



**CUSHMAN &
WAKEFIELD**



**Knowle Green
Estates Ltd**

Ceaser Court Phase 2 Green Street Sunbury-on-Thames TW16 6QS

Planning Statement prepared on behalf of
Knowle Green Estates

August 2019

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1. Introduction

This Planning Statement has been prepared by Cushman and Wakefield on behalf of Knowle Green Estates in support of the submission of a planning application for full planning permission for the erection of 36 residential units with ground floor community area, associated car parking, landscaping and access arrangements at Ceaser Court 2, Green Street, Sunbury-on-Thames, TW16 6QS (hereby referred to as the application site).

This supporting planning statement contains 6 sections:

- Section 1 provides an introduction and outlines the list of supporting documents;
- Section 2 provides a summary of the site, the surrounding area and its relevant planning history;
- Section 3 describes the proposal;
- Section 4 reviews the relevant national and local planning policy;
- Section 5 assesses the key planning considerations; and
- Section 6 provides a conclusion to this Statement.

The application is supported by a full set of plans and the following documents:

- Design and Access Statement (Prepared by d-na)
- Air Quality Assessment (Prepared by Hilson Moran)
- Flood Risk Assessment and Sustainable Urban Drainage Systems (Prepared by Patrick Parsons)
- Foul Sewage Assessment (Prepared by Mott Macdonald)
- Waste Management Plan (Prepared by RSK)
- Arboriculture Statement (Prepared by RMTTree Consulting)
- Contaminated Land Survey and Report (Prepared by GEA)
- Noise and Vibration Assessment (Prepared by Hilson Moran)
- Energy Strategy (Prepared by Mott Macdonald)
- Lighting Impact Statement (Prepared by Mott Macdonald)
- Transport Assessment (Prepared by TTP Consulting)

- Affordable Housing Statement (Prepared by BNP Real Estate)
- Landscape Plan (Prepared by Outerspace)
- Statement of Community Involvement (Prepared by Cushman and Wakefield)
- Waste Management Plan (Prepared by RSK)

Knowle Green Estates is a development company wholly owned by Spelthorne Borough Council.

The table below lists the drawings which are being submitted as part of this application;

Drawing	Drawing Reference
Location Plan	1339-PL-0001
Site Plan	1339-PL-0002
Level 00 GA Floor Plan Rev E	1339-PL-1000
Level 01-03 GA Floor Plan Rev E	1339-PL-1001
Level 04 & Roof GA Floor Plan	1339-PL-1004
North Elevation	1339-PL-2000
South Elevation	1339-PL-2001
East & West Elevation	1339-PL-2002
Sitewide Elevation	1339-PL-2005
Refuse & Cycle Store	1339-PL-2010
GA Section AA BB	1339-PL-3000
Area Schedule	1339-PL-9000
Entrance View	1339-SK-10000
Garden View	1339-SK-10001

2. Site and Surrounding Area

The development site is located on Green Street, Sunbury-on-Thames, TW16 6QS and is wholly situated within the administrative boundary of Spelthorne Borough Council and Surrey County Council.

The site's principal access is on Green Street - a two-way single carriageway which provides access to Sunbury Cross to the north and Sunbury Village to the south. Green Street is subject to a 30mph speed limit and has painted on cycle markings in both directions, identifying the road as a cycle-way.

The site is well connected by road, with Junction 12 of the M25 only 6 miles away and dual carriageways A316 and A308. Sunbury-on-Thames is located 14 miles south west of central London and 5 miles south of Heathrow airport. Kingston is 7 miles to the east and Staines-upon-Thames, 4 miles to the west.

The site extends to approximately 0.8 hectares (1.97 acres) and is partially occupied with Ceaser Court 1 (Formerly Benwell House - ref: 18/00529/FUL), a former office which received consent to be converted and extended for 55 residential units in 2018. The remaining site is vacant, occupied by parking, and grass and trees. The proposed development is looking to development on the vacant grassland and trees area only.

The site is surrounded by residential on the eastern, southern and western boundaries. The northern boundary is occupied by the consented Ceaser Court 1 development and Benwell Day Centre – a five storey day centre and residential homes for the elderly. The site is bound by Green Street and Downside on the western boundary. The wider surrounding area is occupied by Nexus Hub Surrey Choices, a car MOT centre and Sunbury Manor Schools and fields to the west, Saint Ignatius of Loyola Roman Catholic Church and school to the south, Nuffield Health Fitness and Wellbeing Gym and St Paul's Catholic College to the south east and a number of offices and Sunbury Station to the north.

This site has good connections to local transport links. The site is located approximately 0.3 miles from Sunbury Station (South Western Railway), 0.6 miles from Kempton Park Station and 0.8 miles from Upper Halliford (South Western Railway). All three stations provide access to London Waterloo and Shepperton. The site is further located close to several bus stops which provides access into and around the Sunbury area.

The site is not listed nor surrounded by any listed or locally listed buildings. The site is not within a conservation area but does include a number of TPO's on-site. The site is located within CIL Charging Zone 3.

The site is identified in the council's 2019 SHLAA under reference SE1/005 as land available and ready for development within the next 1-5 years.

2.1. Site Constraints

Green Belt

The site is not located within the Green Belt

Flooding

The site is located in Flood Zone 1 and is assessed to having less than 1 in 1,000 annual probability of river or sea flooding.

Height

The site is located within the Heathrow Safeguarding Heights Consultations Area, which states any structure exceeding 45 meters will need to be consulted on.

Contamination

The site has not previous history of contamination.

2.2. Planning History

We have undertaken an online search of any planning history of the site using Spelthorne Council's website.

Ceaser Court 1 (formally known as Benwell House), located directly opposite the site and forms part of Knowle Green Estates ownership, has an extensive planning history which has been included in the table below;

Reference	Description	Date	Decision
18/00529/FUL	Removal of roof structure and extension comprising two and part three storeys to provide 24 units & associated works	26/07/2018	Approved
18/00123/FUL	Conversion of existing third floor roofspace to provide 6 no. 1 bed dwellings, erection of dormers and other associated works.	09/03/2018	Approved
17/01847/PDO	Prior approval for change of use from office (B1a) to Residential (C3) comprising 33 units.	15/01/2018	Approved
16/00407/FUL	Installation of a new remote condenser unit, safe access guard rails and an 'up and over' walkway to the roof.	12/08/2016	Approved
14/01032/TPO	TPO110/85 - T2 - Oak - Fell. T6, T45, T49 - Pine - Fell. T7 - Chestnut - Lift over spaces. T9 - Maple - Lift over spaces. T15 - Pine - Remove snapped limb. T18 - Pine - Reduce height by 3m. T84 - Chestnut - Lift over road. T46 - Holly - Fell.	14/08/2014	Approved
12/00778/FUL	Installation of 3 no. external air conditioning units (part retrospective)	19/07/2012	Approved
18/00529/FUL	Removal of roof structure and extension comprising two and part three storeys to provide 24 units & associated works	26/07/2018	Approved

Application 17/01847/PDO and 18/00529/FUL are currently being implemented.

