambridge Park,Twickenham,TW1 2JN, - 04.09.2023
29 Cambridge Park Court,Cambridge Park,Twickenham,TW1 2JN, - 04.09.2023
27 Cambridge Park Court,Cambridge Park,Twickenham,TW1 2JN, - 04.09.2023
25 Cambridge Park Court,Cambridge Park,Twickenham,TW1 2JN, - 04.09.2023
23 Cambridge Park Court,Cambridge Park,Twickenham,TW1 2JN, - 04.09.2023
21 Cambridge Park Court,Cambridge Park,Twickenham,TW1 2JN, - 04.09.2023
19 Cambridge Park Court,Cambridge Park,Twickenham,TW1 2JN, - 04.09.2023
17 Cambridge Park Court,Cambridge Park,Twickenham,TW1 2JN, - 04.09.2023
15 Cambridge Park Court,Cambridge Park,Twickenham,TW1 2JN, - 04.09.2023
13 Cambridge Park Court,Cambridge Park,Twickenham,TW1 2JN, - 04.09.2023
11 Cambridge Park Court,Cambridge Park,Twickenham,TW1 2JN, - 04.09.2023
8 Cambridge Park Court,Cambridge Park,Twickenham,TW1 2JN, - 04.09.2023
6 Cambridge Park Court,Cambridge Park,Twickenham,TW1 2JN, - 04.09.2023
4 Cambridge Park Court,Cambridge Park,Twickenham,TW1 2JN, - 04.09.2023
2 Cambridge Park Court,Cambridge Park,Twickenham,TW1 2JN, - 04.09.2023
30D Cambridge Park,Twickenham,TW1 2JL, - 04.09.2023
36 Cambridge Park Court,Cambridge Park,Twickenham,TW1 2JN, -
34 Cambridge Park Court,Cambridge Park,Twickenham,TW1 2JN, - 04.09.2023
32 Cambridge Park Court,Cambridge Park,Twickenham,TW1 2JN, -
30 Cambridge Park Court,Cambridge Park,Twickenham,TW1 2JN, -
28 Cambridge Park Court,Cambridge Park,Twickenham,TW1 2JN, - 04.09.2023
26 Cambridge Park Court,Cambridge Park,Twickenham,TW1 2JN, - 04.09.2023
24 Cambridge Park Court,Cambridge Park,Twickenham,TW1 2JN, - 04.09.2023
22 Cambridge Park Court,Cambridge Park,Twickenham,TW1 2JN, - 04.09.2023
20 Cambridge Park Court,Cambridge Park,Twickenham,TW1 2JN, - 04.09.2023
18 Cambridge Park Court,Cambridge Park,Twickenham,TW1 2JN, - 04.09.2023
16 Cambridge Park Court,Cambridge Park,Twickenham,TW1 2JN, - 04.09.2023
14 Cambridge Park Court,Cambridge Park,Twickenham,TW1 2JN, - 04.09.2023
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7 Cambridge Park Court,Cambridge Park,Twickenham,TW1 2JN, - 04.09.2023
5 Cambridge Park Court,Cambridge Park,Twickenham,TW1 2JN, - 04.09.2023
3 Cambridge Park Court,Cambridge Park,Twickenham,TW1 2JN, - 04.09.2023
1 Cambridge Park Court,Cambridge Park,Twickenham,TW1 2JN, - 04.09.2023
30C Cambridge Park,Twickenham,TW1 2JL, - 04.09.2023
30B Cambridge Park,Twickenham,TW1 2JL, - 04.09.2023
12A Roseleigh Close,Twickenham,TW1 2JT - 04.09.2023
20 Roseleigh Close,Twickenham,TW1 2JT, -
18 Roseleigh Close,Twickenham,TW1 2JT, - 04.09.2023
16 Roseleigh Close,Twickenham,TW1 2JT, - 04.09.2023
12 Roseleigh Close,Twickenham,TW1 2JT, - 04.09.2023
22 Roseleigh Close,Twickenham,TW1 2JT, - 04.09.2023
21 Roseleigh Close,Twickenham,TW1 2JT, - 04.09.2023
19 Roseleigh Close,Twickenham,TW1 2JT, - 04.09.2023
17 Roseleigh Close,Twickenham,TW1 2JT, - 04.09.2023
15 Roseleigh Close,Twickenham,TW1 2JT, - 04.09.2023
14 Roseleigh Close,Twickenham,TW1 2JT, - 04.09.2023
11 Roseleigh Close,Twickenham,TW1 2JT, - 04.09.2023
Flat 6,34 Cambridge Park,Twickenham,TW1 2JS, - 04.09.2023
Flat 5,34 Cambridge Park,Twickenham,TW1 2JS, - 04.09.2023

Flat 4,34 Cambridge Park,Twickenham,TW1 2JS, - 04.09.2023
 Flat 3,34 Cambridge Park,Twickenham,TW1 2JS, - 04.09.2023
 Flat 2,34 Cambridge Park,Twickenham,TW1 2JS, - 04.09.2023
 Flat 1,34 Cambridge Park,Twickenham,TW1 2JS, - 04.09.2023
 28 Roseleigh Close,Twickenham,TW1 2JT, - 04.09.2023
 25 Roseleigh Close,Twickenham,TW1 2JT, - 04.09.2023
 23 Roseleigh Close,Twickenham,TW1 2JT, -
 8 Beaulieu Close,Twickenham,TW1 2JR, - 04.09.2023
 5 Beaulieu Close,Twickenham,TW1 2JR, - 04.09.2023
 3 Beaulieu Close,Twickenham,TW1 2JR, -
 1 Beaulieu Close,Twickenham,TW1 2JR, - 04.09.2023
 27 Roseleigh Close,Twickenham,TW1 2JT, - 04.09.2023
 26 Roseleigh Close,Twickenham,TW1 2JT, - 04.09.2023
 24 Roseleigh Close,Twickenham,TW1 2JT, -
 7 Beaulieu Close,Twickenham,TW1 2JR, - 04.09.2023
 6 Beaulieu Close,Twickenham,TW1 2JR, - 04.09.2023
 4 Beaulieu Close,Twickenham,TW1 2JR, - 04.09.2023
 2 Beaulieu Close,Twickenham,TW1 2JR, - 04.09.2023
 10 Roseleigh Close,Twickenham,TW1 2JT, -
 8 Roseleigh Close,Twickenham,TW1 2JT, - 04.09.2023
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 9 Roseleigh Close,Twickenham,TW1 2JT, -
 7 Roseleigh Close,Twickenham,TW1 2JT, -
 6 Roseleigh Close,Twickenham,TW1 2JT, -
 4 Roseleigh Close,Twickenham,TW1 2JT, -
 2 Roseleigh Close,Twickenham,TW1 2JT, - 04.09.2023
 41 THE AVENUE,SUNBURY ON THAMES,TW16 5HY -

History: Development Management, Appeals, Building Control, Enforcements:

<u>Development Management</u>	
Status: REF	Application:04/0538/FUL
Date:16/04/2004	Erection Of A New Two Storey Single Family Dwelling House.
<u>Development Management</u>	
Status: REF	Application:81/0134
Date:31/03/1981	Erection of two storey detached dwelling house with attached garage.
<u>Development Management</u>	
Status: REF	Application:86/1251
Date:24/10/1986	Erection of a bungalow and a detached garage.
<u>Development Management</u>	
Status: REF	Application:04/2420/OUT
Date:20/09/2004	Erection of two new semi-detached three bedroom maisonette units.
<u>Development Management</u>	
Status: PDE	Application:23/2401/FUL
Date:	Proposed development of 3no. two-storey maisonettes. with accommodation into the roof and a partial basement level on land at Junction off Roseleigh Close and Cambridge Park, associated landscaping, car/cycle parking and refuse storage at Cambridge Park, East Twickenham.
<u>Appeal</u>	
Validation Date: 30.11.2004	Erection of two new semi-detached three bedroom maisonette units.
Reference: 04/0098/AP/REF	

Enforcement

Opened Date: 25.04.2006 Enforcement Enquiry

Reference: 06/0174/EN/UCU

Application Number	
Address	23/2401/FUL
Proposal	Proposed development of 3no. two-storey maisonettes. with accommodation into the roof and a partial basement level on land at Junction off Roseleigh Close and Cambridge Park, associated landscaping, car/cycle parking and refuse storage at Cambridge Park, East Twickenham.
Contact Officer	Andrew Vaughan

1. INTRODUCTION

This application is of a nature where the Council's Constitution delegates the authority to make the decision to Officers rather than it being determined by the Planning Committee.

Before preparing this summary report the planning officer has visited the application site, considered any relevant previous planning applications in relation to the development and considered any comments made by those interested in the application such as consultees with specialist knowledge and nearby residents.

By indicating that the development proposal is contrary to relevant Local Plan Policies, the planning officer is taking into account the information submitted with the application, any previous relevant applications, observations during the site visit, any comments received in connection with the application and any other case specific considerations which are material to the decision.

2. DESCRIPTION OF THE SITE AND ITS SURROUNDINGS

The site is an undeveloped corner at the junction of Roseleigh Close and Cambridge Park in East Twickenham, which is open on two sides. This corner site is broadly square/rectangular in shape, covering an area of approximately 562 sq. metres. A 6-unit maisonette block (34 Cambridge Park) is located to the immediate east of the site, and another 6-unit maisonette block (23-28 Roseleigh Close) is located on the other side of external garage units to the north of the site. There are also purpose-built maisonettes on the other side of the intervening Roseleigh Close (1-6) and in the parallel Beaulieu Close.

The site is not located within a Conservation Area, but the boundary of the Cambridge Park East Twickenham Conservation Area (CA21) is directly opposite the site on the south side of the intervening Cambridge Park Road. Cambridge Park Court on the opposite side of Cambridge Park lies within CA21 and is locally designated as a Building of Townscape Merit (BTM). The site forms part of the Cambridge Park estate, which was built in the 1950's and the landscaping, in particular the grassed areas in front of the blocks give the estate a distinctive and an attractive open character.

The site boundaries are clearly demarcated along Roseleigh Close to the west and Cambridge Park to the south, with the side wall of an external garage and timber boarded fence noted along the northern boundary and a timber boarded fence, forming the eastern boundary with 34 Cambridge Park. Along the street boundary a low-level mesh fence has been installed at around 1.5 metres from the back edge of the pavement.

The most prominent feature of the site is a line of five closely spaced mature horse chestnut trees along the Cambridge Park pavement – the two end and the middle trees of which carry Tree Preservation Orders (TPOs) TP0011. Together with trees further along and on the opposite side of the street, they form a distinctive Avenue leading towards the Cambridge Park footpath, which connects to the Thames riverside path. Two small trees are located along the north-east boundary of the site. The remainder of the site is grassland, bushes and wild vegetation.

The site is located in Flood Zone 1 and is therefore at a low risk of flooding from watercourses and/or the sea and the Environment Agency flood risk from surface water maps also show that the site is not at risk of flooding from surface water. Part of the site is considered to be susceptible to groundwater flooding (greater than 50%). The area is included in character Area 5 of the east Twickenham, which

describes this area:

Roseleigh Close, Beaulieu Close and Haversham Close are of a similar date as the buildings on Vivienne Close but are more distinctive due to the green hung tiles that have been used on the projecting two-storey bays of each house. Roseleigh Close and Beaulieu Close are physically linked by a path and form three sides of a square on Cambridge Park. Most of the houses are semi-detached but there are a few terraces of three on Beaulieu and Haversham Close. Their projecting bays with the unusual green emphasis of the tiles and projecting porches give these buildings a distinctive compositional rhythm. Like the buildings in Vivienne Close they are set apart on large plots with few prominent boundaries giving these closes an attractive, cohesive character.

3. DESCRIPTION OF THE PROPOSAL AND ANY RELEVANT PLANNING HISTORY

Proposed development of 3no. two-storey maisonettes (1 x 2-bed 2 x 3 bed) with accommodation into the roof, roof terrace and a partial basement level on land at Junction off Roseleigh Close and Cambridge Park, associated landscaping, car/cycle parking and refuse storage at Cambridge Park, East Twickenham.

The full list of planning history is noted above, however the most relevant planning history is as follows:

There has been a series of previous refusals for residential housing over this site.

04/2420/OUT – Erection of two new semi-detached three bedroom maisonette units. Refused 20.09.04 and subsequent appeal dismissed 30.11.2006 (APP/L5810/A/1169000).

This application was refused on the following basis (NB - Policies referred to have since been superseded):

“The proposed residential dwellings represents an overdevelopment of this site, which would:

- 1. result in the loss of an open landscaped area that forms an integral part of the Cambridge Park estate, to the detriment of visual and residential amenity in the area.*
- 2. by reason of its positing in relation to neighbouring residential properties breaking free from the prevalent building lines of the locality constituting an unsympathetic and visually obtrusive form of development to the detriment of the character and appearance of neighbouring properties and the surrounding area.*
- 3. by reason of its close proximity be likely to result in pressure to fell or the severe lopping of trees which make a significant contribution to the environmental quality of the area some of which are subject to Tree Preservation Order T11.*
- 4. by reason of its positioning with neighbouring residential gardens represent an overbearing and unneighbourly form of development, prejudicial to the amenities of neighbouring residents.*

As such the proposal is contrary to policies ENV 8, ENV 19, ENV 24 and HSG 11 of the adopted Unitary Development Plan and Policies ENV 9, BLT 11, BLT 16 of the Unitary Development Plan Deposit Draft - first review.”

