



# **Land at Hook Rise South, Tolworth**

**The Guinness Partnership**

Temporary Energy Centre Application Supporting Note

May 2021

## 1. Introduction

- 1.1. This note has been prepared to provide clarification on the Temporary Energy Centre planning application submitted for Land at Hook Rise South, Tolworth (the ‘Proposals’ or the ‘Temporary Energy Centre Application’).
- 1.2. The application seeks full planning permission for:  
*“Construction of temporary boiler plant and generator (Energy Centre) (Sui Generis use class) and associated ancillary development.”*

## 2. Background

- 2.1. An application was submitted for full planning permission for Temporary Energy Application on 20 November 2020 (**Ref. 20/02936/FUL**). This application was subsequently withdrawn on 19 May 2021 following the appointment of Lovell Homes as the Main Contractor.
- 2.2. Following a review of the proposed location of the Temporary Energy Centre under application **Ref. 20/02936/FUL**, Lovell determined the proposed location and red line boundary is required to be amended to allow the safe access and egress around the Temporary Energy Centre and the wider Land at Hook Rise South hybrid planning permission **Ref. 16/10482/FUL**.
- 2.3. To resolve this, Lovell and the site owner - The Guinness Partnership - propose to move the Temporary Energy Centre proposed under Ref. 20/02936/FUL slightly to the south. The scale, massing and appearance all remain indistinct from the original drawings; however, the red line has had to be amended.
- 2.4. To assist Officers in understanding the Proposals, this note delineates the Proposals relationship with extant hybrid planning permission **Ref.16/10482/FUL** which approves the comprehensive re-development of the site and its surrounds for residential-led mixed-use scheme comprising 950 new homes on 28 March 2019 (the ‘Hybrid Permission’).
- 2.5. The descriptions of development for both the approved Hybrid Permission and proposed Temporary Energy Centre applications are as follows:
  - **16/10482/FUL - Approved Hybrid Planning Permission for the Site and its surrounds** - *“Part detailed/ part outline application for a total of 950 residential dwellings and other uses comprising: 1) Detailed: Erection of 211 residential dwellings (Use Class C3) with associated ground floor uses including Class D1 (Nursery) and Community Uses; (Class A1/A3) Restaurant/Café and 60 car parking spaces, bus layover and driver facilities; landscaping and ancillary works; 2) Outline: Erection of 739 residential units (Use Class C3) with associated other ground floor uses (Class D1) Doctor Surgery; (Class A1) Retail; Cycle Hub and 328 car parking spaces. All matters reserved for the outline phase except access.”*
  - **Proposed Temporary Energy Centre Application** *“Construction of temporary boiler plant and generator (Energy Centre) (Sui Generis use class) and associated ancillary development.”*
- 2.6. The note describes the approved location of the temporary energy centre under the Hybrid Permission and its proposed revised location under the Temporary Energy Centre Application.
- 2.7. In summary, the note seeks to clarify:

- The updated location of the Temporary Energy Centre is more appropriately located, than that which is approved in the extant the Hybrid Permission.
- Why a standalone planning application for the Proposals is sufficient and why varying the extant Hybrid Permission is not required.
- That the principles of the approved Energy Strategy under the Hybrid Permission are also followed for the Temporary Energy Centre Application, however minor betterment in terms of thermal insulation is also achieved.

### **3. Background**

- 3.1. Following the grant of the Hybrid Permission there has been a transfer of land ownership from MB Tolworth Ltd to The Guinness Partnership (the 'Applicant or 'TGP').
- 3.2. TGP has since undertaken a detailed review of Phase 1 of the permission and identified the opportunity to relocate the temporary energy solution to outside of the Phase 1 envelope, freeing up the space so it can be used immediately under its permitted use as a community facility and Police Welfare Room.
- 3.3. Phase 1 is the first of a multi-phase residential-led development comprising three 8-10 storey blocks and 6 duplexes totalling 211 new homes.
- 3.4. The Proposals submitted plans comprise details of the design and specification of the Phase 1 temporary solution which are required to be agreed with the Royal Borough of Kingston Upon Thames. Separately, the permanent energy solution will be finalised at Reserved Matters stage once Proposals for the wider masterplan area have been finalised.
- 3.5. The revised location brings multiple planning benefits, these include:
  - Freeing up the Block D floorspace designated for the 'meanwhile' Temporary Energy Centre for its permitted community facility use (D1), benefitting future residents and the local community;
  - The updated location of the temporary energy centre solution will be a greater distance from the sensitive Phase 1 residential and other supporting uses, reducing noise and visual amenity impacts when using its surrounding outdoor amenity space.

### **4. Approved Energy Strategy Principle to be Retained**

- 4.1. Details of the Hybrid Permission's approved Energy Strategy are set out in Energy Strategy (Hoare Lea, December 2016) and the Addendum to the Energy Strategy and Sustainability Statement (Hoare Lea, March 2017) (both attached for ease of reference).
- 4.2. The approved Energy Strategy resulted in a Be Lean CO2 reduction of 4% and an overall reduction of 35%, in line with adopted London Plan (2016) Plan Policy 5.2 'Minimising Carbon Dioxide Emissions' and emerging Publication Version New London Policy SI 2 'Minimising Greenhouse Gas Emissions'.
- 4.3. An Energy Strategy Note (Hoare Lea, updated February 2021) was submitted in support of the Temporary Energy Centre Application. The Note confirms that the updated energy solution follows the same principles of those approved under the Hybrid Planning Permission.
- 4.4. These include:

- A temporary Phase 1 central Energy Centre solution with gas boilers and CHP.
  - High performing façade and PV electrical generation on the roof.
- 4.5. The updated strategy will result in betterment to that of the permitted solution under the Hybrid Permission.
- 4.6. Specifically, it will result in improvement to thermal performance of Phase 1, as demonstrated in the Part L1A and L2A reports appended to accompanying Energy Strategy Note, with CO2 reductions of 10% and 2% respectively.
- 4.7. The Proposals are therefore compliant with both adopted London Plan Policy 5.2 and New London Plan Policy S1 2.

