

Alton Estate Regeneration
Hybrid Application

**PLANNING
STATEMENT
INCLUDING
TALL BUILDINGS
ASSESSMENT &
HEADS OF TERMS**

Barton Willmore LLP
May 2019





ALTON ESTATE, ROEHAMPTON, LONDON, SW15 4PS

PLANNING STATEMENT

Prepared by Barton Willmore LLP on behalf of Redrow Homes Limited

Project Ref:	26063/A5/Reports
Status:	Final
Revision	08
Date:	30/05/2019
Prepared by:	Gary Stevens
Checked by:	Iain Painting
Authorised by:	Justin Kenworthy

Barton Willmore LLP
7 Soho Square
London
W1D 3QB

Tel: 0207 446 6888
Fax: 0207 446 6889

Our Ref: 26063/A5/Reports
Date: May 2019

CONTENTS

EXECUTIVE SUMMARY	1
1.0 INTRODUCTION	5
2.0 APPLICATION SITE AND SURROUNDING AREA.....	9
3.0 ALTON ESTATE REGENERATION	16
4.0 THE PROPOSED DEVELOPMENT.....	20
5.0 PLANNING POLICY CONTEXT	42
6.0 LAND USE PRINCIPLE.....	46
7.0 CULTURE, DESIGN, HERITAGE & TALL BUILDINGS ASSESSMENT.....	63
8.0 RESIDENTIAL STANDARDS	71
9.0 OTHER CONSIDERATIONS	74
10.0 CONCLUDING REMARKS - DELIVERING THE VISION.....	87

APPENDICES

APPENDIX 1: GLOSSARY OF TERMS

APPENDIX 2: DEVELOPMENT PLAN AND EMERGING POLICIES

APPENDIX 3: ROEHAMPTON SPD COMPLIANCE CHECKLIST

EXECUTIVE SUMMARY

- i. This Planning Statement is submitted on behalf of Redrow Homes Limited ('Redrow') ("the Applicant") in support of a planning application for the phased mixed-use regeneration of the Alton Estate in Roehampton, London.
- ii. In 2017, Redrow entered into a Development Agreement with the Council to deliver the regeneration of part of the Alton Estate with the agreed objectives of:
 - a. Creating a more mixed and balanced, sustainable community with new and improved housing that will improve living conditions and widen housing choice.
 - b. Improving the quality of retail, service and community facilities, including opportunities to improve life chances and tackle deprivation through employment and training, linked to the Council's Aspirations Programme.
 - c. Adopting a place-making approach, which protects, strengthens and repairs the special qualities of the estate.
 - d. Conserving and enhance existing heritage assets.
 - e. Improving connections within the site and surrounding area.
 - f. Creating more attractive area with high quality and active landscape by upgrading existing spaces and creating new ones.
- iii. The Council adopted the Roehampton SPD in October 2015, which reflected in planning policy terms the Alton Area Masterplan, both of which were informed by extensive consultation and engagement. The proposals the subject of this application respond to the SPD and masterplan and wider policy considerations, informed as they are by further consultation and engagement.
- iv. The planning application seeks permission to replace 288 existing homes with up to 1,103 new homes, adding 815 new homes to the borough's housing stock and will replace of a series of out-dated, inefficient and poorly located community and commercial buildings with high quality, flexible and modern facilities. A total of 256 new affordable homes would be delivered within the site area, replacing 158 existing social rent tenure homes. The new affordable housing includes 188 new social rent and 68 intermediate tenure properties, comprising shared equity and shared ownership homes. The new community and commercial floorspace has been carefully curated and flexibly designed to accommodate a range of uses, which will meet the needs of residents and enhance the facilities and services available in the Roehampton local centre. Outline permission is sought for up to 449 homes and 1,593 sqm (GIA) of non-residential floorspace (Classes A1-A3, A5, B1 & D1) and full permission for 654 homes and 7,979 sqm (GIA) of non-residential floorspace (Classes A1-A3, A5, B1 & D1).
- v. The Proposed Development will fulfil the nine strategic objectives of the Roehampton

Supplementary Planning Document (SPD), which was adopted in October 2015, as follows:

1. **Raising living conditions and widening housing choice** - Creating a mixed and balanced community through the delivery of up to 1,103 new and replacement affordable and private sale homes that replace poor quality out-of-date housing stock with new modern energy efficient housing which exceeds the Mayor's housing standards. All of the new and replacement homes, regardless of tenure, have been designed to provide high quality accommodation as well as ensure the needs of existing secure tenants and resident homeowners are met and their quality of life improved. The scheme will contribute towards the supply of new homes and will contribute towards a mixed and balanced community by providing affordable and market sale homes;
2. **Better community services and commercial facilities** - The scheme will deliver up to 9,572 sqm (GIA) of community and floorspace in the form of a new library, children's nursery, enhanced GP capacity, youth centre and community spaces, which have been designed to be multi-functional to serve the local community, plus flexibly designed commercial floorspace that will enhance the vitality of the Roehampton Local Centre and improve the health and wellbeing of residents from the wider estate and enhance the vitality of Portswood Place;
3. **Investing in the local economy, jobs and training** - Stimulating the local economy by providing a mix of uses, including workspace, new and replacement retail floorspace for existing commercial tenants and the flexibility to provide further community floorspace should the need arise, thereby helping to generate jobs during construction and occupation phases as well as investment into the wider area. Redrow will also work with the Council prepare a Local Employment Agreement that will deliver apprenticeships and training opportunities during the construction process;
4. **Place-making** - Delivering high-quality public realm and attractive streetscapes that will assist in place-making and pedestrian movement as well as improve active frontages and natural surveillance. A Cultural Strategy has been developed that recognised the cultural identity of the estate and promotes measures to enhance this through a bespoke and evolving programme of activities that will be secured through the Section 106 Agreement;
5. **High-quality buildings** - Providing high-quality, energy efficient and sustainable buildings that follow a varied architectural approach to replace the less successful elements of the original development are proposed to respond to and enhance the diverse built environment that informs the character of the estate;
6. **Improving connections** - Enhancing permeability and accessibility by providing new pedestrian and cycle connections, enhancements to public transport (by securing financial contributions to enhance local bus services) and address deficiencies with the existing highway network;
7. **Attractive public realm** - Creating safer, greener streets that will help declutter the streetscape and make them more useable for pedestrians, cyclists and road users;