The table above illustrates the council's support towards the residential redevelopment of the wider site area.

3. Proposal

This section describes the development proposals for which planning permission is being sought. The description of development for the application is as follows:

“Development of the vacant area at Ceaser Court for residential purposes with associated car parking, ground floor community use, landscaping, access, services and facilities. Development proposes to provide a mix of private and affordable housing”

The proposed development is seeking to provide 36 residential units, with a mix of 10 x 1-bed, 23 x 2-bed and 3 x 3-bed units and a ground floor community use. The development seeks to complement and form part of the existing consented Ceaser Court 1 development (Formerly Benwell House - ref: 18/00529/FUL & 17/01847/PDO).

The development proposes a total of 95 car parking spaces, of which five will be 5 accessible spaces. An additional 10 community use car parking spaces and 5 electrical charging spaces will be provided. Thereby totalling the spaces to 110. 110 cycle parking spaces across both Ceaser Court 1 and Ceaser Court 2 will also be provided.

Amenity space consists of a shared garden and private balconies and terraces for all units.

The proposal comprises of a five-storey residential block with the fifth-floor set-back to minimise its visibility from the ground. The building plan is rectangular, with its shortest elevation towards Green street which helps to minimise the buildings impact on the street scene. This is further helped by the retention of existing trees directly in front of the building.

The proposal re-uses the existing surface car parking, but slightly modified to accommodate refuse vehicular access whilst introducing a shared surface outside the main entrances to both consented Ceaser Court 1 and proposed Ceaser Court 2. The car park has been constructed such that it is ‘inward looing’ into the site. The existing vehicular access to Green Street is retained.

Detailed plans prepared by d-na Architects accompany this planning application. Information regarding design can be found in the Design and Access statement produced by d-na Architects, submitted with the planning application.

A hierarchy of materials will form the palette of the building. The primary material will be the brickwork, the secondary material being dark grey colour coated aluminium window and frames, and the tertiary is a light metallic coloured roofscape. This palette will deliver a calm and contemporary architecture respectful of its surroundings.

The next section considers the policy context of the proposals, having regard to the development plan and other material considerations.

4. Planning Policy Context

In this section, we set out the key planning policies relevant to this planning application.

Development proposals for the site are assessed against the statutory development plans comprising the Spelthorne Core Strategy and Policies Development Plan Document (2009) and Spelthorne Borough Local Plan 'Saved Policies' (2009).

Spelthorne Borough Council is currently in the process of preparing a new Local Plan which is currently at its Issues and Option Stage. The new Local Plan is anticipated to be adopted in Spring/Summer 2021.

The Revised National Planning Policy Framework (2019), the Design of Residential Extensions and New Residential Development Supplementary Planning Guidance (SPG) (2011) and Spelthorne Parking Standards (2011) are also material considerations in the determination of planning applications.

4.1. Core Strategy and Policies Development Plan Document (2009)

The Core Strategy Policies Development Plan Document (CSPDPD) is part of the Local Development Framework (LDF) and sets out the Council's core strategy and detailed policies.

Strategic Policy 1 (Location of Development) states that, the extent of the existing urban area will be maintained and provision for all new development will be made within it. Existing residential areas will be maintained, and new residential development will only be allowed in Flood Zones 1 and 2 where it can be demonstrated that flood risks can be overcome.

Strategic Policy 2 (Housing Provision) deals with housing provision and states that the Council will ensure that provision is made for sufficient numbers of dwellings to meet the draft Regional Spatial Strategy. Within the overall total, SBC will require a mix of tenure, size and type to meet identified needs and seek to ensure that 40% of the total housing provision is affordable.

Policy CO1 (Providing Community Facilities) states the Council will seek to ensure community facilities are provided to meet local needs by supporting the provision of new facilities for which a need is identified in locations accessible to the community served.

Policy CO3 (Provision of Open Space for New Development) states where any new housing is proposed in areas of the Borough with inadequate public open space, or where provision would become inadequate because of the development, the Council will require either the provision of new on-site open space or a financial contribution towards the cost of new off-site provision. If on or off-site provision is not feasible the Council will require a contribution in the form of a commuted payment to improve existing sites to enhance their recreational value and capacity. Furthermore, in new housing developments of 30 or more family dwellings the Council will require a minimum of 0.1ha of open space to provide for a children's play area. Such provision to be increased proportionally according to the size of the scheme.

Policy HO1 (Providing for New Housing Development) states that the Council will ensure provision is made by encouraging housing development, including redevelopment, infill

conversion of existing dwellings and the change of use of existing buildings to housing. The policy further states developments must ensure effective use is made of urban land for housing by applying Policy HO5 on density of development and opposing proposals that would impede development of suitable sites for housing,

Policy HO3 (Affordable Housing) states that the Council's target is 40% of all net additional housing over the plan period 2006-2026 should be affordable. This will be achieved by having regard to the circumstances of each site, negotiating for a proportion of up to 50% of housing on sites to be affordable where the development comprises 15 or more dwellings (gross) or the site is 0.5 hectares or larger irrespective of the number of dwellings. The policy however further adds financial contribution in lieu of provision for affordable housing will only be acceptable where on-site provision is not achievable and where equivalent provision cannot readily be provided by the developer on an alternative site.

Policy HO4 (Housing Size and Type) sets out the Council's policy on housing size and type. The Council will ensure that the size and type of housing reflects the needs of the community by requiring all new developments, including conversions, that propose four or more units to include at least 80% of their total as one or two-bedroom units.

Policy HO5 (Density of Housing Development) states when considering proposals for new residential development, other than conversions of existing buildings, the Council will take account of existing residential areas that are characterised by predominantly family housing rather than flats, new development and will generally expect dwellings to be in the range of 35 to 55 dwellings per hectare.

Strategic Policy 6 (Maintaining and Improving the Environment) stipulates the Council will seek to maintain and improve the quality of the environment by ensuring the design and layout of the new development incorporates principles of sustainable development and creates an environment that is inclusive safe and secure, is attractive within its own distinct identity and respects the environment of the area in which it is situated. Also, to contribute to improve air quality in the borough and promote the improvement of poor-quality environments both within the urban area and in the Green Belt.