Similarly, to this scheme, the proposed building was sited back from the road frontages and proposed a lesser footprint to that now suggested. Whilst the Inspectors decision is dated and must be reconsidered in the context of the updated planning policy position, it remains a material planning consideration, noting that the Inspector found that (NB. as an outline application only siting and access were subject to consideration):

- The proposed building would substantially reduce the contribution which the site now makes to the character of the estate. Its openness would be considerably reduced and views across it would be restricted.
- The land is regarded by local residents as a communal amenity space and is actively used as

such. It is of value both for its contribution to the appearance of the area and for the opportunity which it provides for recreation which is not directly overlooked from adjoining buildings. The open area in front of the proposed building would be less extensive... and above all, more overlooked... It would take on the character of a semi-private area and be of much less recreational value.

- It would be possible to erect a building in the location proposed without harming the trees on the site.
- The building could fit in well with others and have an acceptable impact on neighbouring amenity.
- The site falls within the definition of open space in PPG17 and such space should not be built on unless surplus to requirements. As the land continues to be of recreational and visual amenity value, it is not considered surplus to requirements.
- The site is not previously developed land i.e. 'Greenfield'
- Little weight was attached to previous appeal decisions to changing circumstances

04/0538/FUL –Erection of a new 2-storey dwellinghouse – Refused 16.04.04

86/1251 – Erection of bungalow and a detached garage.- Refused 24.10.86 and dismissed at appeal. The Inspector concluded that the principle of the erection of a dwellinghouse in this location was not acceptable as when the wider estate was constructed, this area was left clear of buildings and provides an important landscape area.

81/0134 – Erection of two-storey detached dwelling house with attached garage. Refused. 31.03.81 and upheld on appeal

79/1170 – Erection of a pair of two-storey, semi-detached houses with attached garages, refused and upheld at appeal in 1981.

4. CONSULTATIONS CARRIED OUT

The consultation for this application, including the list of neighbours notified of this application are listed above and 97 nearby neighbouring properties were consulted on the proposals on 22.09.23. A number of objections have been received (32) and also an objection petition, but also 5 letters in support and an expression of support with 41 signatures and 4 more general observations

The full details of the representations can be viewed online, but a summary of the main points of objection is summarised as:

- We believe this application should not be permitted, because: this proposed design does not positively add to or fit within the existing neighbourhood
- Land has been used by the community for gatherings for over 30 years
- Relationship with surrounding uses
- Unsympathetic
- Loss of valuable open/playspace
- The proposed building will be higher than adjacent housing
- Principle of development unacceptable given how site is currently used
- Out of character
- The planning argument has previously been made (and lost) on appeal to the Secretary of State
- Numerous applications & appeals submitted for similar developments on the site - all have which have been refused on the basis that they would change the open character of the estate, be incongruous, cramped, likely to result in damage to trees & the loss of visual amenity to local residents. All these objections are still valid.
- Proposed balcony will encourage noise and disturbance
- Directly look into flats 1-6 Roseleigh Close
- Current residents will be overlooked
- Detrimental Impacts upon neighbouring/residential amenity
- Overbearing
- 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
- Submitted plans do not convey the actual size and maturity of the trees at all accurately

- Poor quality of accommodation produced
- Direct conflicts with surroundings.
- Excessive height
- Loss of trees
- Construction around the roots of the horse chestnuts will be detrimental
- Deleterious impact on local highway conditions
- More noise.
- Highways Impacts Objections have been raised in relation to increased traffic and parking stress in the area.
- Not in keeping
- At odds with the character
- proposed terrace is incongruous
- Increase population density putting added stress on services
- Noise, disruption during construction
- Unsympathetic
- This development will cause loss of amenity.
- Obtrusive design
- The properties will not be fitting to the local area in terms of character
- Loss of light
- Loss of outlook
- Loss of nature/wildlife
- Trees established for decades, provide signature appeal, irreplaceable within any reasonable timescale
- A petition signed by 7 residents challenging the position of the applicant and advising that the site was 'laid out originally as a landscaped area for use by the residents of the flats' stating:

We the long-standing owners listed, confirm that it was in regular use by individuals for ad-hoc and pre-planned occasional gathering. When the plot was taken out of the estates ownership and sold to a private individual, he closed off all access with fencing, discontinued any maintenance and allowed it to become somewhat overgrown, thus denying the resident' rights in an effort to improve his argument for development of the site

Observations

- Support letters have been garnered by doorstepping
- Support letters from people who have no connection to the area

Letters of support

- Expression of support for the proposed maisonette on this corner site, signed by 41 persons
- Better to have a new building and housing than unused land
- Feel this plot of land, which is abandoned at the moment, would be better used to provide more homes. We luckily have lots of open spaces in Richmond and Twickenham and also in front of the pre-existing maisonettes.
- For as long as I have known the land in question has been a complete eyesore looking more like scrubland. The planning reports submitted, ECOLOGICAL ASSESSMENT and Tree Survey and Arboricultural Impact Assessment detail the state of the existing environment and the limited impact of the proposed development to any existing Trees or wildlife (other than maybe foxes) As for the value of the land to the community? now or in the past ?, the land is all fenced off, looks very unattractive and densely populated with bramble. In the past I have never seen this land being used for any community purpose. The spare land available would provide valuable housing to the borough and as long as the design and final aesthetics remain in sympathy to the current environment then I support this proposal
- This corner plot is clearly part of the residential area and we are very fortunate to have an abundance of green spaces in this part of our Borough. The proposals seem to respond thoughtfully to the challenge of blending in with the scale and character of the existing units, but also incorporating carbon neutral features as we all should aim to do
- The housing crisis is real and every contribution, however small, can help our young families to find a place to live.

In addition, the applicant has produced their own community engagement statement in which they have advised:

From 4th – 31st August 2023, local residents were consulted by the applicant, Deon Lombard (who was a resident of Cambridge Park Estate from 1991 to 2005) as to whether they supported the above planning application. Visits were conducted sporadically during week-days and Saturdays on about 7 occasions. An A4 sheet was provided for those who supported the application to record their name, address and contact details. A selection of drawings from the planning application documentation providing a comprehensive overview of the proposal was made available to view by the residents who opened their doors (a minority were not prepared to look at the drawings). These drawings were comprised of the following:

- A Block Plan showing setbacks of the proposed building from the street, and relationship to adjacent buildings;
- Detailed plans showing the landscaping, floor and roof plans;
- Street elevations of the proposed building shown adjacent to existing buildings;
- Comparative elevations of the proposed block and an existing block;
- A plan extract from the Arboricultural Report showing the tree root protection areas;
- An image of the proposal within the existing context as viewed from above;
- Images of the proposal viewed from the west, the south-west, the south-east and the northwest within the existing context. There are 78 two-bedroom flats (maisonettes) in the Cambridge Park Estate arranged in seven 6-flat blocks, and nine 4-flat blocks around 3 cul-de-sac. Of this number, at least 6 flats appeared to be fully vacated (empty) during the period of the consultation, some undergoing refurbishment, some in probate. A further 12 flats appeared to be temporarily vacated, the occupants being away, possibly on holiday or business; Thus an estimated 60 flats were fully occupied during the period of the consultation. The flats are mostly occupied by younger couples or older singles. It is difficult to make an accurate assessment of numbers, but a two-thirds (couples) vs. one-third (singles) split would not be unreasonable, thus an estimated $(40 \times 2 = 80) + (20 \times 1 = 20) =$ total 100 residents were in situ during this period. Of this number 36 of these residents supported the application and recorded their names and addresses on the sheet provided. The location of these residents is shown by the circles on the provided plan layout of the maisonette blocks on the Estate. A further 5 residents in the local area outside Cambridge Park also support the planning application. Copies of these 41 sheets can be provided.

Further comments on this consultation are relevant as follows:

- 14 Residents answered their door chimes but were not interested in the consultation and would not engage;
- 8 Residents said that they would oppose any planning application, 7 of which were not prepared to look at the drawings;
- 19 Residents told me that they were neither supportive of nor opposed to the application and would be happy with either outcome;
- The remaining residents may have been out on the occasions I went to their flats, or not prepared/unable to answer their doors

External

Consultee	Comment
Thames Water	<p>(Summary)</p> <p>Waste Comments As required by Building regulations part H paragraph 2.36, Thames Water requests that the Applicant should incorporate within their proposal, protection to the property to prevent sewage flooding, by installing a positive pumped device (or equivalent reflecting technological advances), on the assumption that the sewerage network may surcharge to ground level during storm conditions. If as part of the basement development there is a proposal to discharge ground water to the public network, this would require a Groundwater Risk Management Permit from Thames Water.</p> <p>The proposed development is located within 15 metres of a strategic sewer. Thames Water requests the following condition to be added to any planning</p>

	<p>permission. "No piling shall take place until a PILING METHOD STATEMENT (detailing the depth and type of piling to be undertaken and the methodology by which such piling will be carried out, including measures to prevent and minimise the potential for damage to subsurface sewerage infrastructure, and the programme for the works) has been submitted to and approved in writing by the local planning authority in consultation with Thames Water. Any piling must be undertaken in accordance with the terms of the approved piling method statement." Reason: The proposed works will be in close proximity to underground sewerage utility infrastructure. Piling has the potential to significantly impact / cause failure of local underground sewerage utility infrastructure.</p> <p>There are public sewers crossing or close to your development. If you're planning significant work near our sewers, it's important that you minimize the risk of damage. We'll need to check that your development doesn't limit repair or maintenance activities, or inhibit the services we provide in any other way. The applicant is advised to read our guide working near or diverting our pipes.</p> <p>With regard to SURFACE WATER drainage, Thames Water would advise that if the developer follows the sequential approach to the disposal of surface water we would have no objection. Management of surface water from new developments should follow guidance under sections 167 & 168 in the National Planning Policy Framework. Where the developer proposes to discharge to a public sewer, prior approval from Thames Water Developer Services will be required.</p> <p>We would expect the developer to demonstrate what measures will be undertaken to minimise groundwater discharges into the public sewer. Groundwater discharges typically result from construction site dewatering, deep excavations, basement infiltration, borehole installation, testing and site remediation. Any discharge made without a permit is deemed illegal and may result in prosecution under the provisions of the Water Industry Act 1991. Should the Local Planning Authority be minded to approve the planning application, Thames Water would like the following informative attached to the planning permission: "A Groundwater Risk Management Permit from Thames Water will be required for discharging groundwater into a public sewer. Any discharge made without a permit is deemed illegal and may result in prosecution under the provisions of the Water Industry Act 1991. We would expect the developer to demonstrate what measures he will undertake to minimise groundwater discharges into the public sewer. Permit enquiries should be directed to Thames Water's Risk Management Team</p> <p>Water Comments If you are planning on using mains water for construction purposes, it's important you let Thames Water know before you start using it, to avoid potential fines for improper usage.</p> <p>On the basis of information provided, Thames Water would advise that with regard to water network and water treatment infrastructure capacity, we would not have any objection to the above planning application. Thames Water recommends the following informative be attached to this planning permission. Thames Water will aim to provide customers with a minimum pressure of 10m head (approx. 1 bar) and a flow rate of 9 litres/minute at the point where it leaves Thames Waters pipes. The developer should take account of this minimum pressure in the design of the proposed development.</p>
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5. MAIN POLICIES RELEVANT TO THE DECISION

NPPF (2023)

The key chapters applying to the site are:

- 3. Achieving sustainable development
- 4. Decision-making
- 5. Delivering a sufficient supply of homes
- 6. Building a strong, competitive economy
- 8. Promoting healthy and safe communities
- 9. Promoting sustainable transport
- 11. Making effective use of land
- 12. Achieving well-designed places
- 14. Meeting the challenge of climate change, flooding and coastal change
- 15. Conserving and enhancing the natural environment
- 16. Conserving and enhancing the historic environment

These policies can be found at:

<https://www.gov.uk/guidance/national-planning-policy-framework>

London Plan (2021)

The main policies applying to the site are:

- GG1 Building strong and Inclusive communities
- GG2 Making the best use of land
- GG4 Delivering the homes Londoners need
- D3 Optimising site capacity through design-led approach
- D4 Delivering good design
- D5 Inclusive Design
- D6 Housing quality and standards
- D7 Accessible Housing
- D8 Public Realm
- D10 Basement Development
- D11 Safety, security and resilience to emergency
- D12 Fire Safety
- D14 Noise
- G1 Green infrastructure
- G4 Open space
- G5 Urban greening
- H1 Increasing Housing supply
- H2 Small sites
- H4 Delivering Affordable housing
- H6 Affordable Housing tenure
- H7 Monitoring affordable housing
- H8 Loss of existing housing and estate redevelopment
- H10 housing size mix
- H16 Large-scale purpose-built shared living
- S4 Play and informal recreation
- S5 Sports and recreation facilities
- HC1 Heritage conservation and growth

These policies can be found at: <https://www.london.gov.uk/what-we-do/planning/london-plan>

Richmond Local Plan (2018)

The main planning considerations applying to the site and the associated Local Plan policies are:

Issue

Local Plan Policy

Local Character and Design Quality	LP1, LP39
Impact on Designated Heritage Assets	LP3
Impact on Non-Designated Heritage Assets	LP4
Impact on Amenity and Living Conditions	LP8
Subterranean developments and basements	LP11
Green infrastructure	LP12
Local Green Space	LP13
Impact on Biodiversity	LP15
Impact on Trees, Woodland and Landscape	LP16
Green roof and Walls	LP17
Impact on Flood Risk and Sustainable Drainage	LP21
Sustainable Design and Construction	LP20, LP22, LP23
Waste Management	LP24
Health and wellbeing	LP30
Public Open space	LP31
New Housing, Mix, Standards and Affordable Housing	LP34, LP35, LP36
Sustainable Travel Choices	LP44
Parking Standards and Servicing	LP45

These policies can be found at

https://www.richmond.gov.uk/media/15935/adopted_local_plan_interim.pdf

Richmond Publication Local Plan (Regulation 19 version)

The Richmond Publication Version Local Plan (Regulation 19 version) was published on 9 June 2023 for public consultation which ended on 24 July 2023.

