

DELEGATED REPORT

REF No: 20/00974/EIASCO

SITE: Cambridge Road Estate, Burritt Road,
Kingston Upon Thames



WARD: Norbiton

PROPOSAL:

Request for Environmental Impact Assessment Scoping opinion for part detailed, part outline for a residential-led proposed development comprising demolition of the existing buildings on the site and construction of up to 2,170 new homes and up to 3,600sqm of non-residential floorspace that is to be used as commercial, community and office (workspace) use.

Plan Type: Environ Impact Assess
Scoping Opinion

Expiry Date: 10/06/2020

APPLICANT'S PLAN NOS:

Environmental Impact Assessment
Scoping Report dated April 2020
Cover Letter dated April 2020

PLANNING POLICY GUIDANCE/PLANNING POLICY STATEMENTS

DEVELOPMENT PLAN:

Mayor for London
London Plan March 2016 (consolidated with
alterations since 2011)
LDF Core Strategy Adopted April 2012
Kingston Town Centre AAP 2008

PREVIOUS RELEVANT HISTORY

None relevant

CONSULTATIONS

Natural England

1. The scoping request is for a proposal that does not appear, from the information provided, to affect any nationally designated geological or ecological sites (Ramsar, SPA, SAC, SSSI, NNR) or landscapes (National Parks, AONBs, Heritage Coasts, National Trails), or have

significant impacts on the protection of soils (particularly of sites over 20ha of best or most versatile land), nor is the development for a mineral or waste site of over 5ha. At present therefore it is not a priority for Natural England to advise on the detail of this EIA. We would, however, like to draw your attention to some key points of advice, presented in annex to this letter, and we would expect the final Environmental Statement (ES) to include all necessary information as outlined in Part 4 of the Town & Country Planning (Environmental Impact Assessment) Regulations 2017.

2. Environment Agency

3. No objection. Commentary given regarding groundwater and contaminated land (Screened out and can be dealt with by condition). Commentary given regarding Flood Risk (screened out, but will need to provide a flood risk assessment and surface water drainage whether as part of EIA or as stand alone documents)

4. RBK Lead Local Flood Authority

5. No response

6. RBK Neighbourhood Engineer

7. No response

SITE AND SURROUNDINGS

8. Kingston Upon Thames town centre is located approximately 850m to the west of the site and the River Thames is located approximately 1.2km to the west of the site. The site is located to the immediate south of the A2043 Cambridge Road and Hawks Road. Hampden Road marks the far eastern extent of the site and the back of the rear gardens to the properties on Portman Road represent the western extent of the site. The southern boundary of the site is bound by Bonner Hill Road.
9. The land use in the immediate vicinity of the site is predominantly residential and of a domestic suburban character and scale. Residential properties are located to the north of the site, beyond the A2043 and Hawks Road and to the west of the site, including along Portman Road, Somerset Road, Rowlls Road and Piper Road. The residential streets of Vincent Road and Cambridge Grove Road are located to the immediate southeast of the site. A recently constructed student living complex is located to the north of the site, on the southern side of the A2043.
10. To the immediate east of the site, beyond Hampden Road, is an area of commercial and light industrial use. To the south of the site, beyond Bonner Hill Road is Kingston Cemetery and Crematorium, which is designated as a Site of Importance for Nature Conservation (SINC) and protected Metropolitan Open Land (MOL).
11. Hogsmill River is located approximately 300m to the south of the site. Large scale industrial uses are located to the immediate south of Hogsmill River, including Hogsmill Sewage Treatment Works and a household Reuse and Recycling Centre.
12. Chelsea Ladies FC/ AFC Wimbledon is located approximately 200m