Policy EN1 (Design of New Development) sets out the Council's requirements for the design of new development which should be of a high standard in design and layout. New development should create buildings and places that are attractive with their own distinct identity; they should respect and make a positive contribution to the street scene and the character of the area in which they are situated, paying due regard to the scale, height, proportions, building lines, layout, materials and other characteristics of adjoining buildings and land. Development should also incorporate measures to minimise energy consumption, conserve water resources, provide for renewable energy and incorporate provision for the storage of waste and recyclable materials and make provision for sustainable drainage systems (SUDs).

Policy EN7 (Tree Protection) states that the Council will promote tree preservation orders wherever appropriate to safeguard healthy trees of amenity value, giving priority to the protection of those known to be under threat. Permission will not normally be granted to fell preserved trees, but where such trees are felled, replacement planting will be required.

Policy EN8 (Protecting and Improving and Landscape and Biodiversity) sets out the Council's policy on protecting and improving landscape and biodiversity which they will seek to do by ensuring new development, wherever possible, contributes to an improvement in the landscape and biodiversity and also avoids harm to features of significance in the landscape or of nature conservation interest. The Council will refuse permission where development would have a significant harmful impact on the landscape or features of nature conservation value.

Policy EN11 (Development and Noise) states the Council will seek to minimise the adverse impact of noise by requiring developments that generate unacceptable noise levels to include measures to reduce noise to an acceptable level and requiring appropriate noise attenuation measures where this can overcome unacceptable impacts on residential and other noise sensitive development proposed in areas with high noise levels.

Policy CC1 (Renewable Energy, Energy Conservation and Sustainable Construction) sets out the Council's policy on renewable energy, energy conservation and sustainable construction. The Council will support the provision of renewable energy, energy efficiency, and promote sustainable development generally by requiring residential development of one or more dwellings and other development involving new buildings or extensions exceeding 100m² to:

- Optimise design, layout and orientation of development to minimise energy use;
- Include measures to provide at least 10% of the development's energy demand from on-site renewable energy sources unless it can be shown that it would seriously threaten the viability of the development.

The Council will also encourage, the installation of renewable energy equipment to supply existing buildings, appropriate freestanding renewable energy schemes, high standards of sustainable construction and developments to attain high energy efficiency and minimum impact on the environment to at least Code for Sustainable Homes – 3 star or BREEAM 'very good' standard.

Policy CC3 (Parking Provision) requires appropriate provision to be made for off street parking in development proposals in accordance with its maximum parking standards.

4.2. Revised National Planning Policy Framework (2019)

The NPPF requires Local Planning Authorities to plan positively for the provision and use of shared space, community facilities and other local services to enhance the sustainability of communities and residential environments.

Paragraph 11 states plans, and decisions should apply a presumption in favour of sustainable development. For decision-taking this means:

- Approving development proposals that accord with an up-to-date development plan without delay; or
- Where there are no relevant development plan policies, or the policies which are most important for determining the application are out-of-date, granting permission unless:

- the application of policies in this Framework that protect areas or assets of particular importance provides a clear reason for refusing the development proposed; or
- any adverse impacts of doing so would significantly and demonstrably outweigh the benefits, when assessed against the policies in this Framework taken as a whole.

Paragraph 59 states to support the Government’s objective of significantly boosting the supply of homes, it is important that a sufficient amount and variety of land can come forward where it is needed, that the needs of groups with specific housing requirements are addressed and that land with permission is developed without unnecessary delay.

Paragraph 92 adds councils must provide social, recreational and cultural facilities and services the community needs, planning policies and decisions should take into account and support the delivery of local strategies to improve health, social and cultural well-being for all sections of the community.

Paragraph 117 states planning policies and decisions should promote an effective use of land in meeting the need for homes and other uses, while safeguarding and improving the environment and ensuring safe and healthy living conditions. Strategic policies should set out a clear strategy for accommodating objectively assessed needs, in a way that makes as much use as possible of previously-developed or ‘brownfield’ land.

Paragraph 124 states the creation of high-quality buildings and places is fundamental to what the planning and development process should achieve. Good design is a key aspect of sustainable development, creates better places in which to live and work and helps make development acceptable to communities.

Paragraph 127 adds planning policies and decisions should ensure that developments: will function well and add to the overall quality of the area, not just for the short term but over the lifetime of the development;

- are visually attractive as a result of good architecture, layout and appropriate and effective landscaping;
- are sympathetic to local character and history, including the surrounding built environment and landscape setting, while not preventing or discouraging appropriate innovation or change (such as increased densities);
- establish or maintain a strong sense of place, using the arrangement of streets, spaces, building types and materials to create attractive, welcoming and distinctive places to live, work and visit;
- optimise the potential of the site to accommodate and sustain an appropriate amount and mix of development (including green and other public space) and support local facilities and transport networks;

- create places that are safe, inclusive and accessible and which promote health and well-being, with a high standard of amenity for existing and future users; and
- where crime and disorder, and the fear of crime, do not undermine the quality of life or community cohesion and resilience.

4.3. Design of Residential Extensions and New Residential Development SPG (2011)

SBC has prepared Supplementary Planning Guidance (SPG) on residential extensions and new residential development to ensure that they are of a high standard.

Roofs, roof lights, dormers and roof extensions should match the existing angle of the slope and design in terms of hipped or gable ends. Roofs which are altered or rebuilt to accommodate a full floor of accommodation within the roof void can often be taller, bulkier and with a steeper pitched roof than would otherwise be the case, particularly if areas of flat roof are incorporated between sections of sloping roof. Where large areas of flat roof between pitched roof areas are proposed and/or where roof pitches in excess of 45° are created there is a risk they may be out of character with a locality. The impact of such alterations on adjoining properties and the locality as a whole in terms of overlooking and bulk will be carefully assessed.

New roofs, roof extensions, dormers and velux style roof lights can harm the character of the existing property and therefore need to be carefully designed. Regard must be had to the position and scale of any alterations and their effect on the proportions and symmetry of the roof, particularly in the case of semi-detached and terraced properties.

Front dormers can have an adverse impact on the street scene and need to be subordinate to the roof and be well designed and proportioned. Well-designed dormers should:

- Be located centrally or symmetrically on a roof;
- Be set-in a minimum of 1 metre from the roof edge, down 0.5 metres from the ridge and up 1 metre from the eaves
- Incorporate a roof which is compatible with the main roof, and
- Not be over-dominant or out of proportion.

Where it is proposed to add an additional floor to an existing property, raise the height of the roof or change its shape, particular attention is required to the following:

- The scale and proportions of the extended property must be in keeping with the character of the area and in particular the adjoining properties;
- The position of windows should not lead to unacceptable overlooking;
- The position and design of windows should reflect the alignment, symmetry and design of existing window openings;

- The roof design and any dormers should reflect the character of the property; and Materials must match or complement those used in the existing building.