8. **Enhanced open spaces** - Improving the amount and quality of open space and green infrastructure, with new tree planting, to create safe and secure amenity spaces for people to enjoy and socialise in to the benefit of their health and social well-being; and
 9. **Revealing heritage** - Good quality and sympathetic design to better reveal and enhance the character and setting of heritage assets on the estate and complement the townscape.
- vi. Significantly, and consistent with Development Plan policies, the proposed development ensures that there will be no net loss in housing, in particular affordable housing, across the Application Site. Consistent with the requirements of the London Plan and the Council's Development Plan, all of the existing affordable homes on the site will be replaced. The replacement affordable homes for existing Council tenants (social rent tenure) will be on equivalent terms and rental levels. The number of affordable homes, habitable rooms and amount of affordable floorspace will increase, with 30 additional social rented homes and 68 intermediate tenure homes, to add to the variety of affordable tenures and improve the size and standard of accommodation. This constitute the maximum reasonable amount of affordable housing the proposal can viably support.
- vii. The delivery, retention and tenures of new and replacement affordable housing will be secured as part of the Section 106 Agreement accompanying the application. The affordable housing mix has been informed by a combination of a local housing needs assessment, conducted by the Council, and Development Plan affordable housing policy objectives. The proposed mix of the market units responds with the Council's housing policy mix objectives and complies with the standards for provision of studios and family accommodation.
- viii. All existing resident homeowners and council tenants within the Application Site will be given the opportunity to remain on the estate once the regeneration is complete in a home of an equivalent tenure. The Council will seek to ensure that tenants and residential homeowners will be subject to a single move. In the unlikely event that tenants are required to move away temporarily, those tenants will be guaranteed the opportunity to return to the Application Site. The new homes will contain the same number of bedrooms as existing residents currently have, unless a different sized property has been agreed between the Council and the tenant, following an assessment of needs or if they are under occupying. Additional satellite affordable housing sites at Bessborough Road and Fontley Way, which are located within the Alton East Estate, are subject to separated planning applications but expected to deliver a further 24 affordable family sized homes to assist with the rehousing of existing secure council tenants and resident homeowners as well as expanding the stock of affordable homes in the borough.
- ix. Importantly, the proposals optimise the density of the development on the Application Site by utilising a carefully considered design-led approach that significantly increases the number of homes and improves socio-economic infrastructure whilst taking into account the character of

the site and without impacting on protected views or the setting of the various heritage assets within and around the estate. The assessment of relevant local and regional policies has also demonstrated that the scale of buildings proposed is acceptable in this location.

- x. The overall quantum of publicly accessible open space will marginally increase as a result of the development. In addition, significant qualitative improvements, including a new village square, pocket squares in between the buildings and landscape improvements to Downshire Field, are proposed. Improved children's play spaces at Downshire Fields, Alton Activity Centre, the Village Square and 'door step' play throughout the estate will provide focal points for children and families to meet and play together as part of a wider play space strategy being brought forward by the Council.
- xi. Improvements to the highway network will create safer, greener street that make it easier for vehicles to access the estate and park without obstructing traffic, and improve permeability, accessibility and connectivity for cyclists and pedestrians travelling through the estate. Enhancements to local bus services will be enabled through the provision of financial contributions secured as part of the planning permission. A framework Travel Plan, Car Park Management Plan, Delivery and Service Management Plan and Construction Logistics Plan are included as part of the planning application, with final versions of the documents secured through the use of planning conditions. This will ensure traffic is properly managed both during the construction and operational phases of the development.
- xii. Other mitigation measures are proposed to improve the biodiversity value of the estate to achieve a net gain, address air quality issues, attenuate traffic noise in busier parts of the estate, protect and where necessary replace existing trees and maintain a watching brief for archaeological deposits, resolve any residual flooding or surface water drainage risk and deliver an acceptable microclimatic environment.
- xiii. In summary, the scheme positively responds to the Alton Area Masterplan and fulfils the objectives of the adopted SPD. The much needed regeneration will deliver considerable social, economic and environmental benefits that include the delivery of enhanced community, service and retail facilities that will better meet the needs of residents and improve their health and wellbeing, a range of additional and replacement homes that replace poor quality accommodation and help to create a mixed and balanced community; and safer, more usable and attractively designed public spaces and buildings that help to enrich the lives of the people living on the estate.

1.0 INTRODUCTION

1.1 This Planning Statement has been prepared by Barton Willmore LLP on behalf of Redrow in support of a planning application for the phased residential-led mixed use regeneration of the Alton Estate in Roehampton, London, SW15 4PS ("the Application Site"). The Application Site lies within the London Borough of Wandsworth and is in the electoral ward of Roehampton and Putney Heath.

A. THE APPLICANT AND THE ESTATE REGENERATION PROJECT

- 1.2 The Applicant is Redrow Homes Limited. Redrow were selected as the Council's development partner in January 2017 following a competitive tender process to redevelop the Application Site as an Estate Regeneration Project. The regeneration agreement was executed in June 2017. Redrow will deliver the Council's vision for the Application Site, as set out in the Development Plan and the Roehampton SPD, through the submission of a planning application.
- 1.3 In 2012, the Council's Executive agreed to an ambitious programme of work to improve the physical environment and raise the aspirations and life chances of those living in the most deprived areas of Latchmere and Roehampton and Putney Heath. Later that year, the Executive agreed to procure and develop a masterplan to regenerate the Alton Estate.
- 1.4 The Council subsequently commissioned consultants, Bilfinger GVA and Studio Egret West, in 2013 to work with the community to develop a vision and masterplan to guide the regeneration of the estate. The Alton Area Masterplan was published in October 2014. It represents the culmination of over 18 months of commitment and participation by residents, local organisations, service providers, institutions, elected council members and council officers that enabled a masterplan and delivery objectives to be prepared.
- 1.5 The 'vision' of the Alton Area Masterplan was formulated to address and resolve the deficiencies of the existing estate by utilising place-making principles combined with the delivery of high-quality community and economic infrastructure. The analysis within the Alton Area Masterplan was translated into planning policy (non-statutory), which set out nine strategic objectives in the Roehampton SPD (October 2015) to inform future development proposals. It is these objectives that the proposals, the subject of this application, seek to respond.
- 1.6 Alongside this planning application, the Council is bringing forward proposals for a further 24 affordable homes on satellite sites within close proximity to the Application Site to facilitate the development through the rehousing of existing residents during the early phases of delivery. These sites are located outside of the scope of this application but comprise:

- Fontley Way - 14 family sized affordable homes.
 - Bessborough Road and Petersfield Road - Planning permission (ref: 2017/6977) for 10 affordable homes.
- 1.7 A separate Planning and Listed Building Consent application will also be submitted to refurbish and extend the listed bungalows at Minstead Gardens, a key element of the Council's masterplan, which provide social rent sheltered homes for elderly residents. This will ensure these important residents can remain part of the community in homes that meet modern space standards.

B. SCOPE OF THE APPLICATION

- 1.8 The planning application relates to the area shown on the Site Location Plan and seeks part outline and part detailed permission for the following:
- i. The Detailed Elements: Blocks A, K, M, N, O, Q, the Portswood Place Community Centre, public realm improvements and landscape proposals for the Village Square, Alton Activity Centre and Downshire Field.
 - ii. The Outline Elements: The remaining blocks (Blocks B to J), which will be submitted in outline (with all matters reserved).

- 1.9 **Figure 4.1** in section 4 of this Planning Statement identifies specifically which parts of the Site are being submitted in outline and which parts are submitted in detail.

