

Our Ref: TP.N/R2L

Your Ref:

Direct Dial: 084-5612-2660 x 4580

Contact: Mr C Tankard

Maddox Associates
70 – 74 Cowcross Street
London
EC1M 6EJ

FAO Mr Jonathan Taylor

30 March 2010

Dear Mr Taylor

Town and Country Planning (Environmental Impact Assessment) (England and Wales)
Regulations 1999 – Regulation 5 Screening Opinion
Twickenham Station Site, London Road, Twickenham

Thank you for your letter dated 16 March 2010 requesting a formal screening opinion of the local planning authority under the provisions of the Town and Country Planning (Environmental Impact Assessment) (England and Wales) Regulations 1999 in respect of the above development proposals.

Preamble

I can confirm that the local planning authority is of the view that the redevelopment proposals would be an Urban Development Project as defined in part 10 of Schedule 2 of the Regulations. The site is identified in your letter as approx 0.6ha, I can confirm that the area outlined on the site plan is 0.67ha and that the proposed scheme therefore constitutes Schedule II development for the purposes of the 1999 Regulations.

Schedule 3 of the Regulations requires the consideration of three matters in screening Schedule 2 developments, as follows

Characteristics of development
Location of development
Characteristics of the potential impact

Characteristics of Development

Having regard to the criteria set out in (a) to (f) of this part of Schedule 3, in particular (a) the size of development (being significantly greater in scale than the existing or previous use of the land) and (b) the cumulation with other development proposed within the surrounding area, it is considered that the proposed development is of sufficient size to potentially have significant effects on the environment.

Location of Development

Criteria (c) (vii) from this part of the schedule are of relevance in this case. The area surrounding the site is densely populated while the proposed development would be at a

station which is the subject of high passenger volumes.

Characteristics of the Potential Impacts

Having regard to the above factor, the development, both during its construction and future operation, could have a significant impact upon a number of areas of acknowledged interest. Broadly speaking these would include Visual Impact, Rail and Bus Services, Air Quality and Noise Pollution, Traffic Generation, Land Contamination and Wildlife Corridor/Habitat. Some of these potential impacts would not be reversible and would not be limited to the immediate locality, potentially affecting a significant number of people.

Conclusions

For the reasons above, the local planning authority consider that the proposed redevelopment would potentially have significant effects on the environment and that the proposal does require an Environmental Statement, under the terms of the EIA Regulations 1999, to accompany any future planning application.

The proposed scale and massing of the new buildings, their cumulative impact with surrounding development and the impact on rail and bus services, in particular during the construction phase, will be the major factors which need to be evaluated. It would appear that the developer and the Council have the shared objectives for creating a landmark building on this site which enhances the surrounding townscape, improves rail interchange facilities and creates new public space. The EIA process will provide an opportunity to test these impacts in a more rigorous fashion and in so doing contribute to the bringing forward of an appropriate and beneficial form of development.

Yours sincerely

Paul Chadwick
Director of Environment