Good detailed design and use of materials is critical to an acceptable scheme, whether on extensions or new residential development. Attention to detail will ensure that extensions will blend well with the existing property. Poor quality design with little or no attention to detail will be unacceptable.

4.4. Spelthorne Parking Standards (2011)

Parking standards (adopted June 2011) for residential development are set out in Spelthorne Borough Council's Supplementary Planning Document. Standards are outlined as;

- 1.25 spaces per one-bedroom dwelling;
- 1.5 spaces per two-bedroom dwelling; and
- 2 spaces per three-bedroom dwelling (up to 80sqm)

4.5. Vehicular and Cycle Parking Guidance (2018)

Surrey's parking standards were adopted in 2018 and state;

- Public halls licensed for entertainment, unlicensed youth and community centres and Scout huts etc - 1 car space per 3 persons OR per 3 seats OR per 20 m² OR Individual assessment/justification
- Doctor's practices - 1 car space per consulting room remaining spaces on individual assessment

4.6. Community Infrastructure Levy

The Community Infrastructure Levy (CIL) came into force in the borough on 1 April 2015. The Charging Schedule only applies to a range of development and applies different charges by both location and type of category. The application site is located in Zone 3. In Zone 3, the CIL Rate is £160/sqm for residential development for schemes of fewer than 15 units without affordable housing provision and £60/sqm for residential development for schemes of 15 or more to which affordable housing is provided.

5. Planning Assessment

This section considers the proposals against the overarching development plan policy context for the site, notably the provision of 36 residential units.

5.1. Principle of Development

Development proposals for the site are assessed against the statutory development plan, which comprises of the Spelthorne Core Strategy and Policies Development Plan Document (2009) and Spelthorne Borough Local Plan 'Saved Policies' (2001). Spelthorne Borough Council is currently in the process of preparing a new local plan which is currently at its Issues and Options Stage. The new Local Plan is anticipated to be adopted in Autumn 2021.

The proposed development is seeking to use the vacant land at Ceaser Court to erect 36 residential units to complement the current development taking place.

Spelthorne are currently failing to meet their housing targets and have pressure to provide 590 units on a yearly basis. The deficit partially has to do with Spelthorne Borough Council being restricted in terms of identifying suitable and sustainable location. This is due to the borough being heavily constricted by Green Belt and flood zones 2 and 3.

The proposed development is seeking to alleviate the current pressures faced by the council by providing an additional 36 residential units to the area. The proposed use accords with Policy HO1 (Providing for New Housing Development) which states the council will ensure provision are made by encouraging housing development, including redevelopment, infill conversion of existing dwellings and the change of use of existing buildings to housing. The policy further states developments must ensure effective use is made of urban land for housing by applying Policy HO5 on density of development and opposing proposals that would impede development of suitable sites for housing.

The site is seeking to develop the vacant land opposite the consented development at Ceaser Court and given the location and size of the site, the proposed development can be interpreted as an infill development which is complimenting and bringing together the two separate sites.

The proposed 36 units also aligns with Paragraph 59 of the NPPF which states council's need to support the Government's objective of significantly boosting the supply of homes and that land with permission is developed without unnecessary delay and Paragraph 68 which states small and medium sized sites can make an important contribution to meeting the housing requirement of an area and are often built-out relatively quickly. Knowle Green Estates were awarded planning permission end of last year for the development of Ceaser Court 1 and have already started the construction for it. Knowle Green Estates will seek to develop Ceaser Court 2 immediately upon receiving planning permission, similarly to Ceaser Court 1.

Strategic Policy 1 (Location of Development) states that the extent of the existing urban area will be maintained and provision for all new development will be made within it. Existing residential areas will be maintained, and new residential development will only be allowed in Flood Zones 1 and 2 where it can be demonstrated that flood risks can be overcome. Strategic Policy 6 (Maintaining and Improving the Environment) further adds the Council will seek to maintain and improve the quality of the environment by ensuring the design and layout of the new development incorporates principles of sustainable development and creates an

environment that is inclusive safe and secure, is attractive within its own distinct identity and respects the environment of the area in which it is situated. Also, to contribute to improve air quality in the borough and promote the improvement of poor-quality environments both within the urban area and in the Green Belt.

The proposed location adheres to policy Strategic Policy 1 and Policy 6 as the development is located in Flood Zone 1 and seeks to use 11.52% renewable energy. The proposed development further seeks to develop under-utilized land. This is in accordance with paragraph 117 of the NPPF which states planning policies and decisions should promote an effective use of land in meeting the need for homes and other uses, while safeguarding and improving the environment and ensuring safe and healthy living conditions.

The site is identified in the council's 2019 SHAA under reference SE1/005 as land available and ready for development within the next 1-5 years.

- Suitability – The site is located within the Sunbury urban area and is previously developed land. The site is not subject to any major constraints.
- Availability - The site's landowners have confirmed the site's availability.
- Achievability - No major physical constraints affecting the site. The site's availability has also been confirmed, therefore the site is considered achievable.
- Potential Yield: 77
- Timeframe – 1- 5 years

The Council are able to demonstrate a deliverable five-year housing supply with or without including our site, however if the proposed development is not developed the council will only have an overall surplus of 10 dwellings in the area. It is therefore in the council's vested interested to ensure the site is developed for residential as soon as possible if they wish to meet their housing target sets by government.

a.	Requirement (latest proposed single draft methodology)	2950 dwellings
b.	Additional 5% requirement	148 dwellings
	Potential Shortfall 2017/18 and 18/19 carried forward	33 dwellings
c.	Total requirement	3131 dwellings
d.	Potential housing supply	3218 dwellings
	Overall surplus in five year period	87 dwellings

We therefore consider the principle of development to be acceptable and to accord with Strategic Policy 2 and Policies HO1 of the Local Plan and is in accordance with national policy to positively increase the supply of housing.

5.2. Matters of Development

A pre-app service was undertaken with the council to establish the in principal use of the site for residential purpose. The pre-app was undertaken on the 23rd of April, it was attended by d-na (architects), Cushman and Wakefield (planning), Knowle Green Estate and the proposed case-officers. The case-officers offered their in-principle support towards the proposed use of the site as residential and provided valuable feedback on the draft development.

Formal feedback was issued on 07th May 2019. Key points are included below alongside the response to these;

1. Affordable Housing

Although there is no reference in the document or clarification at the meeting, the LPA would expect the proposal to be policy compliant (40%) given the context of the existing site. Any deviation from policy would require the submission of a viability study and confirmation that the cost of an independent review would be met by the applicant.

A viability assessment has been undertaken to support the application. The report states that 20% can be provided viably.