C. ACCOMPANYING DOCUMENTS

- 1.10 This Planning Statement is one of several reports and technical documents which have been prepared in support of the Application. The Design, Landscape and Access Statement has been appended to the Environmental Statement. The other submission documents which should be read in conjunction with the Planning Statement are listed in **Table 1.1** and paragraph 1.14 below:

TABLE 1.1: PLANNING APPLICATION DOCUMENTATION

Doc ref	Report	Author
1.	Covering Letter and Schedule of Documents	Barton Willmore LLP
2.	Outline Planning Application Form (incl. Schedule of Owners for Certificate Notices)	
3.	CIL Additional Information Form	
4.	Development Specification*	
5.	Masterplan Statement	Hawkins Brown & HTA

6.	Design, Landscape & Access Statement	Hawkins Brown, Barton Willmore (Design), Tate Hindle & Gillespies
7.	Schedule of drawings	Hawkins Brown
8.	Existing & proposed architectural and landscape drawings (plans, elevations & sections) and masterplan drawings*	Hawkins Brown, Tate Hindle, Barton Willmore (Design) and Gillespies
9.	Parameter plans*	Hawkins Brown
10.	Design Code*	Hawkins Brown and Gillespies
11.	Planning Statement including Tall Buildings Assessment & Heads of Terms	Barton Willmore LLP
12.	Environmental Statement (see paragraph 1.14 for further details)	Barton Willmore LLP & other technical consultants
13.	Financial Viability Assessment and Summary	Montagu Evans
14.	Affordable Housing Statement	
15.	Decant Strategy	Barton Willmore LLP
16.	Equalities Impact Needs Assessment	Indigo
17.	Cultural Strategy	Artscape & HTA
18.	Internal Daylight, Sunlight & Overshadowing Assessment (proposed occupiers of new accommodation. Neighbouring occupiers addressed in Chapter 13 of Environmental Statement)	GIA
19.	Statement of Community Involvement	Communications Potential
20.	Waste Strategy	PBA
21.	Utilities Appraisal Report	
22.	Fire Safety Strategy	SWECO

* The documents submitted for approval are marked by an asterisk with the remaining documents provided as supporting information.

- 1.11 A full schedule of drawings listing the drawings and parameter plans submitted for approval accompanies the Application.
- 1.12 In preparing this application the Applicant has begun negotiations with the Council in relation to the Draft Heads of Terms of a Section 106 legal agreement, which will set out any financial contributions and additional works needed to support the application. These negotiations will continue during the application process and the final set of obligations will be reported to the Planning Committee prior to a decision being made.

D. ENVIRONMENTAL IMPACT ASSESSMENT

- 1.13 Given the scale and nature of the planning application (i.e. over 5 hectares and including more than 150 dwellings), it falls within Category 10(b) of Schedule 2 (Urban Development Projects) of The Town and Country Planning (Environmental Impact Assessment ("EIA")) Regulations 2017. Schedule 2 developments require EIA if they would lead to likely significant effects on the environment.

1.14 EIA Screening and Scoping Opinions, issued on 13 December 2017 by the London Borough of Wandsworth, confirmed that there are several areas that could give rise to significant environmental effects that required assessment through an Environmental Statement ("ES"). The ES that accompanies this application includes the following technical chapters, which all consider the cumulative effects arising and were agreed as part of the Scoping Opinion:

- **Volume 1:**
 - Chapter 1: Introduction
 - Chapter 2: EIA Methodology
 - Chapter 3: Site and Development Description
 - Chapter 4: Alternatives and Design Evolution
 - Chapter 5: Construction Methodology and Phasing
 - Chapter 6: Population and Human Health and Health Impact Assessment ("HIA")
 - Chapter 7: Heritage, Townscape and Visual Effects
 - Chapter 8: Archaeology
 - Chapter 9: Transport & Access
 - Chapter 10: Air Quality
 - Chapter 11: Noise & Vibration
 - Chapter 12: Biodiversity
 - Chapter 13: Daylight, Sunlight and Overshadowing
 - Chapter 14: Summary and Residual Effects
 - Figures
- **Volume 2:**
 - Appendices, including Heritage Statement, Archaeological Desk Based Assessment, Energy Strategy, Overheating Assessment, Sustainability Statement, Arboricultural Impact Assessment, Flood Risk Assessment & Drainage Strategy, Pedestrian Level Wind Microclimate Assessment, Land Contamination & UXO Assessment and several ecological related reports
- **Volume 3:**
 - Transport Assessment and accompanying appendices
- **Non-Technical Summary**

1.15 A glossary of terms is included in **Appendix 1**.

2.0 APPLICATION SITE AND SURROUNDING AREA

A. APPLICATION SITE

- 2.1 The Application Site defined by the red line boundary shown in **Figure 2.1** and covers a total area of approximately 12.5 hectares of which 4.9 hectares (shaded blue) comprises the Downshire Field open space. The area shaded red, includes the areas for new homes and social and community and commercial infrastructure as well as the areas of public realm, will be focused around the Roehampton Local Centre, the Alton Activity Centre and along Danebury Avenue, Harbridge Avenue, Kingsclere Close, Portswood Place and Roehampton Lane and amounts to 7.6 hectares in area.



Figure 2.1: Site location plan

- 2.2 The Alton Estate was constructed by the London County Council ("LCC") in the 1950s in response to the urgent need for housing in the aftermath of the Second World War. There are 288 existing homes within the Application Site boundary.
- 2.3 The Application Site is bounded to the north by Roehampton Lane. In between the southern

boundary of the Application Site and Whitelands College, are buildings operated by Roehampton University. Further to the west along Danebury Avenue and up to the boundary with Richmond Park are residential properties, many of which are owned by housing associations. Beyond these lies Richmond Park. To the east of the Application Site is St Joseph's Roman Catholic Church, beyond which lies the Alton East estate. To the west, is the remainder of the Alton West estate.

- 2.4 The eastern part of the Application Site shaded red on **Figure 2.1** is formed of four principle streets (Danebury Avenue, Harbridge Avenue, Kingsclere Close and Laverstoke Gardens) running in an east/west direction. North to south connections are provided by Holybourne Avenue and Ellisfield Drive. Due to complex level changes throughout the Application Site and the length of building frontages, north/south pedestrian access is often challenging and is not suitable for wheelchair users.
- 2.5 The Roehampton Local Centre in the eastern most part of the estate is characterised by concrete framed structures, typically four storeys in height. Allbrook House is the tallest structure at 10 storeys. The area includes various retail uses, council services and community facilities. Service yards and bin storage areas are located to the rear of the commercial units along the south side of Danebury Avenue, which creates an unsightly frontage to Laverstoke Gardens. In the south-eastern most corner of the Application Site is a multi-use games area attached to the existing youth centre accessed via Hersham Close / Holybourne Avenue.
- 2.6 To the west of the Roehampton Local Centre, the buildings are typically three to four storeys in height and provide residential accommodation only. Alongside these buildings is the Alton Activity Centre, which comprises a single storey community building and children's play space enclosed by fencing.
- 2.7 The northern edge of the Application Site is defined by 166 and 168 Roehampton Lane. These three and four storey buildings currently accommodate Eastwood Children's Nursery and Children's Centre and a number of community organisations and services but also contain 1,810 sqm of vacant floorspace or inefficient circulation space.
- 2.8 Downshire Field is a large area of open space located towards the western side of the Application Site. An existing children's play area is located in the north-east corner of Downshire Field and is set within a verdant landscape interspersed by trees of varying size, age and quality, and pedestrian footpaths. There are a significant number of trees across the remainder of the Application Site, which contribute to the character of the area.
- 2.9 At the base of Downshire Field is Portswood Place, which comprises a small retail parade comprising a convenience store, off-licence and a community organisation known as 'Regenerate', who the Council intend to re-accommodate as part of the Proposed

