

Linden Homes & The Environment Agency

Riverside Works, Sunbury on Thames



Acting on behalf of Linden Homes and the Environment Agency, we advised on the redevelopment potential of this site for a workshop and residential use. Following detailed consultation with local stakeholders and pre-application meetings with local council officers Planning Potential were able to secure a viable scheme.

The site comprises the Environment Agency's Riverside Works – a mainland depot which sits adjacent to an island depot accessed via a vehicular bridge. The redevelopment of this site will provide a new workshop for the Environment Agency on the mainland, whilst retaining access to the island site.

The site had been allocated by Spelthorne Council for residential development so the remainder of the site was put forward for a mix of housing types, including affordable housing. In corroboration with the clients and a specialist consultation team, we were able to create a scheme for the site which responded to council policy, and the context of the surrounding area.

To support the development of the scheme our clients created a Steering Group which included representatives from local resident groups. The proposal evolved through detailed meeting with the Steering group, and pre-application discussions with council officers. Local residents were keen to see a sympathetic redevelopment following a previously unsuccessful appeal relating to the site which proposed 88 swellings.

The application was submitted following a very detailed period of public consultation which included an information day and public exhibition. The scheme provides large family homes, small units to meet a known local demand and an element of affordable housing. A detailed viability assessment was provided to justify an affordable housing contribution below the Council's policy requirement of 40%.



Through detailed discussions and negotiation Planning Potential was able to justify the provision of eight affordable units which amounted to 22% affordable housing across the site.

Summary of achievements

- Providing pre-application advice to clients
- Providing advice as a member of the Steering Group
- Project managing the consultant team
- Preparing the Planning Statement and Draft Heads of Terms
- Full co-ordination of the Planning Application
- On-going liaison and contact with the Local Planning Authority
- Section 106 advice

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