2. Design

The conversion of the existing building changed its character and appearance and, although ultimately approved, was not well regarded by the planning committee members because of its heavy appearance. Producing a similar design for a new building is likely to compound the heavy appearance on the site.

We have lowered the building by one storey and also made considerable changes to the appearance of the top floor by removing the ‘overbearing’ projecting hairpins and replacing them with a subtler design and a lighter in colour material.

3. Parking Ratio

It was indicated that the proposal would be parked at level of 1:1, however notwithstanding the existing approvals at the former Benwell House, this does not take account of any community use on the ground floor of the proposed building.

The proposed development is seeking to provide 110 car parking spaces of which 5 will be disabled parking, 5 charging points and 10 community centre spaces.

The number of car parking spaces has been cross referenced against census car ownership data compatible with the location and nature of the development proposed. This has confirmed that the proposed level of parking provision is considered to be sufficient to accommodate the parking demand of the proposed development.

4. Positive Contributions

Given the design choice, proposed height and density, further consideration should be given to this statement as a key consideration.

We have lowered the building by one storey and also made considerable changes to the appearance of the top floor by removing the ‘overbearing’ projecting hairpins and replacing them with a subtler design and a lighter in colour material.

5. Amenity Provisions

Given the reduction in amenity levels compared to policy requirements further consideration should be given to this statement as a key consideration.

We exceed the London Plan areas for private amenity by 60sqm

6. Environmental Landscape Improvements

Given the loss of TPO trees, introduction of built form and new loss of landscape further consideration should be given to this statement as a key consideration.

A landscaping plan has been submitted as part of the application to ensure sufficient landscaping is being provided and that the trees being removed from the site are being replaced appropriately within the new development.

7. Overlooking

Key consideration provided a distance of 24, between the proposed building and the property labelled 1 to the east but the property labelled 2 would be closer and the proposed units are within 14.5 of the boundaries to the rear gardens and have primary living spaces and large windows in this location.

The distance of 16m between the proposed building and the multi-residential property to the south is shown as 16m and whilst this is generally acceptable from the details shown, it does ignore the south facing balconies which would reduce this distance.

We have relocated the offending balcony to the West elevation. After the comments received by the case-officer during the pre-app and at the public consultation, Property 1 is now also a distance of 25m (26.6m at 4th floor) from Ceaser Court 2 and Property 2 is 22m (23.6m at 4th floor). We have further moved the development forward to the west to improve the design and reduce any potential overlooking issues. Reorientation of rooms and removal of balconies has also been undertaken as part of the design evolution to reduce overlooking.

Overall the development is now 15.5m to boundary.

8. Typical Floor Plans

The entrance to the proposed community use should be strengthened and its position reconsidered to ensure greater prominence from the street. The units on the west elevation should be revised to limit the primary residential space overlooking the east boundary. Consideration should be given to removing the unit on level 05 to allow for a gradation of built form within the street and to avoid isolating the development from the surrounding public realm.

Entrance enhanced with landscaping and signage to the community use. Level 5 removed in its entirety.

9. Elevations

Further consideration should be given to resolving the layout of the openings of level 04 in relation to the rhythm of the lower levels.

The rhythm of the windows and openings was not finalised at pre-app stage. This has now been considered to relate to the elevations on the lower storeys resulting in a holistic approach to the façade design.

10. Landscaping

The removal of trees should be discussed with the Council Tree Officer, together with the type, size and location of replacement trees.

Discussions have been had with the Tree Officer (Stuart Bee) and his comments below have been incorporated where possible.

The tree planting to the site entrance (mainly the left-hand side) should be maximized to reduce the impression that a number of trees have been removed. Regarding the south eastern corner, as a tree is being removed a tree is re-planted in this area. Trees and planting should be integrated, particularly to South East corner. Tree species planted should be at least semi-mature stock and approximately 8 metres in height.

The tree canopies shown on different drawings vary from the tree survey and this may impact the LPA's consideration for the proposal in relation to the TPO trees retained. It is recommended that greater attention is paid to the tree survey drawing.

An overlay image (below) shows how the graphics for existing tree canopy extents were based on the canopy shapes from the Tree survey drawings (survey trees have a dark green outline). We incorporated the survey into an illustrated plan and adjusted the graphics to give a general impression of the existing trees on site.



CEASER COURT 2 – KNOWLE GREEN ESTATES

The provision of the bin store in the south east corner of the site appears operationally difficult for occupiers because of the distance to it and the proximity of parking spaces, and also the Council's waste management team. The space proposed would be required to meet the minimum requirement of the Council in respect of waste and recycling provisions and the space appears small. It is recommended that the location and operation is discussed with the Head of Neighbourhood services at an early stage.

The bin stores are no longer in this corner. We have moved it to be located centrally and it is combined for the use of block 1 and 2. site plan 0002 and also the separate bin store drawing 2010 illustrate these changes.

11. Sustainability

The proposal would be required to meet the minimum 10% energy demand being provided from on-site renewables set out in policy CC1 of the Core Strategy. From the information submitted, the Local Planning Authority considers that the proposal required further resolution and additional information prior to the submission of an application.

The proposed development will be exceeding the 10% energy demand requirement stipulated in the local plan by providing 11.52%.

5.3. Community Space

Policy CO1 (Providing Community Facilities) of the local plan states the council will seek to ensure community facilities are provided to meet local needs by supporting the provision of new facilities for which a need is identified in locations accessible to the community served. Paragraph 91 and 92 of the NPPF add planning policies and decisions should aim to achieve healthy, inclusive and safe places which promote social interaction, including opportunities for meetings between people who might not otherwise come into contact with each other – for example through mixed-use and councils must provide social, recreational and cultural facilities and services the community needs.

The proposed development is seeking to provide an element of community space as part of the development. The use is currently not confirmed, however conversations between Knowle Green Estates and the NHS have been taking place for the past 18 months. The current GP in Sunbury is unable to accommodate the local residents. The council are in conversations to either open a new facility or relocate the existing GP to the proposed site.

Local residents were asked during the public consultation if they supported the use of the ground floor as community space. 75% stated their support and only 14% objected to the idea. The questioner at the public consultation further asked residents what they'd like to see the community space used for. The following results were reregistered;

- GP Surgery/Health Centre - 44%
- No Comments – 38%
- Additional Housing - 6%
- Community Centre – 6%
- Additional Parking – 6%

The results above illustrate the support to use the space for D1 purposes. As stated above whilst Knowle Green Estates have been trying to negotiate a deal with the NHS, we are unable to confirm at this stage if they will be occupying the site.

5.4. Affordable Housing

A viability assessment was undertaken by BNP Real Estate and is submitted as part of this application to assess any impacts which may occur due to the development.