The Publication Version Local Plan, together with all the representations received during the representation period, the plan and its supporting documents were submitted to the Secretary of State for examination on 19 January 2024. The submission documents do not form part of the statutory development plan for the Borough, however, by publishing and submitting the Borough Local Plan for independent examination the Council has formally confirmed its intention to adopt the Publication Plan.

The Publication Version Local Plan, including its evidence base, are material considerations for decision-making. The weight to be given to each of the emerging policies and allocations will depend on an assessment against the criteria set out in paragraph 48 of the NPPF. As the Council considers the emerging Borough Local Plan to be sound and legally compliant, officers and Councillors should accord relevant policies and allocations significant weight in the determination of applications taking account of the extent to which there are unresolved objections to relevant policies. Therefore, the weight afforded to each policy at this stage will differ depending on the level and type of representation to that policy. This is addressed in more detail in the assessment below where it is relevant to the application.

Note that it was agreed by Full Council on 27 April, when the Publication Plan was approved, that no weight will be given to Policy 4 in relation to the increased carbon offset rate, and therefore the existing rate of £95 will continue to be used; in addition, no weight will be given to Policy 39 in relation to the 20% biodiversity net gain requirement; all other aspects and requirements of these policies will apply.

Issue	Publication Local Plan Policy
Living Locally and the 20-minute neighbourhood	1
Spatial Strategy: Managing change in the borough	2

Place-based Strategy for Twickenham, Strawberry Hill & St Margarets	
Tackling the climate emergency	3
Minimising Greenhouse gas emissions and promoting energy efficiency	4
Energy Infrastructure	5
Sustainable construction standards	6
Waste and the circular economy	7
Flood risk and sustainable drainage	8
Water resources and infrastructure	9
New Housing, Affordable Housing, Housing Mix and Standards	10, 11, 13
Housing Needs of Different Groups	12
Loss of Housing	14
Infill and Backland Development	15
Small Sites	16
Managing the impacts of development on local surroundings	19
Local character and design quality	28
Designated heritage assets	29
Non-designated heritage assets	30
Green and Blue Infrastructure	34
Green Belt, Metropolitan Open Land and Local Green Space	35
Other Open Land of Townscape Importance (OOLTI)	36
Public open space, play, sport and recreation	37
Urban Greening	38
Biodiversity and Geodiversity	39
Trees, Woodland and Landscape	42
Amenity and living conditions	46
Sustainable travel choices, Vehicular Parking, Cycle Parking, Servicing and Construction Logistics Management	47, 48
Local Environmental impacts	53
Basements and subterranean developments	54
Delivery and Monitoring	55

Supplementary Planning Documents

Affordable Housing

Air Quality

Buildings of Townscape Merit

Design Quality

Development Control for Noise Generating and Noise Sensitive Development

House Extension and External Alterations

Transport

Refuse and Recycling Storage Requirements

Residential Development Standards

Small and Medium Housing Sites

Sustainable Construction Checklist

East Twickenham: Village Planning guidance

These policies can be found at:

https://www.richmond.gov.uk/services/planning/planning_policy/local_plan/supplementary_planning_documents_and_guidance

Other Local Strategies or Publications

Other strategies or publications material to the proposal are:

Community Infrastructure Levy
Basement development – Planning Advice Note
Basement Assessment User Guide
Strategic Flood Risk Assessment 2021

6. EXPLANATION OF OFFICER RECOMMENDATION

The key issues for consideration are:

- i Principle
- ii Design/Impact on adjacent heritage assets
- iii Impact on neighbour amenity
- iv Residential standards
- v Affordable housing
- vi Sustainability
- vii Transport
- viii Trees/Ecology
- ix Flood Risk
- x Fire Safety

Issue i – Principle

The main issue for the proposed residential development in regards to the principle of the development is whether it can be considered that the proposed development has overcome previous concerns about developing this site (which has previously been found by Appeals inspector's to constitute a greenfield site, providing informal open space and recreation) and, the acceptability of the infill development, ensuring no detrimental impact on the existing line of TPO trees, sense of openness and the loss of the existing green space.

Adopted Policy LP12 (Green infrastructure) is concerned with the need to protect the integrity of green spaces and assets, identifying a hierarchy of green spaces. Whereas this site is not formally designated it does have the characteristics of a linear open space, which are characterised by features or attractive areas that contribute to the enjoyment of the space and visual amenity. The supporting text acknowledged that there are many smaller pieces of land, including non-designated land, which are of value to the local area and enhancement of its environment and the wider green infrastructure network to ensure the borough remains an attractive area for people to live, work and visit. Policy LP12 is taken forward in Policy 34 of the emerging Publication local plan which again recognises the multi-functional benefits of green spaces.

Policy LP1 is specifically concerned with local character including the relationship to existing townscape, development patterns, views, local grain and frontages as well as scale, height, massing, density, landscaping, proportions, form and massing. Policy G1 (Green infrastructure) of the London Plan is concerned that London's network of green and open spaces, and green features in the built environment, should be protected and enhanced, Policy G4 of the London Plan is likewise concerned with ensuring that open space, particularly green space, included as part of a development remains open. Adopted Policy LP30 (Health and wellbeing) is more generally concerned with encouraging access to green infrastructure, Policy LP31 (Public open space) as reflected in emerging policy 35, whilst not considered directly attributable to this site does state that *'informal land for sport and recreation should be linked to the wider green infrastructure network as they play an informal role in creating social cohesion'*.

Policy LP13 (Green Belt, Metropolitan Open Land and Local green Space) at Part D states that:

“Local Green Space, which has been demonstrated to be special to a local community and which holds a particular local significance, will be protected from inappropriate development that could cause harm to its qualities”.

However, whereas the thrust of Part D is considered relatable to this case and would reflect the views of many residents who have responded to the consultation, it is also accepted that this policy cannot be applied to this particular case as the site has never been formally designated as a Local Green space, as required by paragraphs 105 and 106 of the NPPF.

In consideration of this site, it is noted that the previous appeal decision, as referred to in the planning history has considered the land to be providing informal recreation and that however well designed a proposal to redevelop this site for housing is, developing this land would reduce the value of the land as an area which contributes to the area’s sense of openness and for informal recreation, with the Inspector noting at para. 6 (Appeal - 1169000):

“It is clear to me that this land is regarded by local residents as a community amenity space and is used as such”.

This LPA considers this to be a greenfield site and the promotion of brownfield land for new housing should be promoted in the first instance. This is a theme throughout the NPPF, London Plan, Adopted Local and emerging/submitted local Plan. On this point, the adopted Local Plan states:

- Para 3.1.6: *“The Spatial Strategy emphasises that local community needs, including delivery of housing and the infrastructure required to support it, are expected to be met without compromising the quality of the natural, built and historic environment. This means in particular that the highly valued network of green infrastructure, including its contribution to biodiversity objectives, will be protected, and where possible enhanced. The borough’s parks and open spaces provide not only recreational opportunities for those that live and work in this borough, but also for local communities and residents in neighbouring and other London boroughs, by providing a green lung for southwest London. Therefore, there is a presumption against the loss of, or building on, greenfield sites in this borough.”*
- Para 3.1.7: *“The Spatial Strategy and supporting evidence demonstrate that the Council can meet its strategic housing target without using greenfield sites. New housing will be provided through redevelopment and maximising the use of brownfield sites.”*
- Para 3.1.30: *“The Council’s Monitoring Report on Housing continues to identify a sufficient five year housing land supply in line with the London Plan target. As at 1 April 2015 the housing land supply in the borough potentially provides for 2154 units over the next five years which is 579 units more than the target supply in the London Plan, and another potential 1875 units in years six to ten. The Report also includes a map showing the spatial distribution and expected housing growth, based on the strategic housing land supply. This demonstrates that the Council can continue to meet its strategic housing target without building on or using greenfield sites. New housing will therefore be provided through redevelopment and optimising the use of brownfield sites.”*
- Para 5.1.3: *“Housing delivery, and infrastructure required to support it, is expected to be met without compromising the green infrastructure network and there is a presumption against the loss of, or building on, greenfield sites.”*

Continuing on, the Publication Local Plan states:

- Para 21.3: *“As set out in the Local Plan’s spatial strategy (see Policy 2 ‘Spatial Strategy: Managing change in the borough (Strategic Policy)’), housing delivery and the infrastructure required to support it, is expected to be met without compromising the green and blue infrastructure network; there is a presumption against the loss of, or building on, greenfield sites.”*

- Para 17.2 (in reference to New Housing): “*In accordance with London Plan Policy H1 this target is expected to be achieved, 17.4 through optimising the potential for housing delivery on all suitable and available brownfield sites.*”
- Policy 16 supports homes on small sites with the exception that this should: “*result in no net loss of existing biodiversity or significant loss of open space or garden land*”.

Local Plan para 9.1.7 notes that the majority of housing delivery in the borough is expected to be on previously developed land (which this site is not) and it also recognises that the majority of greenfield land in the borough is covered by protective designations, although that is not the case in this particular instance and the land is not formally recognised as Local Green Space, or alternative.

The Applicant asserts within their planning statement that this land should be considered ‘Brownfield’ because it has historically formed part of property known as Cumberland House. It may be the case that this site had a historic link with a former property in that it may have provided part of the carriage entrance, however the aerial records held by the Council from 1946 (which is immediately prior to the creation of the Town & Country Planning Act in 1948) clearly shows the site was not developed over at that time. It is also clear from the information held that Cambridge Park Estate was developed later in the 1950’s, with the modern layout of Cambridge Park estate, clearly evident on imagery from 1966:

Aerial Richmond – 1946



Aerial 1966 Richmond



It may well have been the case that the site was used in connection with a historic house further to the north (unproven), but it is also clear that the site has never contained buildings and aerial imagery that immediately precedes the creation of the Town and Country Planning Act, the usual 'jumping off' point for consideration of previous planning decisions clearly shows a site covered with well established, dense tree cover. The Appeals Inspector also gave direct consideration to this point in their appeal decision (1569000) and noted at paragraph 10:

"The applicant argued that the development would be consistent with Planning Policy Guidance Note 3 Housing which encourages full use of accessible previously developed land. Curtilage is defined as an area of land attached to a building, but the site is not attached to, and does not have an intimate association with, any individual building. It serves the estate as a whole"

Continuing:

"The site does not fall within any curtilage and so is not previously developed land. The fact that there may have been in the curtilage of a building over 40 years before the present estate was built is of no consequence. There is no longer any obvious trace of that building"

The Applicant's claim that this site is 'brownfield' is therefore without foundation and it has previously been concluded to be previously undeveloped 'Greenfield' land in an appeal decision taken in 2006.

The London Plan has been adopted more recently. London Plan Policies H1 and H2 set the general

expectation for increasing housing supply and expect a positive approach to small sites (below 0.25ha). Paragraph 4.2.4 on incremental intensification expects this in existing residential areas within PTALs 3-6 or within 800m distance of a station or town centre boundary. This site does not fall within this category; however, it is acknowledged to only fall just outside of an area that does meet the above criteria. The Council under the new London Plan has also had its housing targets increased to 441 dwellings per annum and due to the lack of large sites in the borough, it is acknowledged the use of small sites will be critical in meeting this target.

The council's earlier Monitoring Report evidences that Richmond has been exceeding its housing targets for the three year period of 2017/18 to 2019/20 although there was an undersupply in 2020/21 with the effect of the pandemic noted in the context of large sites not completing as forecast. The Report evidences a 5-year housing land supply going forward. This document acknowledges that windfall sites, such as this do make a substantial contribution to the 5 year land supply but it remains the case in this context that little weight can be afforded to the benefit of the additional dwellings arising on greenfield land, which the Adopted Local Plan expressly states are not required to be developed to meet housing targets.

