



The Planning Inspectorate

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Saba Hadi
The Civic Centre,
44 York Street,
Twickenham,
TW1 3BZ

Your Ref: 18/0151/FUL

Our Ref: APP/L5810/W/18/3205616

Date: 30 September 2019

Sent by email:

planningappeals@richmond.gov.uk

Dear Ms Hadi,

TOWN AND COUNTRY PLANNING (ENVIRONMENTAL IMPACT ASSESSMENT) REGULATIONS 2017 (SI 571/2017 ('THE EIA REGULATIONS'))

Appeal by: Quantum Teddington Dev Ltd, Quantum Teddington LLP, TCSGCIC)

Site Address: Former Imperial College Private Ground, Udney Park Road, Teddington, Middlesex, Grid Ref Easting: 516462, Grid Ref Northing: 170848

The Inspector has referred to the Secretary of State, pursuant to Regulation 14(2) of the EIA Regulations, the question as to whether the application the subject of this appeal is an EIA application within the meaning of the EIA Regulations.

The development would consist of the erection of a new extra-care community, with new public open space and improved sports facilities. The site is in close proximity to Churchyard of St. Mary with St. Alban, Teddington SINC. There are numerous Local Nature Reserves within 5km in all directions of the site. Richmond Park Site of Special Scientific Interest (SSSI), National Nature Reserve and Special Area of Conservation (SAC) sits 2.5km north east. Kempton Park Reservoirs SSSI sits 4.7km east. Bushy Park and Home Park SSSI is located 500m south. Knight & Bessborough Reservoirs SSSI, and South West London Waterbodies Ramsar Site and Special Protection Area are located 4.7km south west. Additionally, there are numerous Grade I, II and II* Listed buildings within 100m of the site in all directions.

The development proposed falls within the description at 10(b) of Schedule 2 to the above Regulations.

Having taken into account the criteria in Schedule 3 to the above Regulations, the proposal would not be likely to have significant effect on the environment for the following reasons:

Due to the scale and urban location of the proposal, and the distance to biodiversity receptors there would be no likely significant impacts on the designated sites. No significant effects are identified in terms of noise, contamination, flooding, traffic or cultural heritage.

Given the nature and scale of the proposed development, it is unlikely to result in significant environmental impact. EIA is not required.

Accordingly, in exercise of the powers conferred on the Secretary of State by Regulation 7(5) of the EIA Regulations, the Secretary of State hereby directs that this development is not Environmental Impact Assessment (EIA) development.

Under regulation 28(1) of the above Regulations, the relevant planning authority must take steps to secure that this screening direction is placed on the part of the Planning Register which relates to the application the subject of this appeal.

A copy of this letter is being sent to the appellant for information.

Yours sincerely

Owen Hoare

Owen Hoare
EIA and Land Rights Advisor
(Signed with the authority of the Secretary of State)

cc: Mr Daniel Osborne

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