## 5. The Existing Solution

- 5.1. Outlined in red in Figure 1, the Hybrid Permission houses a temporary energy centre in detailed phase (or Phase 1) in Block D. The permanent energy centre solution is approved and will be located in the outline phases in Block G.

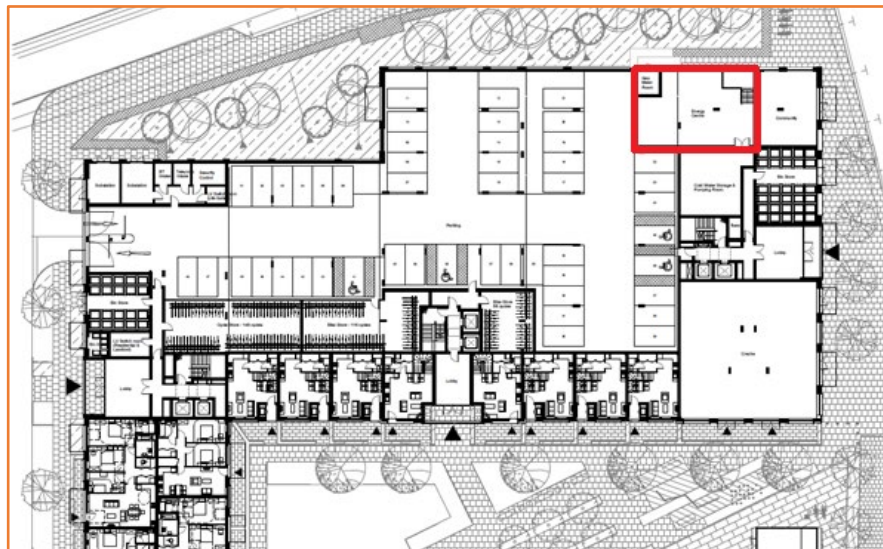


Figure 1 Extract of Hybrid Permission (Ref.16/10482/FUL) approved plan Ground Floor Plan rev E 01195\_JTP\_BD\_100 (JTP Architects, 2017).

- 5.2. The Phase 2 Energy Centre location is secured by Plan 9 in the signed S106 Agreement (dated 28 March 2019) (the 'S106') and is show shaded purple on the Phase 2 southern boundary in Figure 2. Plan 9 also demonstrates the permanent intended use of the Block D Temporary Energy Centre as a community facility.



Figure 2: Extract of Appendix 1 'Plan 9' of signed S106 Agreement for Hybrid Permission Ref.16/10482/FUL.

## 6. The Proposed Location

- 6.1. The submitted plan reference: TW-PRP-ZZZZ-ZZ-DR-A-2\_2301\_P00 (attached for ease of reference) provides the location of the proposed Temporary Energy Centre and its relationship with the extant Hybrid Permission.
- 6.2. Figure 3 shows the extent of the Temporary Energy Centre application site (outlined in red) and its relationship with the detailed element (shaded grey) and outline element (shaded white) of the extant Hybrid Permission.
- 6.3. The blue line demarcates The Guinness Partnership's (the Applicant) land ownership as well as extent of the site boundary of the Hybrid Permission.

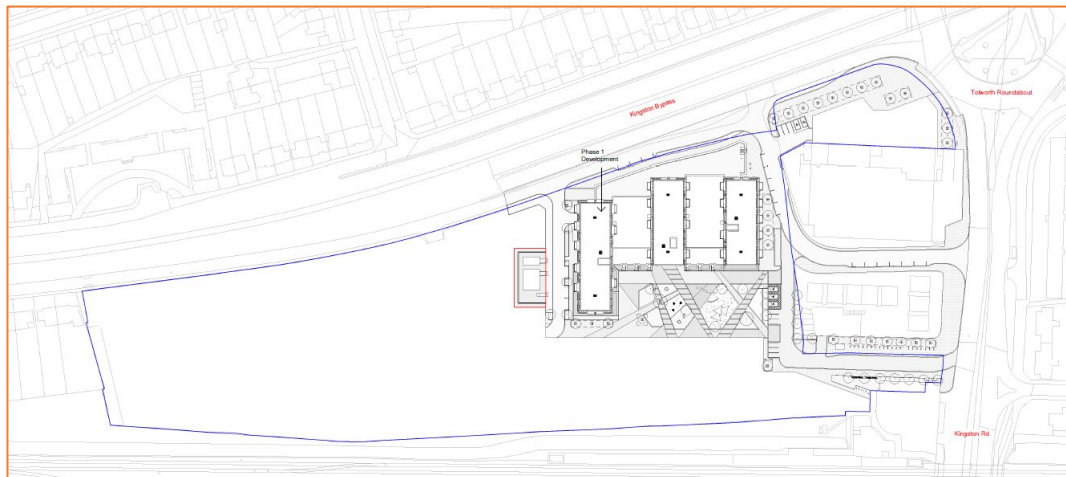


Figure 3: Extract from drawing TW1- PRP- ZZZZ- ZZ- DR- A-2\_2301 (PRP Architects, April 2021)

- 6.4. Figure 3 demonstrates that by virtue of its location outside of the Phase 1 boundary, the development of a Temporary Energy Centre will not result in any changes to the footprint, built floorspace, number of homes or landscaping of Phase 1 of planning permission Ref. 16/10482/FUL.