However, it should also be acknowledged that Richmond has a need for housing, whilst also having a variety of constraints to development including the river Thames, large swathes of protected parks as well as a high quantum of open space designations and conservation areas, meaning there is a high need for housing, but limited opportunities to deliver housing.

Within the National Planning Policy Framework (NPPF) 2023, Chapter 5 continues to encourage local planning authorities to; 'support the Government's objective of significantly boosting the supply of homes'. Encouragement for the delivery of new housing is also expressed within the London Plan 2021, Policy LP 34 of the Richmond Local Plan (2018) and the emerging Local Plan Policy 10. Within this, the borough has a 10-year target set in the London Plan of creating 4,110 homes, which is reflected in the emerging Richmond Local Plan policy 10.

The Publication Local Plan (para 17.6) sets out that the borough is on course to meet and exceed the strategic dwelling requirement over a 10 year period. The latest Local Plan Authority Monitoring Report – Housing – 2022/23 notes that previous AMRs have shown that past London Plan requirements over the relevant plan period have been significantly exceeded and notwithstanding that completions in 2021/22 fell short of the target, the AMR sets out that the target will be met over a 10 year period.

The significant need for housing within Richmond is apparent within the recent Local Housing Needs Assessment (LHNA) which forms part of the evidence base for the emerging Local Plan. The stage 2 LHNA was carried out and was published in March 2023. In relation to the overall need for affordable housing (which is not being proposed in this case), the stage 2 assessment determined an overall need equating to 1,407 dwellings per annum. This overall need figure is well above the housing target identified for Richmond within the London Plan of 411 dwellings per annum. This highlights the high level of housing need within the borough. The Councils Housing Delivery Test score was recently published, which states only 92% of the overall housing target had been met over the past 3 years, so Richmond is now required to produce a Housing Delivery Test Action Plan.

An understanding of the longer-term housing supply is however needed to understand how much weight to afford this in the planning balance. In this respect, the Council's Background Paper – Housing Delivery (20 October 2023) prepared to accompany the submission of the Publication Local Plan provides a thorough evaluation of recent delivery (affected by the Covid-19 pandemic, Brexit, inflation, high build costs and lack of available labour) and the housing pipeline. This confirms that the Council can support a 5 year housing supply and forecasts to exceed its 10 year London Plan target with a 13% buffer notwithstanding the recent under-delivery.

Given such, as the policy position currently stands the Local Planning Authority (LPA) has to weigh up the planning balance of the provision of new housing in the borough on a greenfield site which can only be afforded limited weight in this instance and any other benefits, against the loss of the openness of the greenspace previously identified and the lack of any requirement with the Adopted Local Plan of sites such as this to provide housing and any other harm.

On this point, whereas a modest development of this particular site is likely possible in townscape terms, the planning balance is such that a clear case would need to be made to show that the benefits do outweigh the demonstrable harm. On this basis the previous appeal decisions referred to have given a clear line that this space is not suitable for residential development and should be retained as open green space. The NPPF at para 124 requires planning decisions to (b) recognise that some undeveloped land can perform many functions, such as for wildlife and recreation, flood risk mitigation, cooling/shading, carbon storage or food protection.

Further to this, it is important to note that the Inspector for the earlier appeal referred to, did consider that the site falls within the definition of open space in PPG17, noting that the former PPG17, which was referred to in the appeal decision has since been superseded by the NPPF and its companion guide has been superseded by the Planning Practice Guidance. Open space is defined within the NPPF as:

“All open space of public value, including not just land, but also areas of water (such as rivers, canals, lakes and reservoirs) which offer important opportunities for sport and recreation and can act as a visual amenity.”

The NPPF recognises that access to open spaces is important for the health and well-being of communities and can deliver wider benefits for nature and support efforts to address climate change (para 102).

Para 103 of the NPPF clearly states that existing open space should not be built on unless:

- a) an assessment has been undertaken which has clearly shown the open space, buildings or land to be surplus to requirements; or*
- b) the loss resulting from the proposed development would be replaced by equivalent or better provision in terms of quantity and quality in a suitable location; or*
- c) the development is for alternative sports and recreational provision, the benefits of which clearly outweigh the loss of the current or former use.*

The previous Inspector (1169000) concluded that as the land continued to be of recreational and visual amenity value, it is not considered surplus to requirements.

With regards to the loss of the existing green space, from the quantity of responses received to this application from local residents it is clear that this space remains of importance to many of the local residents who have responded to the consultation and the space is creating and contributing to a sense of openness within the estate. It is an accepted planning principle that small pockets of green space such as this have the ability to play a part in the green network and give a sense of space and visual amenity. As the Inspector stated in his decision (on the appeal), the area clearly was designed as part of the estate to have this purpose. In the supporting text to Policy LP 12 at paragraph 5.1.3 it is also made clear that there is an in principle presumption against the building on greenfield sites (as housing can be delivered without recourse to it).

Further in relation to APP/L/L5810/A/1169000 at paragraph 11, the Inspector concluded:

“It was also argued that the proposed building would improve the appearance of the area by screening the flanks of the adjacent buildings and closing off views between the roads and the area behind the flats. The adjacent buildings are established features of the area and, to my mind are not unattractive. I see no advantage in them being screened, and loss of loss of the ability to see through the site to the land behind would, in my view, would not be beneficial but would contribute to the harmful loss of openness.”

It is acknowledged that the area has been fenced off since this earlier appeal and there has been disputes over the ownership of the land and whether residents have a right of access over it. Although the policies referred to need to be weighed against the requirement for more housing in the borough, it remains the case that appeals have twice been dismissed on this site with reference to the loss of the existing informal green space and on this basis the proposal is considered to remain contrary to in particular Policies LP1 and LP12 and the NPPF paragraphs referred to (which replaced the aforementioned PPG17 referred to within the appeal) and also the associated London Plan Policies

G1, G4 and the related emerging Policies 28 and 34. Notwithstanding that the land is now fenced off to prevent public access, the previous conclusions are still considered valid in respect of visual amenity and directly applicable for the Council to attribute significant weight to the harm arising from the proposed residential development here.

Notwithstanding that the proposal remains contrary to in particular Policies LP1 and LP12, it is generally accepted that the application would broadly more meet with several, although not all of the criteria for infill development as required by Policy LP39, and the Small and Medium Housing Sites SPD, and the scheme does generally

1. Retain sufficient width for adequate separation between dwellings;
2. Would retain appropriate garden space for adjacent dwellings and provide adequate amenity space for the proposed development;
3. Design is discussed further below but the development has broadly taken account of local character as a modern interpretation although there are several elements which fail to be truly successful
4. Incorporated materials and does attempt to reflect detailing on existing dwellings,

However, in respect of criteria 2 and 4 there remain concerns that the proposal would not reflect spacing between the proposed buildings to existing and the established spacing of the wider estate and also the point noted by the previous Inspector on the loss of openness at paragraph 11 (as quoted above). Further issues are discussed below under issue ii.

Discussion on trees and landscape, amenity impacts, provision for adequate servicing, recycling and refuse as required by policies LP1 and LP39 and other policies are discussed further below.

Housing mix

Policy LP 35 (A) states that development should generally provide family sized accommodation in an out of town centre location. The proposal is for a 1 x 2 and 2 x 3-bed family sized dwellings are generally acceptable in regard to housing mix.

Issue ii- Design and impact on heritage assets

Paragraph 205 of the NPPF states 'When considering the impact of a proposed development on the significance of a designated heritage asset, great weight should be given to the asset's conservation (and the more important the asset, the greater the weight should be). This is irrespective of whether any potential harm amounts to substantial harm, total loss or less than substantial harm to its significance.

Policy LP 1 of the Local Plan outlines that the Council will require all development to be of high architectural and urban design quality, LP3 requires that the setting of the adjacent Cambridge Park CA is considered and LP4 requires consideration to the setting of the BTMs to the south at Cambridge Park Court. This BTM was included within an extension to the Conservation Area boundary in 2001 and is described in the Council's Conservation Area Statement as a fine interwar residential development little altered adding continuance of quality and interest to the area by way of its special architectural interest. A Heritage Statement has been submitted in support of this proposal, which considers the impact on the setting of these two particular identified assets.

The high-quality character and heritage of the borough and its villages will need to be maintained and enhanced where opportunities arise. Development proposals will have to demonstrate a thorough understanding of the site and how it relates to its existing context, including character and appearance, the Cambridge Park CA opposite the site and take opportunities to improve the quality and character of buildings, spaces and the local area.

As noted above Policy LP 39 (A) of the Local Plan sets out that infill development should retain plots of sufficient width for adequate separation between dwellings; retain similar spacing between new buildings to any established spacing; respect the local context; and enhance the street frontage (where applicable) taking account of local character.

The Small and Medium Housing Sites SPD sets out that the character of the housing layout will be informed by the proportions, layouts, grouping and the building lines of adjacent properties and the local area. All infill development should be of scale which harmonises with its surroundings and the height and mass of new houses should be sympathetic. Materials and detailing should sympathise and complement the adjacent buildings.

The East Twickenham Village Plan Guidance also describes threats to the area, including the removal of front garden boundaries for off-road parking; this trend threatens the regularity of the street scene and its integrity and also the removal of original front garden boundaries and replacement with a different design and/or material. This threatens the regularity of the street scene and its integrity.

The site is a green area at the entrance to Roseleigh Close, which is a 1950s two-storey purpose built maisonettes of some period appeal, characterised by pitched roofs, and a spacious landscape setting, including wide grass verges without further boundary treatment to frontages, and largely an absence of front garden parking with only very limited exceptions, which includes the adjacent garages to the immediate north. Mature tree cover and deep setbacks are typical along Cambridge Park.

The locality benefits from generally an established uniform design, with the purpose-built maisonette blocks all reflecting very similar design features. All the properties in the vicinity of the site on the north side of Cambridge Park are two storeys with two storey front bay features, hipped roof form constructed in red brick and red clay tiled roofs with white framed windows and the proposal is designed as a modern interpretation of the surrounding built form:

Photo from Roseleigh Close looking southeast towards Cambridge Road/Cambridge Court



Fig: Image of Proposed from Design & Access Statement



Notwithstanding the principles discussed above under (Issue i), it is acknowledged that the proposed development does generally seek to reflect the existing height, style and pattern of development and although not directly in line with the immediate neighbour to the north (as is also the case on the other side of Roseleigh Close), the building generally fits with the proportions of others.

The elevations and roof form seek to take a cue from the surrounding Estate of maisonettes, although this is done with mixed success. In design terms and without prejudice to the LPA's position that the openness of the site contributes to visual amenity and developing this site would be directly contrary to the policies referred to above, it is acknowledged that the proposal could be further modified to address specific matters of detail and would not look so out of place in relation to the overall layout and pattern of the development as a contemporary interpretation, designed to meet with modern day policy requirements, in particular in regards to amenity space, layout, sustainability etc. However, there do remain concerns with the proposal, in particular:

- the distinctive wide grass verges would be interrupted with car parking spaces, which is untypical of this area (although this factor does have to be balanced against car-parking/servicing requirements)
- there would remain a conflict with the line of horse chestnut trees, which cast shade when in leaf (see trees section);
- the proposal is larger scale in footprint character than existing buildings in the estate;
- the elevational design has some relationship to existing building details, with the proposed building seeking to pick up on the bays to the existing properties, but this is not successful. Whilst the plans achieve a degree of symmetry the elevations deviate from this, and the position of the bays should be reconsidered. Moreover, there is a case for creating canted bays to tie in with the typology of the Estate and use green tiles to face them.
- The windows on the corner appear awkward with the roof terrace above
- the corner roof terrace in particular is uncharacteristic of the typology of the surrounding buildings, awkward in composition, and incongruous with the character of the area

- although materiality is not expressly stated and details could be conditioned (the applicant is advised that materials should tie in with the Estate vernacular of red brick), the indication is of dual materiality on the roof which appears at odds with the cohesiveness of the estate
- the scale and design of the second floor rear roof form is alien to this locality, with height extending directly up from the rear elevation with no eaves and fenestration larger than that on the first floor, emphasising the visual dominance of this element
- the layout and form of the garden area with three vehicles parked along with attendant bin, bike and plant stores, although meeting with other policy requirements would read as contrary features to the more established open character of the estate.

Furthermore and as noted above in the assessment on principle, previous appeal decisions have considered the land to be providing important visual amenity with its openness being an integral part of the spatial character of the estate and that developing this land would reduce the value of the land as an area of openness. The applicant has asserted that the character of the site has changed because it has been fenced off, since the previous appeal decision was made and it is generally accepted that despite the misgivings about various elements of the proposal, the scale is broadly acceptable and that previous Cedar trees referred to within the site have also died off in the intervening period.

Despite reservations it is generally accepted in broader terms that the proposed building is of a height and scale consistent with the general character of the area, albeit in a more contemporary form. However, as presented and for the reasons explained above the scheme fails to fully address the requirements of policy LP1. Paragraph 139 of the NPPF states that “development that is not well designed should be refused”. The failure to create a design solution that is of high architectural and urban design quality which fails to positively contribute to and enhance the local environment and character constitutes further harm that would count against the scheme in the planning balance. Although it is acknowledged that the creation of driveways for example is necessitated to enable other policies to be met (in relation to car-parking) and in townscape/landscape terms that a scheme could be more broadly considered to meet with several of the criteria of Policy LP39 (A), notwithstanding the concerns about the loss of sense of openness and trees impacts here.

