

ROEHAMPTON PARTNERSHIP

Notes of a meeting of the Roehampton Partnership held at
Whitelands College (Ruskin Room), University of Roehampton,
Holybourne Avenue, Roehampton SW15 4JD
on Wednesday, 25th March 2015

PRESENT

Councillor P. Ellis (Chairman)	Cabinet Member WBC (Housing)
Rev. J. McKinney (Deputy)	Holy Trinity Church
Mr. J. Horrocks	Roehampton Forum
Miss S. Price	Roehampton Resident
Mr. D. Lunt	Roehampton Resident
Miss P. Harris	Roehampton Trust
Fr. D. Gummatt	St. Joseph's Church
Councillor P. Carpenter	Wandsworth Borough Council
Councillor S. Sutters	Wandsworth Borough Council

OBSERVERS

Mr. R. Bishop	Roehampton Resident
Mr. J. Cairns	Roehampton Resident
Ms Nieves Carazo	Roehampton Resident
Mr. S. Fannon	Roehampton Resident
Ms R. Jones	Roehampton Resident
Mr. P. Parr	Roehampton Resident
Miss M. Hogan	Roehampton Resident
Mr. J. Wharton	Roehampton Trust

IN ATTENDANCE

Mr. G. Cox	Economic Development Office - WBC
Mr. D. Edwards	Housing Department - WBC
Ms B. Floyer	Emergency Exit Arts
Mr. M. Howell	Planning Department - WBC
Mr. J. Moore	Economic Development Office - WBC
Ms J. Newton	Economic Development Office - WBC
Mr. N. Smales	Economic Development Officer - WBC
Ms O. Okere	Committee Secretary - WBC

1. JONNY MOORE

The Chairman announced that Mr. Moore (Roehampton Regeneration Manager) will be leaving the Council and on behalf of the Partnership, thanked him for the tremendous work undertaken in the last two years on the regeneration work.

He added that the Partnership will be sorry to see Mr. Moore go but wished him well in his new job.

The Chairman then welcomed Mr. Gary Cox to his first meeting as the new Roehampton Regeneration Project Manager.

2. APOLOGIES FOR ABSENCE

On item 1, apologies were received from Mr. A. Woldu (Café Joy); Mr. M. Newey (Roehampton Club); Councillor J. Ambache (Wandsworth Borough Council Councillor); and Councillor McKinney (Wandsworth Borough Councillor).

3. DECLARATIONS OF INTERESTS

On item 2, the Chairman having asked, there were no declarations of disclosable pecuniary interests and other personal relevant interests. However, Mr. Horrocks declared an interest on item 6, GLA High Streets Funding, insofar as he lives on the same street; and Dr. Ives declared an interest in relation to item 7, Roehampton Regeneration, insofar as he is a practising GP in Roehampton.

4. NOTES OF PREVIOUS MEETING (PAPER "A")

On item 3, it was

Agreed – That the notes of the previous meeting held on 3rd December 2014 be confirmed and signed as a correct record subject to the following amendments:

(i) that on page 3, paragraph 1, line 5, reference to the Alton Activity Centre should state that it is located on Harbridge Avenue;

(ii) that on page 5, paragraph 5, line 1, the sentence "...the provision of cycle routes in the Putney Vale and Alton East area..." should read as "... the provision of cycle routes in Roehampton Vale ...".

5. MATTERS ARISING

On item 4, the following matters were raised:-

Transport in Roehampton: Miss Price (Roehampton Resident) sought a progress report on the request made for a pedestrian crossing to be installed at the ASDA roundabout. She said that a petition on the matter was submitted to full Council in 2012 and in 2013 Council agreed that improvements be made but this had not been implemented. In response, Mr. Edwards (Area Housing Manager) said he had raised the matter with Mr. Tidley (Transportation Manager – WBC) who confirmed that Transport for London (TfL) have said that the work is on their long list of potential improvements. Miss Price added that it is becoming increasingly dangerous for children to cross over to the bus stop and urged the Council to ask TfL to give the work greater urgency.

Traffic Counters in Danebury Avenue: In response to an update sought by Mr. Horrocks on why there were traffic counters in Danebury Avenue, Mr. Cox (Roehampton Regeneration Manager) explained that he had spoken with Mr. Tidley

and that it had been confirmed that TfL complete traffic counting exercises and do not always inform Wandsworth Council.