Development. Two of the retail units occupying 96 sqm are currently vacant. A GP practice and community club room building for the elderly residents living in the Minstead Gardens bungalows is located to the west of the Portswood Place retail parade. An existing bus turnaround facility is located at the junction between Minstead Gardens and Danebury Avenue. Double decker buses park at the bus stand along Danebury Avenue at the base of Downshire Field before starting their routes.

B. EXISTING USES

- 2.10 The Application Site contains 158 (55%) Council tenanted (social rent) homes and 130 (45%) leasehold and freehold (private) properties. The existing housing mix is summarised in **Table 2.1** below with the number of habitable rooms shown in brackets:

TABLE 2.1 – OVERALL EXISTING HOUSING MIX

No. Beds	Social rent units	Leasehold/Freehold	Total
1 Bed 2 Person	20 (40)	4 (8)	24 (48)
2 Bed 4 Person	34 (102)	8 (24)	42 (126)
3 Bed 5 Person	103 (412)	118 (472)	221 (884)
5 Bed	1 (6)	0 (0)	1 (6)
TOTAL	158 (560)	130 (504)	288 (1,064)

- 2.11 In addition to residential uses, several other land uses form part of the Application Site, including:

- Approximately 2,668 sqm of existing retail (Classes A1-A3 and A5) floorspace, which comprises individual shops, cafes, betting shops, professional services (opticians), a laundrette and fast food takeaways.
- Approximately 426 sqm of office (Class B1) floorspace, which comprises the Council's area housing office and the former MET Police office. In addition, the Citizen Advice Bureau (Class A2) used to occupy an office at 166 Roehampton Lane which measures 162 sqm
- Approximately 6,083 sqm of community floorspace (Class D1). Existing community facilities are set out in **Table 2.2** below, including details of the current occupancy level of these facilities.

TABLE 2.2: EXISTING COMMUNITY FACILITIES

Area	Facility	Vacant floorspace & circulation space (sqm; GIA)	In-use floorspace (sqm; GIA)
Roehampton Local Centre	Roehampton Library	0	527
	Roehampton Base	0	210
	Roehampton Boys Supporters Club	200	0

	(licenced premises)		
	Roehampton Youth Club	0	336
	Alton Medical Practice	0	340
Roehampton Lane	166 Roehampton Lane (including Eastwood Nursery, other community related organisations (see Table 2.3), circulation and vacant floorspace but excluding Citizen Advice Bureau)	1,810	1,444
	168 Roehampton Lane (including Eastwood Children's Centre)	0	864
Portswood Place	Regenerate	0	48
	Danebury Medical Centre	0	226
	Minstead Gardens Clubroom	0	78
Total		2,010	4,073

- 2.12 About two thirds (4,073 sqm) of the existing community floorspace (Class D1) in the Application Site is currently in use. The balance (2,010 sqm) of vacant or circulation space offers no benefit to the community. Only 2,035 sqm of the floorspace which is currently in use is located in purpose-built facilities, all of which are dispersed across the estate, outdated and do not meet current service standards.
- 2.13 The only public facing Class D1 community facility within 166 Roehampton Lane is Eastwood Children's Nursery (565 sqm), with 'Small Steps' and 'NewPins' providing specialist service delivery to a wider catchment area which extends beyond the Alton Estate. All facilities serving the local community are being reprovided as part of the regeneration proposals. The remaining Class D1 floorspace (1,810 sqm (56%)) is either vacant or is inefficiently used circulation space. The current occupancy and associated floor areas within 166 Roehampton Lane are set out in **Table 2.3** below.

TABLE 2.3: COMMUNITY USE OCCUPIERS OF 166 ROEHAMPTON LANE

Occupant	Floorspace (sqm; GIA)	Status	Commentary
Eastwood Children's Centre	565	Occupied and to be re-provided	Centre run through LBW Children's Services - to be reprovided to Portswood Place Children's Centre once complete. This will provide the same level of provision (LBW Children's Service view is that the area is well provided for in terms of early years provision) but of a much improved quality.
Family Action NewPins	104	Occupied	Part of Boroughwide service not specific to Roehampton. Support will be provided by LBW to reprovide within the Borough and ideally in Roehampton at the appropriate time.
Learning Resource Library	254	Occupied	Borough wide service. Not location sensitive and will be reprovided at the appropriate time as part of LBW wider workspace strategy
Community London Community Healthcare NHS	289	Occupied	Office use on short term tenancy agreement that does not include an obligation to reprovide as part of the regeneration. Not location sensitive or providing service to local

Trust			community.
Small Steps	232	Occupied	Specialised service provided to users in the South of England and not dependant on being located on the Alton Estate. Occupier has indicated that alternative accommodation has been found and will be reproviding shortly.
Circulation space, kitchen and clean store	1,081	N/A	Ancillary floorspace that equates to 33% of the building, thereby demonstrating its inefficiency combined with its position away from the Roehampton Local Centre.
Other vacant areas	729	N/A	Formerly occupied by borough wide services not offering location specific public services. Now vacant with no ongoing reprovided requirements.
Total	3,254 sqm of which 1,810 sqm is vacant or circulation space		

2.14 In the wider area, outside of the Application Site there is a range of other institutions, community infrastructure and services. These include:

- University of Roehampton (Whitelands College and Mount Clare)
- Maryfield Convent (Kairos Centre)
- The Alton Primary School
- Ibstock Place School (independent school)
- Mosaic Jewish Primary School
- Heathmere Primary School
- Focus Hall (Dara Club)
- Alton Community Hall (Petersfield Rise)
- Roehampton Sport and Fitness Centre
- Holy Trinity Church of England Parish Church
- St Joseph's Catholic Church
- Roehampton Methodist Church
- Alton Community Playschool
- The Equestrian Centre Roehampton

2.15 These services will be unaffected by the development proposals.

C. PLANNING HISTORY

2.16 Since first being developed in the 1950s, the Application Site has been subject to numerous planning applications for minor works and changes of use. These are not, however, directly relevant to these proposals.