13. to the southeast of the site. Norbiton train station is located approximately 400m to the north of the site, Kingston train station is located approximately 800m to the north west of the site and Berrylands train station is located approximately 900m to the south of the site. All of the train stations provide services into Wimbledon, Clapham Junction and London Waterloo.
14. There are no listed buildings located on the site. The nearest listed building to the site is the Grade II listed Mortuary Chapels and the Grade II listed Tomb of Dorothy Frances Victoria Burton, located approximately 100m south of the site. The Grade II listed Church of St Peter and the grade II Listed Vine House are located approximately 200m to the northwest of the site. The Grade II Listed The Old Mill House is also located approximately 300m southwest of the site. Clattern Bridge Scheduled Monument is located approximately 1km to the west of the site.
15. Rose Walk, Raeburn Open Space and Elmbridge Open Space Local Nature Reserves are located approximately 1km to the southeast of the site. Bushy Park and Home Park Site of Special Scientific Interest (SSSI) and Grade 1 listed Historic Park and Garden is located approximately 1.4km to the west of the site. Beyond is Hampton Court Palace.
16. The site is located in Flood Zone 1 (at a low risk of flooding). The site is located within an Air Quality Management Area (AQMA).
17. The site is not located within a Conservation Area or Local Area of Special Character. The nearest Conservation Areas to the site are Fairfield/Knights Park and Grove Crescent Conservation Areas, located approximately 500m to the southwest of the site and Park Road Conservation Area, located approximately 500m to the north of the site, respectively.
18. Site Description
19. The site area extends to approximately 9 hectares (ha). Cambridge Road Estate was built in the 1970s and consists of the following buildings and facilities:
 - 832 residential homes, distributed across four 15 storey high-rises, low-rise blocks ranging
 - from 2 storey houses to 5 storey maisonettes and flat blocks with elevated walkways and
 - bridges to access upper levels;
 - Hawks Road Clinic within the northwest of the site;
 - The Bull and Bush Hotel within the west of the site;
 - The Surrey Sports Centre (disused) within the west of the site; and
 - Piper Community Hall within the south of the site.
 - The site includes small formal and informal spaces/play spaces and ground level car parking areas.

PROPOSAL

20. The planning application proposed is a hybrid (part detailed, part outline) for a residential - led proposed development comprising demolition of the existing buildings on the site and construction of up to 2,170 new homes and up to 3,600sqm of non-residential floorspace that is to be used as commercial, community and office (workspace) use. The proposed development is proposed to be divided into five construction phases and across thirteen plots. The exact tenure mix of the residential homes is yet to be decided, but it is intended to provide a mix of council rent, shared ownership homes, shared equity homes and private sale homes. The maximum height of development would be up to +64.423 metres (13 storeys) Above Ordnance Datum.

21. Topics to be included in the ES:

- Population and Human Health
- Townscape and Views
- Air Quality
- Biodiversity
- Daylight, Sunlight and Overshadowing
- Wind Microclimate

22. Topics to be scoped out of the ES:

- Transport and Access
- Noise and Vibration
- Water Resources and Flood Risk
- Cultural Heritage
- Land Contamination
- Waste
- Lighting
- Accidents and Disasters

ASSESSMENT

23. The proposed scope of the ES to consider the likely effects of the proposed development is considered to be acceptable.

24. In relation to the submitted List of Committed Developments submitted as part of the applicant's Scoping Report dated the Council considers that the developments listed therein are appropriate,

25. Furthermore, the following reports will be required to be submitted with the planning application/Environmental Statement:

- Planning Statement;

- Design and Access Statement (including contextual analysis, visual impact assessment, public realm and site permeability/legibility details);
- Heritage Assessment, including archaeology;
- Health Impact Assessment;
- Energy Statement;
- Demolition Management Plan;
- Construction Management Plan;
- Transport Assessment;
- Travel Plan (Residential and Workplace);
- Delivery and Servicing Plan;
- Noise Impact Assessment;
- Sustainability Study (including Energy Statement);
- Landscaping Scheme;
- Tree report;
- Flood Risk Assessment (including Surface Water Drainage Strategy);
- Land Contamination Assessment;
- Nature Conservation and Ecological Assessment;
- Lighting Strategy
- Acoustic Report; and,
- Statement of Community Involvement.

Conclusion

26. The proposals set out within the EIA Scoping Report are considered acceptable and in accordance with the Town and Country Planning (Environmental Impact assessment) Regulations 2017.

RECOMMENDATION

Approve

Signature of Case Officer: Toby Feltham

Date : 10/6/2020

Signature of Lead Officer :

Date :

To be initialled by the Chair of Neighbourhood Committee or other authorised Councillor in all cases involving unresolved material planning representations.

1. I endorse the recommendation of the Service Director(Planning and Transportation) to GRANT planning permission

Signature : _____

Date : _____

or

2. I wish this application to be referred to the Committee for determination.

Signature : _____

Date : _____

Signature of Authorising Officer :

Date :