Impact of the setting of Heritage assets

Policy LP3 seeks to safeguard the borough’s Heritage and the site is not located within a Conservation Area, but the boundary of the Cambridge Park East Twickenham (CA21) is directly opposite the site on the south side of Cambridge Park . Cambridge Park Court within the Conservation Area is designated as a Building of Townscape Merit. The applicant has considered the impact upon the setting of the identified designated and non-designated heritage assets within their heritage statement and the Urban design officer has confirmed their view that opposite the site is a group of BTMs of three storeys of a different vernacular and that the proposed development would not give rise to harm to a non-designated heritage asset under paragraph 203 of the NPPF.

Although several critiques are made of the design (on the street facing elevations this includes o the proposed roof form, bays and front garden area and the corner roof terrace is considered to be at odds with the open character of the site), it is accepted that n townscape terms at the corner of Roseleigh Close it will not detract from the setting or significance of the Conservation Area or that of the identified Building of Townscape Merit, within the CA on the other side of the wide intervening and Tree-lined Cambridge Court. Whereas, there would be a change in view towards the unlisted BTM at Cambridge Court from within Roseleigh Close itself, this is not an identified view and this view is also limited by the existing line of tree’s, especially when in full leaf and the Conservation/Urban design Officer, who is deferred to in matters of heritage consideration does not consider this change to the setting of the unlisted heritage asset, within the adjacent CA to be harmful.

It is considered that the development is compliant against NPPF (2023) Paragraph 209 and has adequately addressed policies LP3, LP4 and emerging/Submission Policy 30 in directly addressing the relationship of the development to the setting of identified heritage assets.

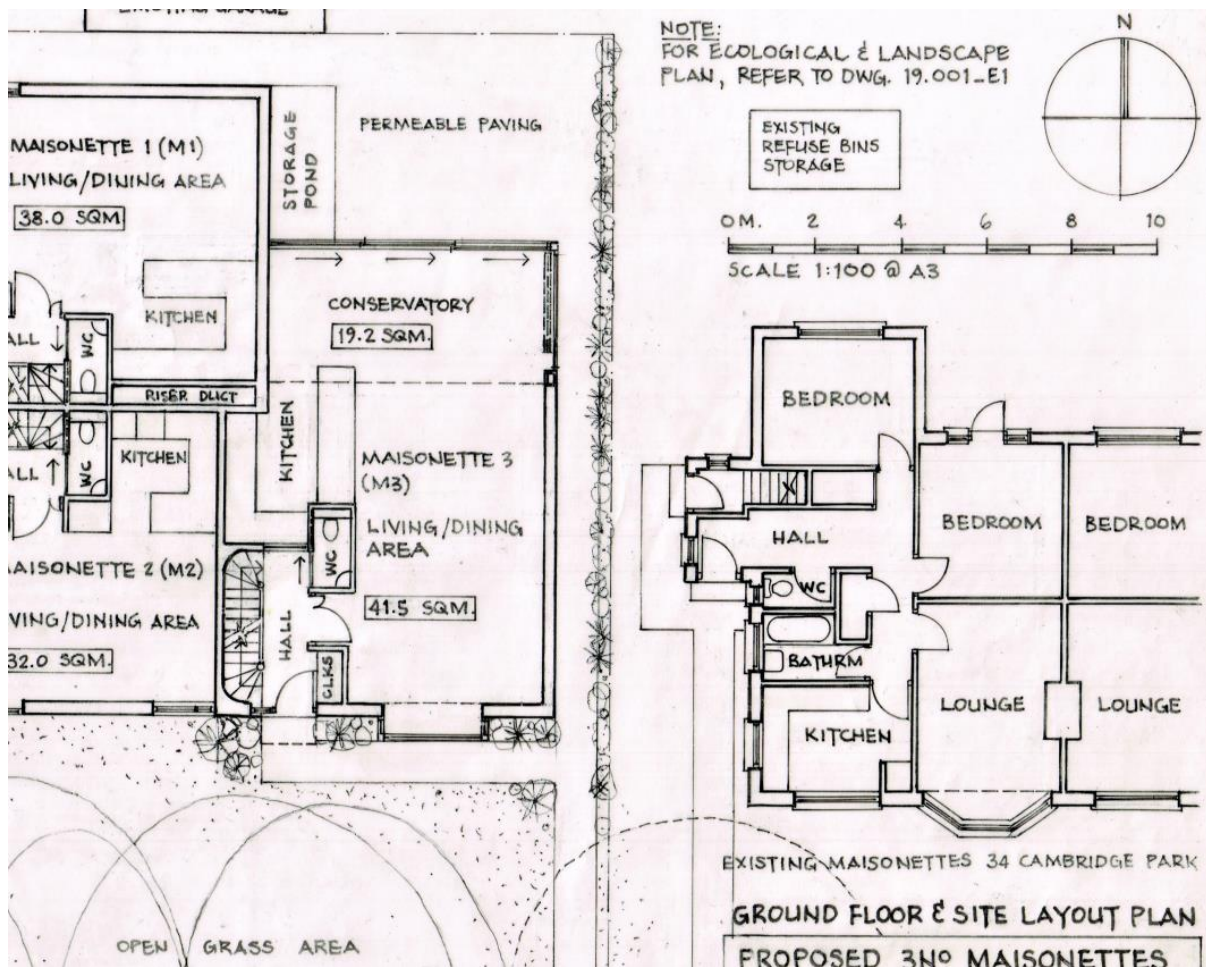
Issue iii- Impact on Neighbour Amenity

Policy LP 8 of the Local Plan outlines that all development will be required to protect the amenity and

living conditions for occupants of new, existing, adjoining and neighbouring properties.

To the immediate east, the site is bordered by No 34 Cambridge Park (1-6). To the north of the site is No 27-28 Roseleigh Close (with are part of six purpose-built maisonettes 23-28) and to the west on the other side of the adjoining road is 1-6 Roseleigh Close, also purpose built maisonettes. Cambridge Court is the large built flatted block on the other side of the intervening Cambridge Close which is a locally listed BTM.

34 Cambridge Park (1-6) – Flats 1 and 2 of this block has a number of windows in the west-facing side flank at ground and first-floor overlooking onto the proposal site. These side windows are noted to be either non-habitable rooms or secondary windows, with the main aspect of these properties to the front onto Cambridge Park and to the rear. The ground-floor layout of this neighbouring property, relative to the proposed is clearly set out on the submitted ground-Floor Plan and the main flank elevations are separated by approximately 4 metres:



Although these residents would be faced with a more enclosing, structure close to their boundary and rear amenity area, due to the creation of a new building over a site that has not previously been developed over, the proposal is not considered to harmfully impact upon this neighbouring residential block through loss of light or visual intrusion having regard to the orientation, siting, scale and separation distances. The proposed first floor windows to the east side elevation of the proposed building would not overlook space to the rear of the adjacent block. They would have an oblique view of the front shared amenity space, which all the blocks currently directly overlook. There is thus no loss of privacy with respect to these neighbouring properties. Consideration could be given to conditions as appropriate, such as no further windows, or windows obscure glazed and non-opening below 1.7m above finished floor level if the application were being recommended for approval, but the proposed would generally reflect the established pattern of development and existing relationships between corner facing properties throughout the built environment so as to have an acceptable impact on these neighbours.

23-28 Roseleigh Close – The south-facing flank elevation of this 2-storey residential block of 6 purpose-built maisonettes is separated at ground floor by two intervening purpose-built external garages at a distance of some 10 metres. There are also a number of windows on the side (south-facing) elevation serving flats 27 and 28, however these are also secondary, non-habitable windows, with the main aspect of these properties noted to be the west facing windows onto Roseleigh Close and into the rear amenity areas to the east. It is acknowledged that having regard to its siting, orientation, and depth the proposed development would not result in a loss of light to these neighbouring properties, nor would it be likely to appear so over dominant given the proposed pitched roof form, proposed eaves and overall height reflects the established built form and given the separation distances. Whereas these residents would be also faced with a more enclosing new building on their southern boundary on a site that has hitherto remained open, the proposed development is generally consistent with established principles with respect to an acceptable impact on the living conditions of these residents.

1-6 Roseleigh Close – This is the 2-storey purpose-built block of six maisonettes on the other side of Roseleigh Close, whose front elevation face towards the development. All of the facing windows meet with the initial 25-degree test. Given the significant degree of separation and the relative position of the proposed buildings relative to this site no issues of overlooking or visual intrusion are identified. The proposed bedroom balcony/terrace is over 23 metres from the nearest existing windows. Privacy screening could be considered, but overlooking is too communal/public areas and onto a main road and the proposed relationship would not be harmful.

Properties to the south of the development in Cambridge Park Court are well separated from the proposed development by the wide intervening road (Cambridge Park Road) and intervening line of Horse Chestnut Tree's and whereas all of the properties identified above would notice a change, from the introduction of a two-storey (above ground-level) property, with accommodation into the roof-level on a site which is currently open, as would the properties in 1-4 Beaulieu Close from their rear gardens and further to the north, who would note the new development from oblique angles from their front/rear windows/amenity spaces the layout of the scheme has been designed in consideration of amenity to neighbouring residents, with the building footprint informed by the position and orientation of the neighbouring residential dwellings, so as not to result in an overbearing impact.

Existing relationships enables the side elevations to be located relatively close to one another as is evident throughout the established estate and the proposed block would essentially mirror the existing layout of the estate and the established relationship between the existing blocks. The layout of the scheme has therefore been designed in consideration of amenity to neighbouring residents, with adequate separation distances retained from the boundaries with the neighbouring gardens to avoid intrusiveness, overbearing and overshadowing and it is generally accepted that the scheme would not result in any adverse amenity impacts in terms of privacy/loss of outlook/daylight and appropriate screening could be introduced via condition where appropriate, with particular regard to the relationship between the nearest flank elevations of the directly adjoining neighbours with windows which face onto the site to minimise overlooking and any potential for the loss of privacy to the surrounding properties.

Noise and Disturbance

Noise during construction would be managed through a Construction Management Plan to control hours of work, as well as dust suppression measures etc., and statutory nuisance legislation would apply through Environmental Services.

External areas/ASHPS could have the potential to cause noise. However, a residential use is not an inherently noisy use, and the site is surrounded by residential uses which also have gardens and the likely noise nuisance from the proposed residential development is not considered to be excessive or unjustifiably harmful. It is acknowledged that noise from any ASHP unit serving the development could be appropriately conditioned.

Likewise, no excessive light pollution would occur to the proposed surrounding environment. Appropriate conditions could be considered in the event of a recommendation of approval.

Air Quality

All of Richmond is designated as an Air Quality Management Area (AQMA). Policy LP10 notes the Council will seek to ensure that local environmental impacts of all development proposals do not lead to detrimental effects on the health, safety and amenity of existing and new users of the development site or surrounding land

It is not considered that redevelopment of the site as proposed would be likely to cause a significant impact on local air quality. During construction, the main emissions are likely to be dust and particulate matter generated during earth moving or from construction materials. The risk of dust soiling on neighbouring properties during the construction phase are likely to be low to medium and these risks can be effectively mitigated by good site practice and as such the resultant impacts are considered to be negligible. Roseleigh close is a quiet suburban road and the effects from the construction phase are not anticipated to be significant and the Energy report highlights that the proposed development would be energy efficient and utilise renewable energy and SUDS.

Overall, the proposed development is considered to be in general accordance with, in particular policies LP8 and LP10.

Basement

Policy dictates that any proposed basement extension should be considered in accordance with the advice within Local Plan Policy LP11A, which states "The Council will resist subterranean and basement development of more than one storey below the existing ground level to residential properties or those which were previously in residential use." Policy LP11B suggest that 50% of the undeveloped area of the site should be retained, structural stability of the existing building should be retained, natural lighting and ventilation should be used and at least 1m depth of permeable soil for areas under gardens should be achieved and there should be no increase in flood risk.

LP11C requires that proposals for subterranean and basement developments, including extensions, as well as light-wells and railings, will be assessed against the advice set out in the Council's SPDs relating to character and design as well as the relevant Village Planning Guidance. Applicants will be expected to follow the Council's Good Practice Guide on Basement Developments.

The 'Residential Development Standards' SPD suggests that habitable rooms within basements should be preferably dual aspect to enhance cross ventilation and good daylight levels to otherwise compromised living conditions.

The proposal includes the formation of a basement level for servicing and not habitable or sleeping accommodation, which would not exceed one storey and would not cover any of the undeveloped part of the plot as proposed at ground and first-floor level. There is sufficient separation distance from neighbouring properties and with structural stability of neighbouring buildings being controlled through the building regulations and the party wall act, the structural information provided in the submitted Structural and Civil Engineering Basement Impact Assessment is considered sufficient in this instance to satisfy LP11.

