

Town & Country Planning Act 1990 – S.78 and Town & Country Planning (Inquiries Procedure)(England) Rules 2000

Statement of Case of

The Kew Society



Application by Starbones Ltd., Land at Chiswick Roundabout,

Great West Road, Chiswick, London W4 5QB

Local Planning Authority reference 00505/EY/P18 or P/2015/5555

and 00505/EY/AD22 or P/2015/5560

PINS references APP/F5540/W17/3180962 and APP/F5540/Z/17/3173208

1 Introduction

- 1.1 This statement of case is submitted by The Kew Society (TKS) further to the Planning Inspectorate's decision to have the appeals by Starbones Ltd of the refusals of its planning applications PINS refs. APP/F5540/W/17/3180962 and APP/F5540/Z/17/3173208 decided at an Inquiry which has subsequently been recovered for final decision by the Secretary of State. TKS objected to the initial applications by Starbones and, following their refusals, has subsequently been granted "Rule 6" status at the Inquiry.
- 1.2 The purpose of this statement is to highlight to the Inspector areas of particular concern and emphasis for TKS, over and above our fundamental support for, and endorsement of, the statements of case made by the Local Planning Authority, Heritage England and the Royal Botanic Gardens.
- 1.3 TKS has been established for over 100 years and was registered as Charity no. 296591 in 1987, it has most recently incorporated as a Charitable Incorporated Organisation (CIO) and now has Reg. No. 1173016. TKS has over 700 fee-paying members and, amongst other activities, takes a close interest in new development and Town Planning proposals impacting "Kew" (the whole of Kew ward, and part of North Richmond ward, within the London Borough of Richmond upon Thames). Kew has a population of over 12,000 and includes major employers such as The National Archives and the Royal Botanic Gardens, Kew, each of which draws significant numbers of daily international and domestic visitors.
- 1.4 Although other committee members will be in attendance for parts of the Inquiry, it is currently planned that only one, Martin Taylor, will formally appear.

2 TKS case

- 2.1 Adverse visual impacts of tall buildings and large illuminated advertising panels on multiple heritage assets, Conservation Areas, the Arcadian Thames etc.
- 2.2 Environmentally unsuitable site for large housing development, which itself is likely to add to pollution levels given generated increase in traffic and congestion. Current NO² pollution levels are, and forecast to remain, well above legal limits. Poor building design, amenity space for residents, accessibility given surrounding roads, emergency planning issues.
- 2.3 Premature in local plan context, infrastructure provision and failure to consider adjoining "Hudson Square" site combination opportunity. Potential traffic improvement via altered A4/A406 link.
- 2.4 Wide adverse impact on traffic/pollution in one of the UK's already most congested and polluted traffic locations and consequent harm to local residents' health
- 2.5 Inappropriate and large illuminated advertising proposals impacting significantly outside immediate area, including on heritage assets, Conservation Areas etc.

Martin Taylor for The Kew Society
2 March 2018