2.17 A planning application (LPA ref: 2008/4552), was received by the Council in October 2008 but later withdrawn. This sought outline permission for the demolition of existing buildings and

the erection of buildings up to 6 storeys high plus basements to provide 281 flats; supermarket, commercial units, library, health facility, leisure, offices, landscaping, public square and associated car parking spaces.

- 2.18 Several applications have also been submitted over the past 10-15 years involving the refurbishment and upgrading of the existing residential blocks along Danebury Avenue to maintain security and safety whilst the regeneration proposals were being formulated.

D. THE SURROUNDING AREA

- 2.19 The Application Site is situated to the north east of the Royal Park of Richmond. The park is subject to several environmental and ecological related designations.
- 2.20 The nearest metropolitan centre is Kingston, which is accessible by public transport and lies at the opposite side of Richmond Park. There are several local town centres within easy access of Roehampton that provide residents with additional retail and leisure options. These include Putney, Wandsworth, Clapham Junction, Richmond, Wimbledon and Hammersmith town centres. More locally, Roehampton Village is located to the north-east of the Application Site on the opposite side of Roehampton Lane. Roehampton High Street contains a range of small scale local retailers, public houses and services.

E. SITE ACCESSIBILITY

- 2.21 The main vehicular access to the Alton West Estate is via the junction between Danebury Avenue and Roehampton Lane. Other secondary access points are located at Kingsclere Close and from Alton East via Holybourne Avenue. Danebury Avenue is a no-through road for all vehicles apart from emergency services.
- 2.22 Barnes Station lies approximately 1.4 miles (2.3 kilometres) to the north where South West Trains provide direct connections to Clapham Junction, London Waterloo, Weybridge, Richmond and Kingston. Buses provide access to neighbouring centres (Putney, Wandsworth and Richmond) and into the wider public transport network, including links into Hammersmith and Victoria.
- 2.23 East Putney Underground station lies approximately 2 miles (3.2 kilometres) to the north east and is served by the District Line, with connections to Wimbledon, Hammersmith, Edgware Road, Westminster and Whitechapel. Putney Bridge Underground station is approximately 2.2 miles (3.5 kilometres) to the north east with direct buses from both Roehampton Lane and Medfield Street. It is also served by the District Line.
- 2.24 The existing bus routes serving the estate and immediate area are shown in **Figure 2.2**. The frequency of services ranges from 5-8 buses per hour and vary according to the destination,

day of the week and time of day. Further details are found in the Transport Assessment contained in Volume 3 of the ES.

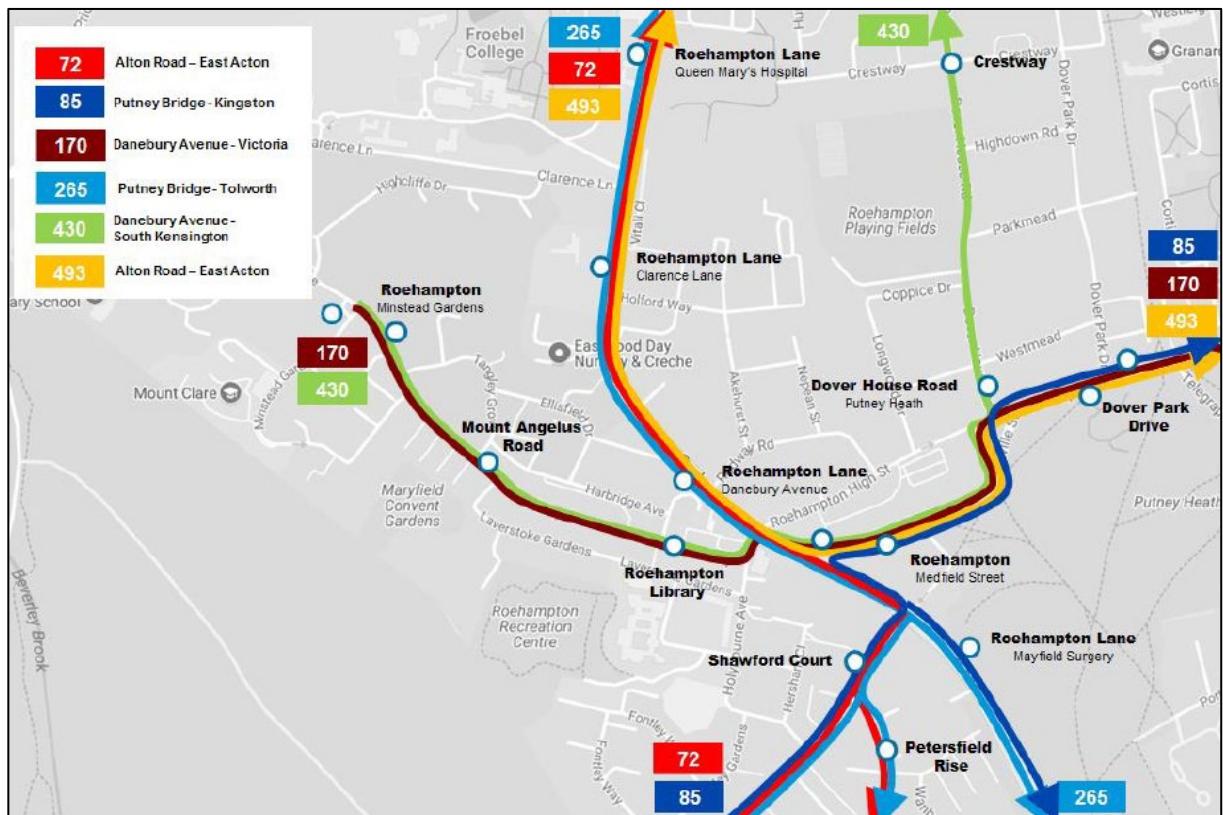


Figure 2.2: Existing Local Bus Routes

- 2.25 The Application Site has a Public Transport Accessibility Level ("PTAL") of between 2 (Poor) to 3 (Moderate).

3.0 ALTON ESTATE REGENERATION

A. PROJECT BACKGROUND

- 3.1 The regeneration proposals date back to 2012, prior to the Council establishing a development partnership with the Applicant, when the Council agreed a programme to improve the physical environment and raise the aspirations and improve the life chances of those living in the most deprived areas of the borough.
- 3.2 A catalyst for this was the independent Kinghan Report (October 2011) commissioned by the Council, following the Clapham Junction riots in August 2011, which identified the high levels of deprivation and lack of opportunity in the parts of the borough as a contributing factor to the disorder.
- 3.3 In response to the Kinghan Report, the Council's Executive agreed in March 2012 an ambitious programme of work to improve the environment and life chances of those living in Latchmere and Roehampton and Putney Heath. This included exploring several regeneration options, supplemented by a programme of community consultation, which subsequently resulted in the development of a masterplan to regenerate the Alton Estate.