Passenger Transport Liaison Group: Ms Harris (Roehampton Trust) sought feedback regarding cycle routes. In response, Councillor Carpenter, who attended the most recent meeting, confirmed that discussion at the meeting focused only on the issue of bus routes.

Mr. Lunt asked whether there were any plans for a new bus route. In response, Mr. Cox said that this was a matter for TfL but it would not consider putting in a new bus route until there was more development in the area to justify it. However, the current increased service on Route 72 will continue. Mr. Cox added that TfL are reluctant to extend the K3 route as its current route is too long but will consider alternative provisions. There appears to be a range of solutions to the problem and the Council will continue to lobby for better transport facilities in Roehampton. As such, there are ongoing discussions with TfL who have indicated that they might attend a future meeting of the Partnership.

Roehampton Festival 2015: Mr Horrocks gave an update on the 2015 Roehampton Festival. The developer, St James, has now responded to the request to assist in funding the Festival by stating that they will think about it and come back to him. He added that the Council's Public Health team are providing £25,000 so Mr. Smith of Regenerate is now looking to recruit a part-time events manager. It was agreed that Ms Al-Sharifi, the Director of Public Health, bring an update report to the next meeting of the Partnership in June.

In response to a question from Rev McKinney (Deputy Chairman), Mr. Smales (Economic Development Officer) confirmed that the £25,000 was made up of £15,000 from Public Health and £10,000 from the Council's Housing Revenue Account.

6. ROEHAMPTON TRANSPORT

On item 5, the matter having been dealt with under item 4, 'Matters Arising', there were no further discussions.

7. GLA HIGH STREETS FUNDING

On item 6, Ms Floyer (Emergency Exits Art) informed the Partnership that Emergency Exit Arts (EEA) has been working in Roehampton for the last three years. The work is supported by the Council's Arts and Public Health teams. Ms Floyer listed some of the works the EEA have been involved in including amongst others, the 'Before I die' project, Christmas Lantern procession and the Eastwood Children's Centre project to encourage them to be part of the community. The EEA works collaboratively with residents and offers high engagement work and recent feedback shows that it has made an impact especially with the Fire Garden Magic project which used dazzling fire showers, smoke and lighting effects to transform the Library Green.

The EEA works with local businesses and residents in Danebury Avenue who make up the stakeholders group to commission artists to provide accessible, relevant and free cultural activity for the local community. As such, the EEA has

previously engaged with differing community groups in Roehampton such as schools, 60+café, the Library, the Base Youth Centre etc.

Ms Floyer reported that that the EEA successfully made a funding application, through the Council's Art's team, to the Mayor's Fund for £20,000 to cover projects for the coming year. This amount has been matched with £5,000 from the Council's Arts Team and £5,000 from its Supported Housing Service.

In response to feedback received from local businesses in Roehampton who have expressed a wish to be further involved with future cultural activity in the area, the EEA has plans for the 'Roehampton Spills'. After consultation with local business owners they will select artists with the skill sets that will enable them to respond to the businesses' ideas of how to 'spill' out of their building and onto the high street. The artist, local business owner and a member of the stakeholder group will meet to decide one of three potential outcomes from their commission. The aim is to now involve businesses about seven businesses over the coming year.

In response to a question on how the EEA will measure the outcome of this project, Ms Floyer said this would be through a number of mediums like Twitter, installations put up in shop windows, the results of custom made signs suggesting new names for Danebury Avenue etc. but outcomes will depend on the result of conversation between businesses and the artists and what they agree upon as a potential outcome.

The EEA will continue with work it is currently undertaking such as the outdoor arts forum where it meets all artists working locally, residents, and local councillors and will continue to support and share information happening locally.

Mr. Horrocks asked how EEA projects would link in with the Roehampton Festival and whether contact has been made with Mr. Smith at Regenerate. Ms Floyer said she would now do so having now found out that the Festival is going ahead.

Councillor Mrs Sutters asked for the numbers of people who have attended various events organised by the EEA over the last three years. Ms Floyer said there were about 200 people for the Christmas lights event, the Fire Garden has seen an increase every year in attendance from 100 to 152. As the majority of events are pop-ups, people walking past are able to stop and engage with an activity, but workshops are smaller events so only a small group of people tend to attend them.

Councillor Mrs Sutters asked how the numbers of people attending events are measured. In response, Ms Floyer said that it is done by counting the number of people attending events and workshops and asking for feedback or through doing something interactive and creative evaluation, for example, asking people for their hopes and dreams and then sending it up in smoke. In response to a question from Dr. Ilves, Ms Floyer said that these are not full evaluations because they are done on a small scale. However, impacts of the projects have included improving the wellbeing of residents and instilling pride in them about the community they live in. There has been a clear awareness of events happening locally and positive comments have been received.