The standard of accommodation is assessed below, but generally the proposal for a basement level would generally be in keeping with Policy LP11, due to its modest scale, intended servicing use, not perceptible from the public realm and would not impact on the character and appearance of the area in a negative way.

Issue iv – Residential Standards

Local Plan Policy LP 35 (B) requires new housing to comply with the nationally described space standard. These are set out in the London plan Table 3.1 and the NDSS. It states the Council will only grant planning permission for new dwellings that provide adequate internal space and appropriate external private and/or communal amenity space to meet the needs generated by the development.

The proposed family units are appropriate in size, dual aspect and exceed the minimum NDSS size requirements and would comply with London Plan D6 which requires a floor area 70 – 80 sq.m for a

2-bed, 2-storey dwelling and of between 90 to 108 sq.m for the 2 x 3-bed, 3-storey dwelling, as follows:

Maisonette 1 – 3 storey 3-bed 6P GIA = 118 sq.m.

Maisonette 2 – 2 storey 2-bed 4P GIA = 80 sq.m.

Maisonette 3 – 3 storey 3-bed 6P GIA = 158 sq.m.

The proposed units therefore meet with and exceed policy requirements and provide flexible layouts and adequate storage, which would meet with the relevant space standards with regards to internal space. The three maisonettes would be fully Building Regulations M4(2) compliant in accordance with Policy LP 35 (E) requirements for inclusive access, with the application documentation advising:

“At ground floor level each of the maisonettes would have step-free access across the site, increased circulation space, and access to toilet facilities off the entrance halls, including for some wheelchair users. A level hard paved parking bay would be provided for each of the maisonettes adjacent to the building. The approach routes from the point of alighting from a vehicle to access each of the maisonettes would be unobstructed, level, hard paved and at least 900mm wide, with ground floor step-free access at each of the entrances, throughout the ground floor areas and adjacent external areas. For Units M1 and M2 access would be by the principal front door entrances, whilst for Unit M3 inclusive access from the parking bay would be by the secondary rear entrance from the small courtyard. All entrances, circulation areas and doorway clear opening widths would meet Approved Document M4(2) requirements”.

The requirements of Policy LP35 and the Residential Development Standards SPD apply to external amenity space. For flats a minimum of 5sqm of private outdoor space for 1-2-person dwellings should be provided and an extra 1 sqm should be provided for each additional occupant.

The submitted documents confirm that the existing maisonettes do not have private amenity space specifically allocated with the exception of the terrace, which it is advised is to assist in preserving the open nature of the estate as a shared community space. However, the grassed areas to the front of the existing blocks would provide a shared amenity spaces for the residents (a typical arrangement in the wider Cambridge Park Estate), and the indicated wildflower and open grass areas, adjacent to the trees an area of around 160 sq.m. provided to the front of the proposed building along Cambridge Park (which equates to some 53 sq.m for each of the three proposed units), which would provide ample opportunities for sitting out, contemplation and relaxation. Allocated parking, refuse and recycling and cycles and planted areas for each of the maisonettes is noted onto Roseleigh Close. The north-east corner of the site would also enable a private amenity space of 30 sq.m. to be provided for Unit M3, which would also benefit from the proposed roof terrace area of 13 sq.m. Given that unit M.3 would also benefit from this, it is considered that the permeable paving area could perhaps also be shared by M1 and M2 for small gatherings, as a more private sitting area and for clothes drying, but this is a factor that could be given further consideration in the event of an approval, but does not stand as a basis to refuse this application.

For this reason, it is accepted that both the quantity of the amenity area provision is acceptable, also noting the proximity of the site to large areas of public open space, such as Marble Hill Park, Cambridge Gardens and the Thames Riverside path and given the quiet verdant residential nature of the area, with enough space around the development to satisfy policy requirements and provide for a pleasant environment for the prospective residents

Issue v – Affordable Housing

Policy LP 36 (Reg 19 Local Plan Policy 11) requires contributions for affordable housing from all small sites on a gross basis, further details are set out in the Affordable Housing SPD. The contribution that would be sought, given the type of site and number of dwellings proposed would be 15% affordable housing.

The Council's Policy officer (Housing) has commented that the submitted commuted sum spreadsheet includes an affordable housing percentage of 15% which is correct, but it does not include the correct weekly rent for 2 and 3 bed social rented flats, which should have been £178.23 and £188.13 respectively as per the Council's most up to date tenancy strategy weekly rents, which were updated

by the council in April 2023 due to the GLA no longer publishing weekly rent levels for London Affordable Rents as of March 2023.

The information provided with the application was passed to the Council's Planning Viability Advisor to review this application. Within the assessment from the Council's Planning Viability Advisor, they have reviewed the proposed commuted sum using the pro-forma Annex A to the SPD. The Council's Planning Viability Advisor has provided an assessment of recent sales close to the application site. There were 9 recent sales of 2 bed flats within 0.25miles of the site, however, there were very few recent sales of 3 bed flats in the area, so for sale prices have been applied, there are currently 4 flats for sale within 0.25miles of the site, these have then been discounted by 5% to take into account buyer negotiation. The comparables for 2 bed flats included an average price of £7,955/m², the 3 bed flats included an average price of £8,424, which then with the 5% discount applied equates to a value of £8,003/m². When the average price per m² is applied to the application site it is equivalent to an OMV of £636,400 for the 2 bed flat based on a GIA of 80m² and £1,104,415 for the 3 bed flat based on a GIA of 138m² (the average of the 2x 3 bed flats proposed which includes 1x 158m² and 1x 118m²), as included within the submitted Design and Access statement. On this basis, using the Council's Tenancy Strategy rent per week and the OMV as evidenced by the Council's Planning Viability Advisor, this results in an affordable housing contribution of £242,087. This is higher than the figure included by the applicant within their submitted commuted sum spreadsheet (£30,923) and is down to the lower OMV and incorrect weekly rent figures included within the submitted commuted sum spreadsheet. The amount (£242,087) should be secured via a legal agreement (note that monitoring and legal fees relevant to this application would be required to be added to this sum when the legal agreement is finalised). If there are issues of viability to raise, then financial appraisal information would need to be submitted and the Council would require this to be independently verified, at cost to the applicant in accordance with LP36.

Further to the above, the applicant has provided further financial appraisal information to be independently verified. Should officers have been mindful of approving the application, the applicant had agreed to meeting the costs of having their viability report assessed, to consider an appropriate contribution, which would have to be secured via a legal agreement. Given that the scheme has been recommended for approval, the viability review has not been completed at this stage to avoid incurring cost to the applicant at this point in the process. In the absence of a legal agreement to secure an appropriate contribution towards off-site affordable housing, or an agreed position on a less than fully policy compliant sum, the scheme currently fails to address the recognised housing need and is contrary to, in particular, to Local Plan Policy LP36, Supplementary Planning Document on Affordable Housing (2014) and the National Planning Policy Framework.

The LPA does acknowledge the costs involved in undertaking this work for applicants and in the event the application is refused and an appeal to the Secretary of state is made, this particular issue could be resolved at that point and an independent review undertaken of the Applicant's viability information as supplied. The applicant is advised to contact the Council to progress this at such time as an appeal is progressed.

Issue vi – Sustainability

Policy LP20 on Climate Change Adaptation states that new development should minimise energy consumption and minimise the impact of overheating.

Policy LP22 states that development will be required to achieve the highest standards of sustainable design and construction to mitigate the effects of climate change. Applicants will be required to complete the Sustainable Construction Checklist SPD and identify that water conservation measures will be implemented to achieve a maximum consumption of 110 litres per person per day. Development proposals of 1 dwelling unit or more will be required to reduce their total carbon dioxide emissions by 35% over part L of the 2013 Building Regulations (subsequently updated to the 2021 baseline by the London Plan).

The application has been supported by an Energy statement by Webb Yates and Sustainability Construction checklist (SCC) which provides details of various measures and the be lean, clean and green hierarchy, as well as a list of passive measures included, including improved thermal performance and energy efficient lighting. In terms of 'Be Green' Photovoltaics and Air Source Heat Pumps have

been confirmed as the most suitable energy strategy. Further savings are achieved in terms of 'Be Lean' through energy efficient insulation in the building fabric such as the walls, windows and doors.

Under the 'Be clean' requirements this requires buildings to where possible connect to a decentralised heating network, which is not a possibility for this development at present.

In terms of the SCC the scheme scores an A+ (80) , which indicates that the development would make a major contribution towards achieving sustainable development in the Borough and the total carbon dioxide savings would amount to 77% over the target emission rate over the baseline level, well in excess of the 35% requirement.

Full details of the proposed energy measures are detailed within the supporting Energy statement, but the proposal is considered to represent a sustainable and low carbon form of development, which sets out that a number of sustainable design features, and that construction will be responsibly managed to ensure minimal impact on the environment and local community. The submitted energy statement identifies that an on-site carbon emission saving of 77 % over the Building Regulations (2021) Part-L baseline would be achieved as part of the proposed development, through the incorporation of highly efficient building fabric, thermal insulation, installation of ASHPS and photovoltaics, efficient lighting, water saving appliances and efficient construction and operational waste management. A water usage statement within the submitted Energy Statement specifies that the proposed development would achieve a maximum consumption of less than 105 litres per person per day.

In order to ensure the application is compliant with Local Policy, a condition would have been recommended on any planning consent securing the proposals meet the necessary sustainability and energy efficiency targets as stated within the submitted energy statement, but overall the applicant has demonstrated that the proposed development which would make efficient use of land within the borough in accordance with the aims and objectives of Policy LP22 and the Sustainable Construction Checklist SPD. The proposals are compliant with Local Plan policies LP20 and LP22

Issue vii - Transport

Policy LP 45 'Parking Standards and Servicing' outlines that the Council will require new development to make provision for the accommodation of vehicles in order to provide for the needs of the development while minimising the impact of car based travel including on the operation of the road network and local environment and ensuring making the best use of land.

The site has a public transport accessibility level of 2 and is in the East Twickenham Controlled Parking Zone (CPZ) which operates between 10.00 and 16.30 (Monday - Friday). The applicant proposes 3 x off-street vehicular parking spaces. Local Plan Policy LP45, Para. 1 of the Borough's current Local Plan (2018) states that:

The Council will require new development to make provision for the accommodation of vehicles in order to provide for the needs of the development while minimising the impact of car based travel including on the operation of the road network and local environment and ensuring making the best use of land. It will achieve this by 1. Requiring new development to provide for car, cycle, 2 wheel and, where applicable, lorry parking and electric vehicle charging points, in accordance with the standards set out in Appendix 3. Opportunities to minimise car parking through its shared use will be encouraged.

Appendix 3 of the Local Plan states that the maximum off-street vehicular parking standard for a residential development with a PTAL of 2 would be 5 off-street vehicular parking spaces in this instance. The Local Plan standards however have been superseded by the London Plan which requires up to 1 space per 3 bed and 0.75 spaces per 2 bed. The applicant has proposed three spaces. The proposal would therefore meet these standards.

Pedestrian access to the maisonettes would primarily be from Roseleigh Close, with secondary access from Cambridge Park. The access is on the eastern side of Roseleigh Close an unclassified Road.

In terms of the highways impacts of the proposed development, the Council's Transport Officer has

been consulted and confirmed that they have no objection, subject to a pre-commencement planning condition which will require the applicant to submit a detailed drawings for the new crossovers and a detailed construction Management Plan to be approved in writing by the council, commenting on the transport issues as follows:

Vehicular Parking

The site has a PTAL of 2 and is in a Controlled Parking Zone (CPZ): 'F - East Twickenham' Times: Monday to Friday 10am to 4:30pm (Bank and Public holidays free).

The applicant has presented the proposal to provide three off street parking spaces for the three maisonettes, with electric vehicle charging points provided to each of the bays. Also, two dropped kerb vehicle crossovers are proposed, those needs to be reviewed and design according with the Transport Supplementary Planning Guidance, the paragraphs 5.7, 5.11 and 5.12 state:

"5.7. Crossovers will not be constructed within 15.0m of a road junction (measured from the edge of the kerb). Road safety is compromised by the proximity of a private vehicle access to a road junction, including opposite a junction, as it will generate conflicting traffic movements. A vehicle's turning movements into a private drive could be misinterpreted by other drivers, leading to an increase in accidents."

"5.11. Approval, where it is given, will usually be for a single crossover at a width of 2.4m with 0.6m ramps on either side. This will standardise the size of accesses, avoid large lengths of footway being made over to crossovers, minimise their visual impact on the street-scene, minimise loss of landscaping in the garden and retain as much kerbside space for general community parking as possible. However, where the purpose of the crossover is to allow two vehicles to both leave the carriageway and park at 90 degrees to it, a maximum width of a dropped kerb (flat section) will not exceed 3.5m, with ramps of 0.6m either side. Widening of existing crossovers will not be considered where the final width will exceed 2.4m flat section or where the crossover already exceeds this."