B. BASELINE ANALYSIS AND CONSULTATION

- 3.4 In 2013, the Council commissioned consultants, Bilfinger GVA and Studio Egret West, to develop a vision and high level masterplan to set out the key principles to guide the regeneration of the estate. The Baseline Report published in September 2013 examined the "Case for Change", by evidencing the several factors which were contributing to the socio-economic and physical problems that distinguish the Alton Estate from the surrounding neighbourhoods. These were summarised in the report as:
 - a. **Socio-economic challenges:** 72% of households in the Alton area are considered to be deprived against any deprivation measure, compared to 50% across Wandsworth as a whole. In addition, there are high levels of unemployment (62%¹), low levels of educational attainment (23% achieving a Level 4 qualification²), public health problems and higher than average levels of crime.
 - b. **Ownership and tenure mix:** The Alton area presents a complex pattern of land-ownership with at least 11 different types of land owners with the Council being the largest land owner. This has resulted in limited new build developments in the area. Consequently, there is a lack of tenure diversity in the Alton area including different forms

¹ Compared to 29% in the wider borough.

² Compared to 54% in wider borough.

of affordable housing, and a private rented sector that is heavily dominated by non-resident leaseholders and the student market. Poor management by landlords has also been found to contribute towards anti-social behaviour problems.

- c. **Design challenges:** Poorly sited and constructed residential buildings that include poor quality entrances to blocks, spaces not being overlooked or overlooking unsightly refuse and service areas and housing that falls considerably short of modern expectations and the space standards set out in the London Plan. The site layout has resulted in fragmentation and a plethora of leftover, directionless, insecure and rarely used spaces. Internal modifications intended to improve the properties, such as new heating and water systems, have reduced storage space and useable areas in kitchens which are no longer suitable for modern family living.
 - d. **Existing community, retail and business floorspace:** Much of the existing community floorspace within the estate is poor quality, undersized or perform 'back of house functions' rather than deliver services directly to residents. The Council's Executive have agreed to bring together community facilities, including youth and early years children services, into consolidated community hubs, where it will be possible for the community services to be linked together and offer more effective and viable services for residents.
- 3.5 The Alton Area Masterplan concludes that these physical and socio-economic challenges cannot be resolved by simply refurbishing the existing buildings. These issues are more fundamental and require comprehensive regeneration of parts of the estate to be able to deliver better quality homes for residents that meet modern housing space and quality standards, reprovisioned and improve community and retail services to more effective locations, offer improved employment and training opportunities, and address the accessibility and design flaws with the existing estate. Without intervention, the Alton Area Masterplan concludes these issues will become more acute, and the quality of life of residents will suffer.
- 3.6 Having identified these issues and the need for regeneration, the Council consulted on how best to bring the regeneration proposals forward. The consultation process conducted between September and October 2013³ presented three options to regenerate the estate. The resulting Alton Area Masterplan represented the culmination of commitment and participation by residents, local organisations, service providers, institutions, elected council members and council officers to create a strategy to deliver the masterplan objectives.
- 3.7 In October 2015, the objectives of the Alton Area Masterplan were transposed into non-statutory planning policy in the form of the Roehampton SPD. This was also the subject of consultation. The Alton Area Masterplan and Roehampton SPD identify four key intervention

³ LBW (February 2014) Alton Area Masterplan: Interim Consultation Report.

areas as capable of delivering the most effective change. These areas have informed the Application Site boundary. The Alton Activity Centre and bus turnaround area at Tunworth Crescent have been added following separate consultation events in relation to the specific proposals for these areas. The intervention areas comprise the following and are illustrated in **Figure 3.1** below:

- a. Key intervention area 1 – Roehampton Local Centre
- b. Key intervention area 2 – Portswood Place Important Local Parade
- c. Key intervention area 3 – Danebury Avenue Housing
- d. Key intervention area 4 – Central Landscape

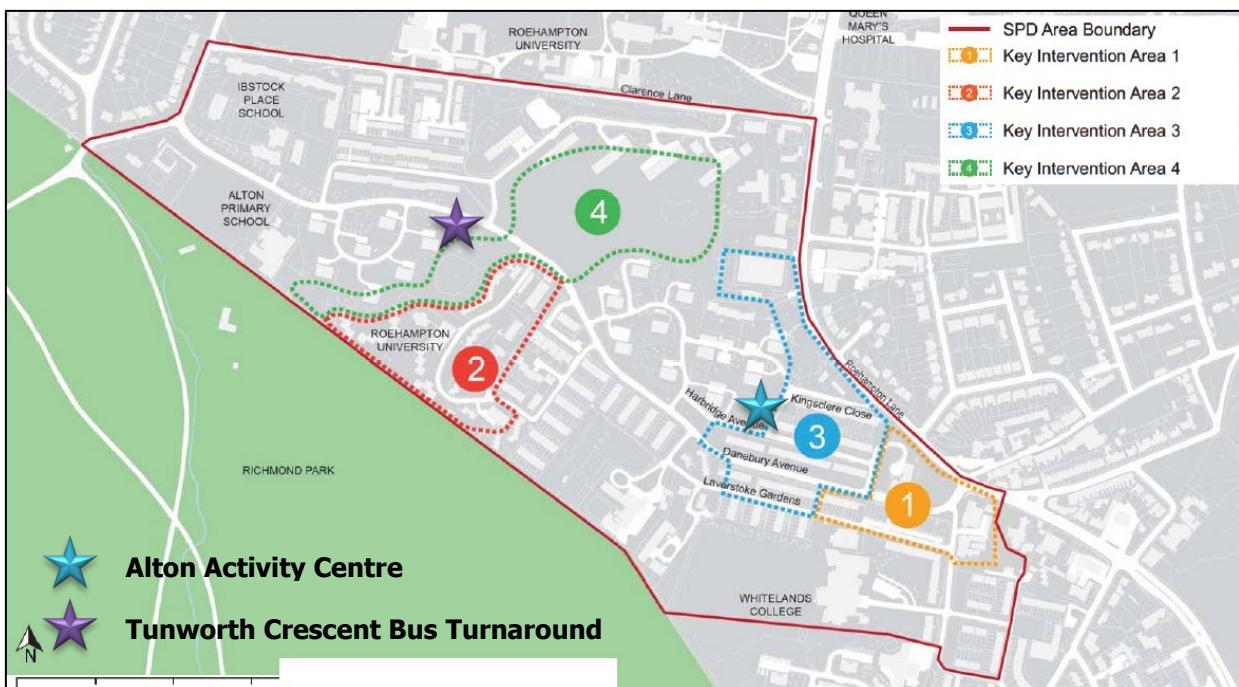


Figure 3.1: Roehampton SPD Intervention Areas

- 3.8 In addition to the four principal intervention areas, the Roehampton SPD identifies 9 overarching strategic objectives ("the Strategic Objectives") that have been designed to deliver the vision for the regeneration. These Strategic Objectives are:

- 1. Create a more mixed and balanced community with new and improved high-quality housing that will raise the living conditions and widen housing choice.**
- 2. Improve the quality of the retail, service and community facilities. Improve existing community buildings and create new facilities within existing Local Centre and Important Local Parade.**
- 3. Provide improved job and training opportunities for Roehampton residents.**
- 4. Adopt a place-making approach which protects, strengthens and repairs the special qualities of the estate through bespoke and sensitive intervention.**
- 5. Improve or replace poor-quality buildings.**