Rev. McKinney added that he is aware that activities run by the EEA does indeed cheer up the Roehampton area and he remarked on how, long after the event

took place, people in Roehampton continued to talk about the Lantern procession because they found it uplifting.

Ms Floyer or her colleague Chloe Osborne can be contacted at Bridget.Floyer@eea.org.uk or chloe.osborne@eea.org.uk respectively.

8. ALTON AREA REGENERATION

On item 7, Mr. Howell (Group Leader – Planning) gave a brief presentation on the Supplementary Planning Document (SPD) which formalises the Alton Area Masterplan as a Council planning policy. He informed the Partnership that the Council's Local Plan is made up of the Core Strategy which sets out the Council's vision for development of the borough; the Site Specific Allocations Document (SSAD); and Development Management Policies Document (DMPD).

The Core Strategy contains a range of place based and issue based policies, including policy PL15 relating to the regeneration of Roehampton. The DMPD and SSAD aim to secure the delivery of the Council's vision set out in the Core Strategy. The Council is currently undertaking a review of its Local Plan, which includes changes to ensure that the plan is in conformity with national and London planning policy together with other changes reflecting the development of the Borough since the plan was originally adopted. The proposed changes to the Council's Local Plan were submitted to the Secretary of State for Examination by a Planning Inspector and it is expected that the Examination Hearing sessions will begin on 7th July. Subject to the successful concluding of the Examination and the receipt of the Inspector's Report, the Council is expected to adopt the revised Local Plan Documents in late 2015, early 2016. In relation to Roehampton, Policy PL15 has been updated to reflect the work on the development of the Masterplan. The revisions to the SSAD include the introduction of an Area Spatial Strategy for Roehampton together with the introduction of four further site allocations.

As the Masterplan work had only been commissioned when the latest consultation version of the SSAD was approved, the Area Spatial Strategy sets out that the Council will build on the master planning work to produce detailed planning guidance for the area in the form of a supplementary planning document (SPD). The Roehampton SPD forms one of a series of SPDs developed by the Council to support the Local Plan. The role of an SPD as defined by National Planning Policy Framework (NPPF) is a document which adds "further detail to policies in the Local Plan. They can be used to provide further guidance for development on specific sites, or on particular issues such as design. Supplementary planning documents are capable of being a material consideration in planning decisions but are not part of the development plan."

In the case of the Roehampton SPD, the Planning and Development Service has worked closely with the EDO and the Council's consultants to ensure that the SPD conforms with and supports the objectives set out in the Local Plan, not just in relation to Roehampton but to the full range of issues set out in the plan, for example, the protection of community facilities and heritage assets and the delivery of new housing to meet the needs of the community. The phrasing of the SPD has also been changed compared to that used in the master plan, to reflect the document's role as planning guidance.

SPDs have to be subject to a minimum of four weeks consultation, in the case of the Roehampton SPD the period has been extended to seven weeks to ensure that everyone has a chance to discuss and respond to the consultation. As the document will be used to help guide the development of sites and assess any relevant planning applications, it is important that residents respond to the consultation if they feel that the SPD needs to be amended.

Once the consultation period is over, officers will review all the comments or representations received, and will propose amendments to the document to be included in the version to be adopted by the Council. The exact timing of the adoption will depend on the number and nature of the comments received, but it is expected that a report will be prepared for the September 2015 Community Services Overview and Scrutiny Committee.

As only a few comments were received in relation to changes relating to Roehampton proposed as part of the local plan review and the Council is only suggesting a very minor change in response, mainly updating the planning history on one site, it is not expected that the Inspector will identify Roehampton as one of the subjects he wishes to discuss as part of the Examination Hearing Sessions.

Mr. Moore gave a PowerPoint presentation on the Roehampton SPD which he informed the Partnership is divided into six sections. He gave a brief synopsis of each section and concluded that the best chance for the delivery of the Alton Area Masterplan is through the SPD. Mr. Moore then set out the timelines which include a period of consultation on the SPD for seven weeks commencing from 7th April 2015 for seven weeks. In that period the SPD will be available to view on the Council's planning website with copies made available to view in the library, housing office and other locations such as the University of Roehampton, The Base, The Town Customer Services office, doctor's surgery, and in Battersea and Tooting libraries. All those on the planning database and the regeneration mailing list will be contacted. The consultation will be done via various methods in accordance with the 'Wandsworth Statement of Community Involvement' and will adhere to the Town and Country Planning (Local Planning) (England) Regulations 2012. Anyone can make representations about an SPD. Mr. Moore said that the best way to provide responses on the on the SPD would be via email at planningpolicy@wandsworth.gov.uk or in writing to Planning Policy, Housing and Community Services, Town Hall, Wandsworth High Street, London SW18 2PU.