"5.12. Only one vehicle access will be allowed per individual property (for the purposes of this document a house in multiple occupancy or block of flats will be considered as one property). Multiple crossovers risk causing hazards to pedestrian road users, particularly vulnerable groups such as the elderly, disabled and children. They are also detrimental to the street-scene where they result in all or most of the garden being made into hard-standing and landscaping being lost. An existing vehicle access to a property from a private access road, whether to an off street space or garage, will be considered as existing off street parking provision."

Please apply to the council's Traffic and Engineering Team for the new crossover proposal at the link below:

https://www.richmond.gov.uk/dropped_kerbs

The applicant would need to provide for the 2-bedroom dwelling with up to one off-street parking space to meet the maximum off-street vehicular parking standards set out in Appendix 3 of the Local Plan and 0.75 spaces to meet the maximum off-street vehicular parking standards set out in chapter 10 of the London Plan (2021) and for each 3-bedroom dwellings of this development up to two off-street parking spaces to meet the maximum off-street vehicular parking standards set out in Appendix 3 of the Local Plan and one space to meet the maximum off-street vehicular parking standards set out in chapter 10 of the London Plan (2021).

Cycle Parking

The applicant's proposed secure cycle storage for at least 3 cycles for each maisonette with direct access from the street, accords with the London Plan (2021) Table 10.2 - Minimum cycle parking standards.

Servicing and Refuse Collection

The applicant has provided for each dwelling a refuse and recycling bin store off-street which needs to accommodate 1 x 240l refuse bin and 2x55l bins for Mixed paper, card/carton recycling, a 23L food caddy and one of 240 litre bin for garden waste in accordance with the London Borough of

Richmond's supplementary planning guidance, and these bins can be serviced by large vehicles and refuse collection would take place on-street on Roseleigh Close in-line with existing arrangements for adjacent properties.

As the site is located within a high-density residential area, it is likely that many such delivery vehicles will already be serving several neighbouring properties/areas, and therefore not be new to the local network the site in forward gear if needed.

Emergency service vehicles can also service the site from the highway if needed.

Construction Management Plan

The applicant has submitted a Construction Management Plan, however a detailed Construction Management plan is needed upon pre-commencement planning condition.

In conclusion, subject to the imposition of suitable conditions the proposal is considered to be acceptable on highways and transport grounds.

Issue viii – Trees/Ecology

Trees

Policies LP15 and LP16 seek to protect biodiversity and health and longevity of trees, woodland and landscape in the borough. Local Plan policy LP16, subsection 5 requires;

"That trees are adequately protected throughout the course of development, in accordance with British Standard 5837 - Trees in relation to design, demolition and construction, Recommendations (2012)."

There is a linear row of 5 horse chestnuts bordering the south side of this plot that are protected by a Tree Preservation Order (TPO) with an additional council asset (also a horse chestnut) amongst the group. The application is supported by a Tree Survey and Arboricultural Impact Assessment by Rootcause Arboriculture and it is proposed that two new native shade trees be added along the western frontage, with the open perimeter areas along Roseleigh and Cambridge reinstated.

Policy LP16 resists the loss of trees and requires that trees are adequately protected throughout the course of development. If unavoidable, the Council will expect either mitigation or compensation measures to be included for any tree loss, by way of suitable replanting commensurate with the loss of tree cover. If agreed, any such tree replacements must be incorporated into a "Tree Planting Scheme" and possibly secured through a legal agreement. Mitigation in the sense of replacement trees off-site and outside the immediate surrounds cannot however mitigate for the harm to the verdant local character from the loss of on-site trees.

Policy LP16 also specifically requires, under B(2) that "site design or layout ensures a harmonious relationship between trees and their surroundings and will resist development which will be likely to result in pressure to significantly prune or remove trees".

This is repeated in the Publication Local Plan policy 42 (in particular at part B(3)) and which adds at part B(4) a requirement that "*all developments to minimise impacts on existing trees, hedges, shrubs and other significant vegetation on site and on adjoining land, and provide sufficient space for the crowns and root systems of existing and proposed trees and their future growth. Developments within proximity of existing trees are required to provide protection from any damage during development.*"

From an arboricultural perspective it is noted that the TPO trees could be impacted by construction activities and/or may act as a constraint upon the proposal. The previous appeal decisions, albeit now dated, have acknowledged that the site could be developed without harming these trees.

The Council's Tree's officer has been consulted in specific regards to this matter and advised:

"Tree Preservation Order TT011 and T0690 provide statutory protection to Horse Chestnut and Cedar trees at site.

There is a council owned asset adjacent to the site; tag 14 Horse Chestnut, Cambridge Park. The trees from a cohesive group to the south of the site with significant amenity. They provide important greening and softening and contribute to the sylvan character of the area. The proposed building line is 9.00m from the southern boundary of the property in drawing 19.001_L2. The Design and Access Statement, section 9.0 identifies the Horse Chestnuts as the most valuable ecological assets on the site. The Tree Survey in section 5.5.4 states "5.5.4 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." However, there is no further discussion of the indirect impacts in the report.

Appendix 3: Proposed Site Plan with Tree Constraints in the tree report, the Ecological & Landscape Plan ref 19.001_P2EL shows the canopy of the trees less than 2m from the proposed development. The drawing West and South Elevation ref. 19.001_E1 shows the tree canopies adjacent to the proposed development. Aerial imagery indicates that the canopies extend between two and tree meters beyond the building line of the existing maisonettes at 34 Cambridge Park. The proposed building line is two meters back, indicating that there may be direct conflict and drawing 19.001_P6 Plan View correlates with this. Vegetation on site prohibits access and accurate measurement of the northern spread of the trees. Measuring in parallel the branches were estimated at between 7 and 8 meters which correlates well with the report. The canopy of tree T03 projected further and was estimated at 9 meters.

In order to undertake the development, facilitation works to cut the trees back to prevent contact with the proposed building, and to allow scaffolding, would be required.

The trees in the group form a unified canopy along the full length of the southern boundary of the site and to their full height of 18 - 20 meters. I am concerned that the shading will be perceived by residents as problematic. The council has some control over tree works operations because of the TPO. However, approval of the plans in their current form is likely to create a burden in the form of repeated applications for works and defending appeals. Further, I am concerned that the relationship is such, that refusal may be an unreasonable position for the council to take and that a Planning Inspector may also come to the same conclusion, resulting in works that harm the amenity these trees provide.

The design includes a lot of glass on the southern frontage which is only likely to further emphasise negative perceptions of the trees by occupants. It is the experience of the council that while some residents view trees positively, other do not and there is no way to control which will take occupation. The trees are 18 - 20 meters tall while the apex of the dwelling is around 9 meters, and positioned adjacent to the crowns of the trees. I consider that relationship is neither reasonable nor sustainable and is likely to lead to future pressure to significantly prune or remove the trees contrary to LP16.

The removal of the two category C trees is proposed. The trees are of modest quality and their removal is considered acceptable subject to appropriate replacement planting to accord with LP16 part B section 3. Drawing 19.001_P2EL indicates proposed planting locations indicating this is practicable; this should be secured by landscaping condition.

The eastern most Horse chestnut has been removed under permission 20/T0779/TPO. Replanting was a condition of the removal, and this has not been complied with. I have highlighted the matter for enforcement with a planting notice."

By reason of the proximity of the development and in the absence of adequate details of the indirect impacts from construction, the applicant has failed to demonstrate that the scheme will adequately safeguard trees of public amenity value and will not cause subsequent harm to the character and appearance of the locality, contrary to Local Plan policies LP16 and LP1 and Publication Local Plan policies 42 and 28.

Extract from submitted drawing 19.001_P6 showing proposed building line overlaid on existing aerial photographs of the tree canopy



Ecology

London Plan policy G6 requires that development proposals should manage impacts on biodiversity and aim to secure net biodiversity gain. This should be informed by the best available ecological information and addressed from the start of the development process.

Policy LP15 seeks to “protect biodiversity in, and adjacent to, the borough's designated sites for biodiversity and nature conservation importance (including buffer zones), as well as other existing habitats and features of biodiversity value” amongst other things.

The Publication Local Plan policy 39 seeks to protect and enhance the boroughs biodiversity including by protecting habitats and features of biodiversity value on non-designated sites as well as dark spaces that are important for some species and requiring development to deliver robust and measurable net gains for biodiversity.

Para 186 of the NPPF requires that when determining applications, if significant harm to biodiversity resulting from a development cannot be avoided, adequately mitigated, or, as a last resort, compensated for, then planning permission should be refused.

For clarification, the Council is not currently applying weight to the Publication Local Plan requirement for 20% net gain and the application was made prior to the enactment of mandatory biodiversity net gain.

A PEA has been submitted which describes the variety of biodiversity present and the potential for direct and indirect impacts. This includes, amongst other things, that the horse chestnuts have multiple features of potential bat interest. that there are understood to be bat roosts on an adjacent site and that bats using the site features may be disturbed by the effects of light spillage (albeit the author did not consider any consequences arising from direct impacts on trees on the understanding that there would be none, which as set out above is questionable).

The new windows at first and second floors, (including an open balcony) will provide opportunities for new light spill onto the trees and this may impact nocturnal wildlife.

The applicant advises that “Care would taken to avoid light spillage into the tree canopies and vegetation which could cause disturbance to nocturnal wildlife, in particular bats. At night potential light spillage onto the horse chestnuts from south-facing windows would be controlled by blinds which would be automatically activated when external light levels drop to a pre-determined level, with discrete low-level lighting”.

Whilst the offer of controlled blinds is appreciated, it is not considered that such a condition would be entirely reasonable sufficient to pass the tests for conditions. Even if it were, the close proximity of the windows, the imposition of the condition and relationship with trees again calls into question whether the site layout adequately achieves a harmonious relationship with these trees in the long term, noting

they will grow larger, with the likelihood being that pressure would arise to remove such condition and/or prune the trees. In any case, the use of the open balcony would also give rise to concern over light spillage. There are concerns about the size of development essentially being too large for the plot in this respect. The row of trees would also impact the value of the gardens underneath as amenity area for the residents due to the light levels. The Council's ecologist advises that this is a particular concern in this case, with horse chestnuts that can grow very large.

Furthermore, whilst, the PEA makes recommendations for mitigation/compensation, it is not considered that the proposal adequately retain or re-provide much of the features important to wildlife, such as meadow grassland, ant hills and bird-nesting habitat (scrub), as the majority of the open grassland area and native wildflower meadow proposed in the ecological and landscape plan will be heavily shaded under the horse-chestnut trees and are unlikely to successfully function as a valuable habitat. Long grass like this with bramble is suitable habitat for invertebrates, mammals and birds (it is also understood that there are foxes in this area) and there is no guarantee that future occupiers of the maisonettes will manage the proposed wildflower meadow correctly, especially as the rest of the lawn will be overshadowed by the horse chestnut trees and the only area to play in the sun will need to be kept unmown for most of the year. The Council's Ecologist has advised:

"From looking at the PEA, the description of the semi-improved grassland habitat (sheeps fescue, sandy soil and yellow meadow ant) and the recommendation to sow the retained wildflower meadow area with a native acid-soil wildflower mix, it sounds to me like the grassland on site could be acid grassland, which is a national habitat of principle importance and a Richmond Biodiversity Action Plan habitat. I would need to see a more detailed grassland survey to determine if this is acid grassland or not.

I am also of the opinion that there will be an unacceptable loss of biodiversity here, and the scheme will not be compliant with LP15 Biodiversity or LP39 Infill, Backland and Backgarden Development. The proposed scheme will involve the loss of habitats of value to wildlife and is unlikely to retain or re-provide much of the features important to wildlife, as the majority of the open grassland area and native wildflower meadow proposed in the ecological and landscape plan will be heavily shaded under the horsechestnut trees and are unlikely to successfully function as a valuable habitat."

The proposals also include the creation of a wildlife attenuation pond in the south-west area of the site. In terms of Policy LP 17 a green roof area is proposed to the main roof, as well as a living wall on the east facing side of the building which would include species of value to pollinating insects. Extensive green roof planting would also be provided to the flat roof areas of the cycle storage, recycling and ASHP enclosures.

Whilst the proposed mitigation is noted, cumulatively the concerns are such that the scheme as currently proposed is considered to constitute an unacceptable net loss of biodiversity. For the above reasons there remains concerns that the relationship between the proposed development and the trees is not reasonable or sustainable and will lead to pressure to significantly prune or remove the trees entirely with consequent harm to biodiversity, and that suitable mitigation/compensation cannot be adequately secured on this site to achieve policy compliance, contrary to Policies LP15 and LP16.

Urban Greening Factor

London Plan Policy G5 requires development to contribute to the greening of London by including urban greening as a fundamental element of site and building design. The policy requirement recommends a target score of 0.4 where the existing surface cover is Amenity Grassland.

The supporting information advises this development would achieve an Urban Greening Factor of 0.59 (set out within the Design and Access statement) to exceed the benchmark as set out in the London Plan Policy, although this would be at the expense of the loss of the existing site, which is currently entirely green.

Issue ix - Flood Risk/Suds

Policy LP21 of the Local Plan states 'All developments should avoid or minimise, contributing to all sources of flooding, including fluvial, tidal, surface water, groundwater and flooding from sewers, taking

account of climate change and without increasing flood risk elsewhere.