- 6. Improve pedestrian, cycle and vehicular connections within the site and to the surrounding streets, centres, communities and open spaces.**
 - 7. Upgrade existing and create new streets, public spaces and pedestrian links to make them more attractive, convenient and usable.**
 - 8. Create a more attractive area with a high-quality and active landscape by upgrading existing open spaces and creating new ones.**
 - 9. Conserve and enhance existing heritage assets, including those on the Heritage at Risk Register, and their settings, to better reveal the qualities of the estate.**
- 3.9 It is these objectives against which we have assessed the proposals the subject of the application. A compliance check against the Strategic Objectives is set out in Section 10 of this Statement.
- 3.10 Throughout the procurement process and following Redrow's appointment as the Council's development partner, community consultation has continued to play an integral role in how the proposals have evolved. These activities have included public workshop events; public engagement events; exhibits at the Roehampton 'Feel Good' Festival and 'Get Active' Roehampton Festivals; direct engagement with local community groups, youth organisations, faith groups, schools and businesses; and discussions with Residents' Forums (including Roehampton Forum and Roehampton Partnership).
- 3.11 Consultation has involved the use of several methods intended to secure as wide as possible level of resident and stakeholder engagement, including stakeholder workshops, staffed and fixed public exhibitions, presentations to the Roehampton Forum, Roehampton Trust, Putney Society, Roehampton Area Housing Panel and the Roehampton Partnership at each stage of the process, stakeholder meetings with health, education, religious, and library services/organisations and regular newsletters. Interested parties have been kept up to date of the scheme's design and progress through the publication of regular newsletters and a dedicated website (www.AltonEstateRegen.co.uk).
- 3.12 Further details of stakeholder engagement and how this has shaped the evolution of the Proposed Development can be found in the Statement of Community Involvement and Design, Landscape and Access Statement that accompanies this application.

4.0 THE PROPOSED DEVELOPMENT

A. DESCRIPTION OF DEVELOPMENT

4.1 This application seeks planning permission for the residential-led regeneration of the Application Site. The Application seeks part outline and part detailed planning permission for:

- 1. Phased demolition of all existing buildings and structures (except Alton Activity Centre community building);**
- 2. Mixed-use phased development ranging from 1 - 9 storeys above ground level comprising up to 1,103 residential units and up to 9,572 sqm (GIA) of non-residential uses comprising new and replacement community facilities (including library and healthcare facilities, youth facilities, community hall, children's nursery & children's centre) (Class D1); flexible commercial floorspace (comprising retail (Class A1), financial and professional services (Class A2), café / restaurants (Class A3), hot-food takeaways (Class A5), business (Class B1), and community uses (Class D1)); landscaping; removal and replacement of trees; public realm improvements; access improvements; relocation of bus turnaround area; improvements to children's play facilities; provision of energy centre; car & cycle parking; and other highway works incidental to the development. All matters reserved except for Blocks A, K, M, N, O, Q, Portswood Place Nursery and Community Centre and highway/landscape/public realm improvements.**

An Environmental Statement has been submitted with the application under the Town and Country Planning (Environmental Impact Assessment) Regulations 2017 ("the Proposed Development").

4.2 The detailed and outline elements that make up the hybrid planning application are described below and illustrated in **Figure 4.1**:

- a. The Detailed Element (shown in orange) = 10.64 hectares; and
- b. The Outline Element (shown in green) = 1.88 hectares.

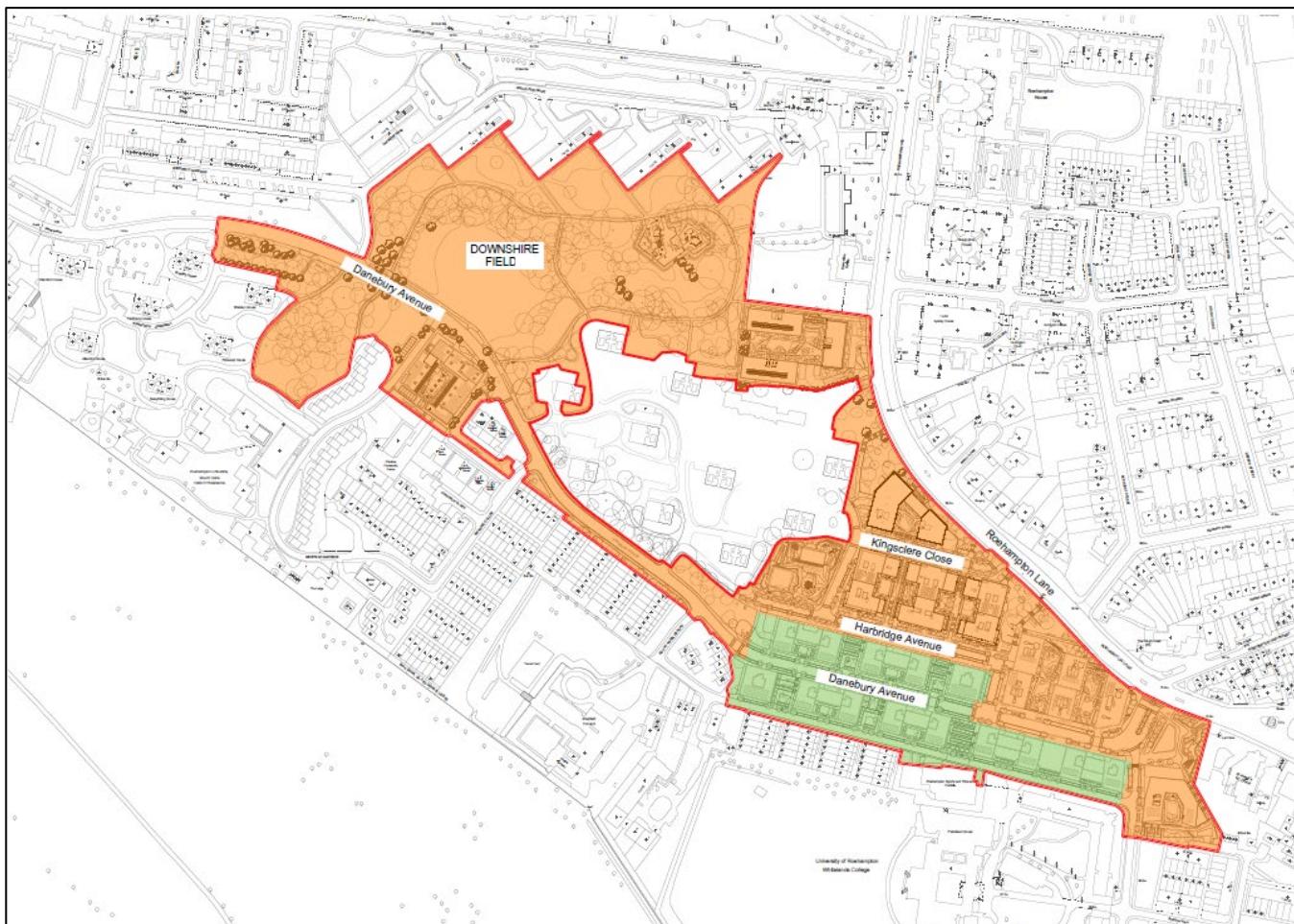


Figure 4.1: Site location plan (detailed site area in orange & outline site area in green).