The Chairman thanked Mr Moore and Mr Howell for their comprehensive presentation; and then invited questions. Questions were asked, comments made and responses given as follows:

(i) Mr Horrocks (Roehampton Forum) sought clarification on whether a planning inspector would be involved in the revisions of the SPD.

Answer: Mr. Howell confirmed that the SPD is undergoing a formal consultation prior to the SPD's adoption by the Council. The planning legislation does not provide for an Examination by a planning inspector for an SPD. Mr. Moore added that there are various ways of looking at how the Masterplan can be implemented and the Council has decided that the SPD is the best way forward as it gives the Council more say as a land owner.

(ii) Mr Horrocks asked whether the SPD gives an indication of the phasing of the development.

Answer: No, as the SPD is about what will be done and not when it will be done.

(iii) Despite assurances in the SPD about protecting and gaining more open spaces, there is concern that the development earmarked for Kingsclere Close would actually result in the loss of open space.

Answer: The development will be decided upon by the Council and the development partner, but any open space which is lost will be replaced as this is covered by policy.

(iv) Rev. McKinney asked whether there was guidance in the SPD about the mix of tall and lower level blocks earmarked for development.

Answer: Yes, the SPD takes account of the density and impact a development would have on neighbouring properties and heritage assets. The Council's policy DMS4 deals with tall buildings and anything over 5-storeys in the Alton area is deemed to be a tall building. As such, any proposed tall building would have to satisfy the 15 criteria set out in the policy.

(v) Rev. McKinney sought clarification on whether there is provision in the SPD to take account of the expanding population and to provide adequate infrastructure to expand/build schools.

Answer: Mr. Howell confirmed that the planning department has worked with colleagues from the Education Department to plan the right number of school places and to ensure that they are in the right allocation.

Councillor Mrs. Sutters added that there were currently enough primary school places for the current population and that the population expansion is now relatively at a stable level. Councillor Carpenter said that there was currently capacity at some schools if there was a need to expand without having to build new schools.

(vi) Councillor Carpenter sought clarification on whether the SPD covered the Conservation areas and Mr. Moore confirmed that it did.

(vii) Mr. Horrocks asked how the general population in Roehampton will be informed of the latest work on the SDP.

Answer: Mr. Moore said that the SPD has been referenced in Council articles as well as in a Wandsworth Guardian advertisement, as well as an SPD presentation being on display at Roehampton Library where copies of the SPD are also available. Following a suggestion from Mr. Horrocks, Mr. Smales said that the EDO can publish the information in the Roehampton Voice if the editor is willing to carry it.

9. ANY OTHER BUSINESS

The Chairman having invited members to raise any other business, none were raised. The Chairman then invited members of the public to raise any other business and the following matter was raised:-

Housing Density: Mr Jason Wharton (Roehampton Trust and Editor of the Voice magazine) asked about the proposed density of development within the Masterplan. He referred to a recent report of the Institute of Public Policy Research which states that Local Authority housing should be of low density. In response, Mr. Smales said that the Mayor's London Plan has to be in accordance with NPPF and Wandsworth's Local Plan has to conform to both.

Mr. Moore added that Town Centres and transport infrastructure are what determine the density of a development. As such, the density that can be achieved in Roehampton is relatively low because of its poor transport infrastructure. In any event, a high density development does not mean more tower blocks. In response to a question from Councillor Mrs. Sutters, Ms Newton confirmed that the Public Transport Accessibility Level (PTAL) rating for Roehampton is low as it is on a scale of 2/3 in contrast to, for example, Clapham Junction's PTAL rating of 6. So, without an improvement to the transport infrastructure in Roehampton a high density development cannot be justified.

10. FUTURE AGENDA ITEM

On item 8, the following matters were raised for future agenda items:-

- Roehampton Festival
- Primary care facilities
- Social regeneration – Public Health
- Standing item – Roehampton regeneration

11. DATE OF NEXT MEETING

Wednesday, 24th June 2015.

The meeting ended at 8.40p.m.