The council under policy HO3 state they have a target of 40% affordable housing over the plan period – 2006-2026. However, this will be achieved by having regard to the circumstances of each site, negotiating for a proportion of up to 40% of housing on sites to be affordable where the development comprises 15 or more dwellings (gross) or the site is 0.5 hectares or larger irrespective of the number of dwellings. The policy however further adds financial contribution in lieu of provision for affordable housing will only be acceptable where on-site provision is not achievable and where equivalent provision cannot readily be provided by the developer on an alternative site.

The proposed development can viably provide 20% affordable housing which equates to seven units.

5.5. Design

The proposal comprises the following accommodation;

- 10x1-bed
- 23x2-bed
- 3x3-bed
- Ground floor community space

The proposals will be built to modern Lifetime Homes Standards and be flexible to meet the needs of future occupiers. A number of units will also be wheelchair use compliant.

Policy EN1 (Design of New Development) sets out the Council's requirements for the design of new development which should be of a high standard in design and layout. New development should create buildings and places that are attractive with their own distinct identity; they should respect and make a positive contribution to the street scene and the character of the area in which they are situated, paying due regard to the scale, height, proportions, building lines, layout, materials and other characteristics of adjoining buildings and land.

The architectural approach is to deliver a high-quality solution to this unique location and attract future residents into the town by enhancing the local residential community. The architecture is to be sympathetic and respectful of its surroundings, yet contemporary in its execution.

The development proposes a strong masonry brick aesthetic from ground to third floor before stepping in and adopting a lightweight metal cladding solution for the fourth floor. The windows are arranged around a grid to pick up the Georgian style aesthetic of the local vernacular but the execution of the elevational setting out is manifest in a more contemporary aesthetic. Overall, the balance of brick to glazing is well considered, with neither material taking a more

dominant role.

A hierarchy of materials will form the palette for the building. The primary elevational material will be the brickwork, the secondary material being dark grey colour coated aluminium window and frames, and the tertiary is a light metallic coloured roofscape. This palette will deliver a calm and contemporary architecture respectful of its surroundings. The main entrance to the building is directly opposite that of Ceaser Court 1 and is via a glazed double door entranceway to the north of the building.

The aim of the proposal is to ensure that appropriate standards for accessibility can be met at the outset, to meet reasonable expectations for mainstream inclusive design, and to ensure that the aims of the Disability Discrimination Act 1995 (as amended 2005) can be met.

The design approach believes that access should take into account a wide range of environmental needs and not be limited to specific types of disability. In adopting this broad approach, the scheme aims to promote the provision of an environment that is safe, convenient and enjoyable for use by everyone living or visiting the scheme.

The proposed development will retain the existing pedestrian, vehicular, servicing, emergency and refuse access to and from the building with any improvements being designed in accordance with best practice guidance on inclusive design. The new proposals are designed to be accessible in accordance with Part M of the Building Regulations as a minimum.

The design is therefore in accordance with Policy EN1, HO4 and the Supplementary Planning Guidance (SPG) on residential extensions and new residential development and is therefore acceptable in design terms.

5.6. Transport, Highways and Parking

A Transport Statement has been prepared by TTP Consulting and is submitted as part of this application to assess any impacts which may occur due to the development.

The report identifies the potential number of trips associated with proposals using trip rate information from the TRICS database. The exercise suggests that there would not be any noticeable impact on the local highway or transport network, with fewer overall vehicular and person trips associated with cumulative scenario when compared to the former 2,377sqm office space.

It is anticipated that the proposed new residential would generate 4 to 5 deliveries per day the majority of which would be by transit or similar sized vehicle. The number of deliveries associated with the proposed Community Use would be dependent on the nature of any event.

The report further identifies the proposed use of the site as residential development will generate far lower trips than if the development was to stay as office space. Thereby having limited impact on the surrounding road network.

In light of the above, the report concludes that the proposals will not result in a material change in the character of traffic in the vicinity. Furthermore, in accordance with NPPF, the residual cumulative impacts of the development are not considered severe, and, as such, should not be prevented or refused on transport grounds.

The development is therefore acceptable in traffic and parking terms.

5.7. Flood Risks Assessment and Drainage

A Flood Risk Assessment has been undertaken by Patrick Parsons and is submitted as part of this application to assess any impacts which may occur due to the development.

This report demonstrates that the proposed development satisfies the requirements of NPPF and the London Plan with regard to flood risk and surface water run-off management. The proposed development is wholly located within Flood Zone 1 as defined by the Environment Agency, therefore having a probability of flooding from the rivers and seas of less than 1 in 1000.

The proposed Sustainable Drainage Strategy utilises SuDS techniques providing cleansing of pollutants and attenuation prior to the final discharge into the ground via infiltration. The SuDS techniques that are proposed are permeable paving that takes advantage of the shallow infiltration options available to the site.

The foul water from site is proposed to be discharged through the existing connection, into manhole 0801 along Green Street. This peak foul flow rate from the development has been calculated as 4.2 l/s utilising the methodology set out in Sewers for Adoption, 7th edition. The proposed SuDS will be designed to cater for the 1 in 100 year plus 40% allowance for climate change event in accordance with the requirements of the Lead Local Flood Authority, the Environment Agency as well as the NPPF.

This report has demonstrated that the proposed development provides suitable mitigation measures against potential flood sources. Exceedance flows will be diverted away from the proposed development through level design into the proposed car parking areas in order to be contained on site but away from the residential units.

The report overall concludes that the proposed development is fully compliant with NPPF, issues relating to flood risk and drainage and is therefore acceptable in flooding and drainage terms.

5.8. Foul Sewage Assessment

A Foul Sewage Assessment has been undertaken by Mott Macdonald and is submitted as part of this application to assess any impacts which may occur due to the development.

An assessment of the foul loading was undertaken in accordance with BS EN 12056-2:2000, Gravity drainage systems inside buildings – Part 2: Sanitary pipework, layout and calculation. The proposed system will be System III, which is defined as a “single discharge stack system with full bore branch discharge pipes”. Waste water flowrate has been calculated for 8.3 l/s.

Building Regulations Approved Document H gives a hierarchy of drainage options that must be considered and discounted in the following order:

- A public sewer; or, where that is not reasonably practicable;

- A private sewer communicating with a public sewer; or, where that is not reasonably practicable;
- Either a septic tank which has an appropriate form of secondary treatment or another wastewater treatment system; or, where that is not reasonably practicable; and
- A cesspool

The report states the preferred option is to connect into a public sewer. This consists of new 150mm pipe running 110m and connecting into the Thames Water sewer.