The site is located in Flood Zone 1, and is therefore at a low risk of flooding from watercourses and/or the sea and the Environment Agencies flood risk from surface water maps also show that the site is not at risk of flooding from surface water. Part of the site is considered to be susceptible to groundwater flooding (greater than 50%).

Within this area the SFRA requires applicants to undertake a basement screening to address the impacts of the proposed subsurface development on the area's subterranean characteristics, land stability, and flood risk and drainage. Where the basement screening assessment determines that the proposed subsurface development may have an impact on the local environment, or if it determines that further investigation work is required, then a basement impact assessment is required.

A Basement Impact Assessment has been submitted by the applicant, carried out by a suitably qualified professional, which advises:

The ground conditions in the vicinity of the site are confirmed by a borehole within approximately 100m of the site boundary. The ground build up in that borehole is; 0 to 1m of made ground, 1m to 9.3m Kempton Park Gravel, above Clay, with ground water encountered at approximately 5.7m below ground level. The proposed basement founding level is 3.25m below ground level. This indicated that the water table does not extend above the base of the proposed subsurface structure. Furthermore, the proposed structure is not within 100m proximity of a watercourse or spring line.

It is also advised that excavation of the basement over a relatively small footprint will not exceed 3.25m below ground level. This is 6m above the London clay. As such it is assumed that heave impacted zone is magnified and no significant heave is considered due to the minimal reduction of weight compared to the overall weight of soil in the magnified zone. The site is likely to be directly underlain by a Secondary Aquifer as the gravel is above clay which has very poor permeability so water will sit above it. However, from nearby bore hole data the construction work is expected to be at least 0.5-2m above any ground water. No piles are proposed so there should be no path to any aquifer. The depth of the London clay beneath the site will limit the potential for groundwater percolation into the underlying chalk primary aquifer, and so no pathway is considered likely to any Principal Aquifer.

According to Area Susceptible to Groundwater Flood maps, half of the site is located in an area with less the 25% susceptibility to groundwater flood, while the other half is within a 25% to 49.9%.

Environment agency maps show that the site is not in either river or surface water flooding zone. It's assumed that at the extreme case of water main pipe burst, that the structure will be surrounded by water higher than the normal assumed water table level. This extreme water level is assumed to be 1.0m below ground. The basement is designed and checked for flotation and this additional surcharge load. Page 5 of 18 29876 / Basement Impact Assessment Revision 03 4 Proposed Structure Substructure The proposed basement is 59m² located in the centre of site. The basement is 3.25m deep and constructed with RC walls and base slab. The walls of the basement do not intersect with the 45 degrees line from the neighbouring foundations and are not within 3 metres proximity. The concrete box basement consists of 250mm thick reinforced concrete ground bearing slab at basement level, which is surrounded by 200mm thick RC walls and topped by a 150mm suspended RC slab, with 150mm thick RC ground bearing slab around the basement. Plan of basement structure Based on the nearby site investigation the strip footings have been checked for 150kN/m² allowable ground bearing pressure at below ground level and 250kN/m² for the basement raft Superstructure The superstructure will be formed from load bearing structural insulated panel walls supporting engineered timber joist floors, the roof will be constructed with timber rafters. Sundry timber or steel framing will be used to trim openings for staircases and the like.

Impact on Ground Movement - As the clay is about 9m below the basement excavation, clay heave due to the removal of load will not be felt on the structure and can be ignored. The neighbouring buildings are always 6m or further away from the excavation and with the founding level at -3.25m below ground level no surcharge from the buildings will be imposed on the basement wall. The RC retaining walls in the permanent condition have been designed using a k0 value for the ground assuming no movement in the ground. The wall also assumes a burst water main adjacent to it. The basement has also been checked for flotation in the case of a burst water main considering 0.9 x the dead load of the main

structure. This is conservative as there will be additional super imposed dead loads as well.

This report concludes:

The Basement Impact Assessment has considered the proposed basement with the local ground conditions and possible ground water. The basement has been designed considering these factors and an outline sequence of works proposed to limit movement during construction.

Further to this, the applicant has also submitted a surface water drainage strategy to accord with the requirements of LP11. The LLFA has been consulted in this matter and concluded:

“This is a minor application so does not require our assessment; however, I have taken a brief look at the proposed drainage plan. The applicant proposes permeable paving, a green roof, a rainwater tank, and bioretention. The site will discharge to a public surface water on Roseleigh Close, and discharge is restricted to 2.1 l/s via a hydrobrake. The drainage calculations show no flooding in a 100 year +40% climate change storm scenario.

I am happy with the proposed drainage plan, and have no comments on this application.”

Based on the findings, which have been produced by persons with relevant qualifications, sufficient information has therefore been provided to the Local Planning Authority to confirm that the proposed would not increase flood risk from all sources and suitable mitigation measures in place to reduce flood risk in compliance with Policy LP21 of the Local Plan, the Strategic Flood Risk Assessment (2021), Basement Assessment User Guide (2021) and the aims and objectives of the NPPF.

A condition would be imposed requiring the development to be carried out in accordance with the submitted BIA were the application being recommend for approval, but overall, it has been demonstrated that the development would be safe, would not increasing flood risk elsewhere, and that flood risk would be minimised through the implementation of a range of SuDS measures. A condition would also be necessary for a final detailed drainage design and maintenance strategy.

Issue x – Fire safety

The Adopted London Plan Policy D12 – Fire Safety states:

In the interests of fire safety and to ensure the safety of all building users, all development proposals must achieve the highest standards of fire safety and ensure that they:

- 1) identify suitably positioned unobstructed outside space: a) for fire appliances to be positioned on b) appropriate for use as an evacuation assembly point*
- 2) are designed to incorporate appropriate features which reduce the risk to life and the risk of serious injury in the event of a fire; including appropriate fire alarm systems and passive and active fire safety measures*
- 3) are constructed in an appropriate way to minimise the risk of fire spread*
- 4) provide suitable and convenient means of escape, and associated evacuation strategy for all building users*
- 5) develop a robust strategy for evacuation which can be periodically updated and published, and which all building users can have confidence in*
- 6) provide suitable access and equipment for firefighting which is appropriate for the size and use of the development.*

The supporting text explicitly asks applicants to :

- a. demonstrate on a site plan that space has been identified for the appropriate positioning of fire appliances. These spaces should be kept clear of obstructions and conflicting uses which could result in the space not being available for its intended use in the future.*
- b. show on a site plan appropriate evacuation assembly points. These spaces should be positioned to ensure the safety of people using them in an evacuation situation.*

A fire safety strategy is included within the design and access statement, which is considered to

address the requirements of this policy and the information provided is considered to satisfy the intent of the policy, noting that the development will be required to fully comply with the Building Regulations. Planning permission is NOT a consent under the Building Regulations for which a separate application should be made. Overall, the scheme can therefore be considered consistent with Policy D12 of the London Plan.

7. LOCAL FINANCE CONSIDERATIONS AND OTHER MATTERS

Section 70(2) of the Town and Country Planning Act 1990 (as amended) provides that a local planning authority must have regard to a local finance consideration as far as it is material. The weight to be attached to a local finance consideration remains a matter for the decision maker. The Mayor of London's CIL and Richmond CIL are therefore material considerations.

On initial assessment this development is considered liable for the Mayoral or Richmond CIL however this is subject to confirmation by the CIL Administration Team

On initial assessment this development is considered liable for the Mayoral and Richmond CIL however this is subject to confirmation by the CIL Administration Team

This is to notify you that had this development received planning consent it would be liable for a chargeable amount under the Community Infrastructure Levy Regulations 2010 (as amended by the Community Infrastructure Levy Regulations 2012).

8. PLANNING BALANCE/CONCLUSION

The NPPF has at its heart the presumption in favour of sustainable development (paragraph 11) and requires the approval of development proposals that accord with an up-to-date development plan without delay. The Council should grant permission unless any adverse impacts of doing so would 'significantly and demonstrably' outweigh the benefits, when assessed against policy. The presumption in favour of sustainable development does not change the statutory status of the development plan as the starting point for decision-making as set out in Section 38(6) of the Town and Country Planning Act. Where a planning application conflicts with an up-to-date development plan, permission should not usually be granted unless material considerations indicate or warrant a different decision being taken. As required by law, this application has been assessed against the development plan, and other relevant material planning considerations which includes the Publication Local Plan.

As shown above, this application does present a conflict with the adopted Local Plan (2018), London Plan and also the emerging/submitted Local Plan which is being presently applied weight and is material in this decision.

It is accepted that the site is an established residential area and would provide net additional homes. The creation of three new residential units would add to the housing supply in the Borough. As set out in the assessment, this afforded weight as a benefit of the scheme, however the degree of weight is limited given that the site is greenfield and the Council consider that it can meet its housing targets without conflict with the stated policy position of a presumption against building on greenfield sites.

The scheme meets policy requirements in several respects, but these are considered necessary requirements rather than public benefits. The sustainability credentials do exceed the policy requirement which is a modest benefit.

However, as previously held and remains the case in adopted, emerging and national planning policies this site is considered to be previously undeveloped 'greenfield' land. There is a presumption against the loss of greenfield sites and its redevelopment for housing would result in the loss of openness and the verdant character of a site that forms an integral part of the Cambridge Park Estate, to the detriment of the visual amenity of the area and established sense of openness, contrary to in particular policies LP1, LP12 and LP39 of the Adopted Richmond Local Plan (2018). Elements of the development would be unsuitable in design terms and will appear overly dominant and out of context with the prevailing character of the estate, factors which further weigh against the scheme in

the planning balance.

The proposed relationship between the development, the proposed ecological mitigation and the close proximity of a line of TPO mature horse Chestnut trees, which form a cohesive group is not considered reasonable or sustainable and would be deleterious to the ecological value of the site and is likely to result in significant pressure to prune or remove trees entirely, which are subject to a Tree Preservation order (TT011), and/or result in a net loss of biodiversity. The constraints of the site are such that the dwellings themselves, whilst suitably sized, will have a clear and direct juxtaposition between retaining the visual and ecological value of the open area of green space. This would also have consequent impacts on the character of the area and the scheme would be in conflict with policies LP1, LP12, LP39 as well as LP15 and LP16.

The applicant has indicated that they would be prepared to undertake an independent review of their viability information to determine whether or not the development should make an affordable housing contribution. However, as an agreed position has not yet been established and at present the scheme does not offer an affordable housing contribution, this is further harm.

This recommendation is made following careful consideration of all the issues raised through the application process. For the reasons set out above, it is considered that the adverse impacts of allowing this planning application would significantly outweigh the benefits, when assessed against the policies in NPPF (2023) and Development Plan, when taken as a whole.

Refuse planning permission for the following reasons

1. Design/Loss of Openness

The proposed residential development, would by reason of its siting, scale, design, relationship with adjacent trees and direct loss of open space that forms an integral part of the Cambridge Park Estate, result in an unsympathetic and obtrusive form of development, deleterious to the well-established open and verdant nature of the site and spatial characteristics of the area. The application is contrary to the NPPF and in particular policies LP1, LP12, LP16 and LP39 of the Adopted Richmond Local Plan (2018), policies 15, 16, 28, 34 and 42 of the emerging Local Plan (Regulation 19 Version), Policies G1 and G4 of the Adopted London Plan (2021), and the East Twickenham Village Planning Guidance.

2. Trees/Ecology

The proposed development, by reason of its siting, scale, design, and relationship with the close proximity of a line of mature horse Chestnut Trees, which form a cohesive group, and insufficient information on indirect impacts, is not considered reasonable or sustainable, would be deleterious to the ecological value of the site and is likely to result in significant pressure to prune or remove these trees entirely which are making a significant contribution to the environmental quality and amenity of the area, contrary to the NPPF and in particular Policies LP15 and LP16 of the Adopted Richmond Local Plan (2018), London Plan policies G6 and G7, and emerging policies 39 and 42 of the Publication Local Plan (Regulation 19 version).

3. Affordable housing

In the absence of a binding obligation securing an appropriate financial contribution towards the provision of affordable housing within the borough, the proposal would be prejudicial to meeting the Council's affordable housing objectives contrary to policy LP36 of the Adopted Richmond Local Plan (2018), adopted Supplementary Planning Document: Affordable Housing and emerging policy 11 of the Publication Local Plan (Regulation 19 version).

Recommendation:

The determination of this application falls within the scope of Officer delegated powers – YES

I therefore recommend the following:

- 1. REFUSAL
- 2. PERMISSION
- 3. FORWARD TO COMMITTEE

This application is CIL liable YES* NO
(*If yes, complete CIL tab in Uniform)

This application requires a Legal Agreement YES* NO
(*If yes, complete Development Condition Monitoring in Uniform)

This application has representations online (which are not on the file) YES NO

This application has representations on file YES NO

Case Officer (Initials): VAA

Dated: 15.03.2024

I agree the recommendation:

This application has been subject to representations that are contrary to the officer recommendation. The Head of Development Management / South Area Team Manager has considered those representations and concluded that the application can be determined without reference to the Planning Committee in conjunction with existing delegated authority.

South Area Team Manager:ND.....

Dated:20.03.2024.....