Thames Water offers a free pre-planning service that can highlight at an early stage if they have capacity within their wastewater network to serve potential developments, or a strategy if there is not enough capacity. The service was undertaken as part of the consultation. Thames Water confirmed there is sufficient capacity within their foul network to allow for the proposed connection.

The development is therefore acceptable in foul sewage terms.

5.9. Noise

A Noise Assessment has been undertaken by Hilson Moran and is submitted as part of this application to assess any impacts which may occur due to the development.

The report concludes the noise levels generated in the surrounding area are permissible with reference to the requirements of Spelthorne District Council and that subject to appropriate noise mitigation methods the expected internal noise level criteria are expected to be met.

Therefore, the proposed development is appropriate in noise terms.

5.10. Energy Strategy

An energy assessment has been undertaken by Mott Macdonald and has been submitted as part of this application to assess any impacts which may occur due to the development.

The report demonstrates compliance with Spelthorne Borough Councils 'Developers Guidance Note for the 10% Renewable Energy Requirement', Policy CC1 of the Council's Core Strategy and Policies Development Plan Document which states 10% of energy must be renewable. The proposed development is exceeding the 10% threshold by providing 11.52% using PV panels on the roof. Whilst other low impact, low or zero carbon renewable energy systems were reviewed it has been shown that PV panels were considered to be the most appropriate and feasible technology.

The report overall concludes that the proposed development is fully compliant with NPPF, issues relating to renewable energy is therefore acceptable in energy terms.

5.11. Contamination

A desk study Ground Investigation Survey was undertaken by Geotechnical and Environmental Consultants) to support the planning application and is submitted as part of this application to assess any impacts which may occur due to the development.

The report concludes that there is a low risk of contamination on the site and therefore it is not considered necessary for any requirements for any special precautions or measures to be taken with respect of ground contamination.

5.12. Air Quality

An air quality assessment has been undertaken by Hilson Moran and is submitted as part of this application to assess any impacts which may occur due to the development.

The report concludes the construction phase impacts of the development will have a medium risk of dust soiling during earthworks and trackout and a low risk of dust soiling during construction. There is also a low risk to human health during earthworks and trackout, which is negligible during construction. The overall construction phase poses a low to medium risk in terms of fugitive particulate matter (PM10) emissions. Through good site practice and the implementation of suitable mitigation measures, the impact of dust and PM10 releases will be minimised. The residual effect of the construction phase on air quality is therefore not significant.

The impacts of the Proposed Development on air quality are negligible (themselves not warranting the need for mitigation) at all existing receptors for all the pollutants of concern. The assessment indicated that the short-term PM10 concentrations at all modelled receptors are compliant with the relevant AQS objectives, therefore mitigation is not required. Mitigation is only recommended for the construction phase only.

The development is therefore acceptable in air quality terms.

5.13. Site Waste Management and Refuse Plan

A waste management plan produced by RSK has been submitted as part of this application to assess any impacts which may occur due to the development.

The estimation shows that up to 109 tonnes of waste may arise from construction works associated with the project, based on the maximum quantum of development and the construction BRE Waste Benchmark data. In order to minimise any waste, the report suggests appropriate targets will be set in relation to the minimisation and recycling of any construction waste materials to be agreed at inaugural meetings of the project team. To ensure that the system of waste minimisation reuse and recycling is effective, setting of onsite waste targets for the proposed development should be included within agreements with the proposed Principal Contractor.

It is recommended that the Principal Contractor with responsibility for the overall scheme register with the “Considerate Contractors Scheme”.

The residential element of the proposed development could potentially generate up to 30.60 tonnes of household waste per annum (0.59 tonnes per week). Given that the proposed development will predominantly be residential housing; bin storage requirements for waste, organic and dry recyclables as defined by Spelthorne Borough Council will be efficiently met by external storage arrangements. In addition, the final design of the residential element of the development will comply with Spelthorne Borough Council guidance requiring adequate access for refuse vehicles and refuse collectors.

Waste generated from the proposed community space will be segregated and stored separately from the residential waste generated at the development. It is anticipated the community waste will be managed through a private commercial waste management contractor.

Refuse and recycling areas are located so as to be convenient and accessible for residents, whilst not encroaching prominently onto the street scene.

The waste provision will consider both Ceaser court 1 and the proposed Ceaser Court 2 and will provide the following capacities:

- General waste = 9 x 1100 litre
- Recycling = 9 x 1100 litre
- Food Waste = 6 x 240 litre

Recycling and general waste and food waste will be collected weekly. Tracking movements have confirmed that the parking layout on the site provides adequate manoeuvring, passing and turning space.

Community waste space will be privately managed.

The report overall concludes that the proposed development is fully compliant with NPPF, issues relating to site waste management and refuse and is therefore acceptable in waste and refuse terms.

5.14. Arboriculture

An arboriculture assessment has been undertaken by RMTTree Consulting and is submitted as part of this application to assess any impacts which may occur due to the development.

A BS5837: 2012 survey was undertaken on eighty-seven trees. At the time of inspection eight trees were considered to be category A and high value and thirty trees were considered to be category B and moderate value. The remaining trees and groups were considered to be category C and U and of low value.

To facilitate development, it will not possible to retain trees T2, T25, T35 – T39 and T70 – T80;

- T2 will require removal to facilitate construction of proposed car parking bays.
- T3 is a small unremarkable tree of limited quality and as such its removal will not have a significant impact on the wider landscape.
- Trees T35 – T39 will require removal to facilitate construction of the proposed bin stores, outdoor seating and cycle store.
- Trees T70 – T80 will require removal to facilitate construction of the proposed flat complex.

The trees to be retained will be protected during development and methods for ensuring their protection have been described in the report. Furthermore, the trees lost will be replaced within the site as part of the landscaping plan.

Therefore, whilst a number of trees will be lost the report concludes subject to the correct landscaping, replacement of the trees and tree protection, the development will be acceptable in arboriculturally terms.

5.15. Landscape Plan

A Landscaping Assessment has been undertaken by Outerspace and is submitted as part of this application to assess any impacts which may occur due to the development.

The landscape design concept for Ceaser Court is to create a community focused landscape that works with the existing environmental assets and landscape character of Ceaser Court. The design seeks to provide a series of spaces that meet the social and amenity needs of residents and visitors and contributes to and enhances local biodiversity habitats and networks.

Central to the development is a shared space providing access to both buildings. This area is created with pedestrian priority in mind. Planting beds are used as an aesthetic feature to provide visual 'softening' whilst also creating form to aid with traffic calming. An additional pedestrian route is provided through a small garden space which also offers opportunity for quiet relaxation and socialisation. A communal garden is proposed to provide an amenity space for all the residents to enjoy.

The design seeks to retain as many trees and possible and to replace those that area removed with a mature a size specimen as practicable. Paying particular attention to the entrances and views into the site from the boundaries ensuring the development sits sensitively within its environment.

The scheme seeks to contribute meaningfully to the emerging ecological regeneration by introducing habitat and food sources for wildlife which can support a wider network of vegetation and migration corridors. New native shrub and tree planting will create wildlife stepping stones and flight paths especially suited to birds and bats.

The development is therefore acceptable in landscaping terms and is improving the existing provision onsite.

5.16. Lighting Impact Assessment

A lighting assessment has been undertaken by Mott Macdonald and is submitted as part of this application to assess any impacts which may occur due to the development.

Mott Macdonald have undertaken calculations which confirms that the design for Ceaser Court 2 achieves appropriate basic illumination levels acceptable for safe circulation and access for maintenance around the site but crucially incorporates limitation of net brightness to an appropriate level, with techniques incorporated to ensure management of light spill in line with the GN01 principles.

The external lighting concept scheme has been laid out in accordance with relevant legislation; and complies with ILE guidance for Dark Skies and the control of unwanted light in the urban environment. The lighting concept design seeks to minimise potential impacts on the neighbouring properties and businesses as well as the natural environment including potential, nocturnal cohabitants of the site. Dark corridors remain at the periphery of the site and across the site from tree canopies.

There is demonstrably no direct upward light contributed by the scheme and the reflected glow is minimal as defined in the supporting calculations provided in the supporting lighting assessment document submitted as part of the application.

It is therefore concluded that the development is acceptable in lighting terms.

5.17. Statement of Community Involvement

As part of the planning application public consultation was undertaken. The consultation was undertaken in compliance with national policy and local guidance, which recommends pre-application engagement by the applicant with the public.

The public exhibition was held at the Benwell Centre, Mitchison Court, Downside, Sunbury-on-Thames TW16 6RT. The site was chosen on account of its location adjacent to the proposed application site. The event was held across two days (Friday 17th May and Saturday 18th May) between 2.00pm-7.00pm on the Friday and 10.00am-4.00pm on the Saturday. The two days and varying times were chosen intentionally to ensure that as many interested parties as possible would be able to attend at a time convenient to them. A separate session was held for local Councillors and key stakeholders on Friday 17th May between 12.00pm-2pm.

All sessions were staffed by members of the project team with a minimum representation, including representatives from Knowle Green Estates (Client), Cushman Wakefield (planning); Markides Associates (transport) and d-na Architects (architects). This ensured there was representation from the client, the planning team, and architects and the transport engineers on hand on both days to answer any technical or non-technical queries.

In order to comply with local policy a number of methods were utilised in order to ensure the sessions were well publicised, these included;

- Key stakeholders were informed of the public exhibition ahead of the session via letters and/or emails being sent out. Addresses elected officials who represent the area. Please refer to see an example of the letter issued to the key stakeholders.
- Adverts, sizing 15x3, were placed in the Surrey Advertiser two weeks ahead of the public consultation. The advert provided key information regarding the public exhibition including the location, date, and time. The advert also provided contact details for the project team and invited the local community to share its views on the proposals.
- 310 letters were hand delivered to surrounding residential homes. The letters were personalised and delivered approximately a week and a half before the session. The letter provided key information regarding the exhibition, including the location, date, and time. The letter also provided contact details for the project team and invited the local community to share their views on the proposals.

Advertisements were also posted on Spelthorne Council's website, Facebook and Twitter accounts). The notices provided key information regarding the drop-in session including the location, date, and time. The notices also provided contact details for the project team and invited the local community to share its views on the proposals. These were re-posted in the run up to the exhibition.

The two-day public exhibition attracted 54 attendees, and the project team received formal feedback from 35 attendees in response to the proposal. A high level of support was received for the development scheme with 71% of respondents supporting the in principle use of developing the site. Notwithstanding a number of comments on the detail of the scheme were received.

A full breakdown of the results are included in the Statement of Community Involvement statement, which has been submitted as part of this submission.

6. Conclusion

Cushman and Wakefield have been instructed by Knowle Green Estates to submit a planning application for the erection of 36 residential units Ceaser Court 2, Green Street, Sunbury-on-Thames, TW16 6QS. The development proposes to develop the vacant area at Ceaser Court for residential purposes with associated car parking, ground floor community area, landscaping, access, services and facilities. Development proposes to provide a mix of private and affordable housing”.

The proposal comprises of a five-storey residential block with the fifth-floor set-back to minimise its visibility from the ground. The building plan is rectangular, with its shortest elevation towards Green street which helps to minimise the buildings impact on the street scene. This is further helped by the retention of existing trees directly in front of the building.

The proposed development is seeking to provide 36 residential units, with a mix of 10x1-bed, 23x2-bed and 3x3-bed units and ground floor community use. The development seeks to complement and form part of the existing consented Ceaser Court 1 development (Formerly Benwell House - ref: 18/00529/FUL).

The development proposes a total of 95 car parking spaces, of which five will be 5 accessible spaces. An additional 10 community use car parking spaces and 5 electrical charging spaces will be provided. Thereby totalling the spaces to 110. 110 cycle parking spaces across both Ceaser Court 1 and Ceaser Court 2 will also be provided. Amenity space consists of a shared garden and private balconies and terraces for all units.

Spelthorne are currently not meeting their housing targets and have pressure to provide 590 units annually. The proposed development is seeking to alleviate the current pressures faced by the council by providing 36 residential units to the area.

The site has been identified in council's 2019 SHLAA under reference SE1/005 for 77 units and a site ready for delivery within the next 1-5 years. The Council are able to demonstrate a deliverable five-year housing supply however if the proposed development is not developed the council will only have an overall surplus of 10 dwellings in the area. It is therefore in the council's vested interested to ensure the site is developed for residential as soon as possible if they wish to meet their housing target sets by government.

Furthermore, the site is in accordance with Strategic Policy 1 (Location of Development) and Paragraph 117 of the NPPF which states councils should promote developments which use land effectively, especially those that makes as much use as possible of previously-developed or 'brownfield' land, to meet needs of the area all whilst safeguarding and improving the environment and ensuring safe and healthy living conditions.

With regards to design, the proposed development pays due regard to the scale, height, proportions, building lines, layout, materials and other characteristics of nearby buildings and land and respects and makes a positive contribution to the character of the area. The design is therefore in accordance with Policy EN1.

The proposed development is in accordance with local and national policy and the applicant would seek to implement the proposed use as soon as possible upon the grant of planning permission.

If you have any further queries, please do not hesitate to contact Ian Anderson on ian.anderson@cushwake.com or Zainab Arshad on Zainab.arshad@cushwake.com in the first instance.

Cushman and Wakefield, Inc.

August 2019