B. OVERALL DEVELOPMENT

- 4.3 The key elements of the Proposed Development are discussed in more detail as part of the accompanying Design, Landscape and Access Statement but are summarised as follows:
- a. Up to 1,103 new and replacement high quality homes, including 256 affordable homes including social rent and intermediate tenures (shared ownership and shared equity);
 - b. Up to 9,572 sqm (GIA) of non-residential floorspace, including replacement retail floorspace, flexible commercial floorspace (A1-A3, A5, B1 and D1), dedicated office floorspace (B1) and dedicated community floorspace (D1);
 - c. High quality, modern, front facing and accessible community facilities located within new community hubs in the two key centres (Danebury Avenue and Portswood Place), including a library and events space, healthcare facilities, youth facilities, community hall, children's nursery and children's centre;
 - d. A high-quality public realm, active frontages, and improved pedestrian routes through the estate;
 - e. Enhancements to Downshire Field and children's play spaces; and

- f. Highway and access improvements, relocation of bus turnaround facility and provision of car/cycle parking.
- 4.4 An overview of the proposed accommodation that will be spread across 16 building plots is set out in **Table 4.1**.

TABLE 4.1: OVERALL PROPOSED DEVELOPMENT DELIVERABLES			
Use	Tenure	Number of homes	Habitable rooms
Residential (Class C3)	Private	Up to 847	Up to 2,380
	Social Rent	Up to 188	Up to 670
	Intermediate	Up to 68	Up to 236
	Total	Up to 1,103	Up to 3,286
Use	Floorspace (GIA)		
Residential (Class C3)	103,594 sqm		
Flexible commercial (Classes A1-A3, A5, B1 & D1)	3,402 sqm		
Office (Class B1)	643 sqm		
Community (Class D1), including an replacement library service, healthcare facilities, youth services, community hall, children's nursery and children's centre	5,527 sqm		

- 4.5 The total amount of affordable housing delivered through the Outline and Detailed Elements combined is 28% (by habitable room) of the total proposed housing, with no net loss and a net increase of 98 affordable homes and 346 habitable rooms.

i. Non-residential floorspace

- 4.6 The Proposed Development would deliver a significant uplift in commercial, business and community floorspace in accordance with the objectives set out in the Roehampton SPD. A breakdown of the total existing (in-use and overall, including ancillary and vacant floorspace) and proposed non-residential floorspace that would be delivered across the Application Site is set out in **Table 4.2** below. As detailed in Section 2, a large proportion of existing Class D1 community floorspace is currently vacant or not usable.
- 4.7 There is currently 2,830 sqm (GIA) of Class A1-A3, A5 & Sui Generis use floorspace across the Application Site. Of this, 2,255 sqm is contained in the Roehampton Local Centre and 413 sqm (GIA) is at Portswood Place. Through the use of planning conditions, the Proposed Development will, as a minimum, replace the existing retail (Class A1-A3 & A5 uses) floorspace (2,830 sqm) across the Application Site. To establish an effective retail parade early in the regeneration programme, including the delivery of a replacement food store, the commercial uses in the Detailed Element will be subject limited to Class A1-A3 & A5 uses only. The commercial uses proposed in the Outline Element are subject to a flexible use designation to allow any floorspace over and above the re-provision of the existing retail uses to potentially

include Class B1 or D1 uses as well as retail uses.

TABLE 4.2: TOTAL IN USE AND PROPOSED COMMERCIAL FLOORSPACE				
Use	Total existing (sqm; GIA)	Total existing in use (sqm; GIA)	Total proposed (sqm; GIA)	Change in use to proposed floorspace (sqm; GIA)
Flexible commercial floorspace (Classes A1-A3, A5, B1 & D1)	2,830*	2,830	3,402**	+527
Office	426	426	643	+217
Community	6,083	4,073	5,527	+1,454
Total	9,339	7,329	9,572	+2,243

* Comprises Class A1-A3, A5 and Sui Generis uses

** Proposed flexible planning use that includes provision for B1 & D1 uses beyond the re-provision of any existing A1-A3 & A5 use floorspace.

- 4.8 The Council will retain ownership of the commercial properties, thereby enabling any future uses to be curated according to local needs. Occupancy of the flexible retail floorspace will be subject to a marketing exercise and lettings strategy that will be informed by the following guiding principles:

- Develop a mix of retail uses that will meet the current and future demand from existing and new residents, local workers and students.
- To identify opportunities to improve the connection between Danebury Avenue and Roehampton High Street and to encourage complementary uses and functions between the two.
- To ensure that during the redevelopment there remains a significant and accessible retail offer for residents.
- To deliver new retail space in first phases of the regeneration that can accommodate the reprovision of some of the existing business, with the final mix of uses remaining flexible to meet local need.
- To explore opportunities for meanwhile uses and to support the wider placemaking objectives of the regeneration throughout the redevelopment as set out in the Cultural and Estate Management Strategies. These should support existing retailers and other local centre uses to ensure the area remains attractive during the construction and reprovision phases. This could include:
 - Events and activities (such as markets and film screenings) at the new village square.
 - The temporary use of any empty shops for “meanwhile” uses.

ii. Density

- 4.9 The density of the existing site and as proposed, calculated using the methodology described in the Mayor's Housing SPG, is set out in **Table 4.3** below. On the basis that the Downshire

Field open space (4.9 hectares – circa 40% of overall site area), as shown on **Figure 2.1**, will not be subject to new built development, this has been excluded from the gross site area for the purposes of the density calculation.

TABLE 4.3: NET RESIDENTIAL DENSITY CALCULATION		
Input	Existing	Proposed
Gross Site Area	7.6 hectares (ha)	
Residential GIA	21,760 sqm (70%)	100,436 sqm (91%)
Non-Residential GIA	9,339 sqm (30%)	9,572 sqm (9%)
Net Residential Site Area (after the commercial % is deducted)	5.32 ha	6.92 ha
Number of dwellings (u)	288	1,103
Number of habitable rooms (hr)	1,064	3,286
Number of bedrooms (b)	776	2,151
Number of bedspaces (bs)	1,329	3,490
Density (dwellings per hectare)	$288u / 5.32ha = 54 u/ha$	$1,103u / 6.92ha = 159 u/ha$
Density (habitable rooms per hectare)	$1,064hr / 5.32ha = 200 hr/ha$	$3,286hr / 6.92ha = 475 hr/ha$
Density (bedrooms per hectare)	$776b / 5.32ha = 146 b/ha$	$2,151b / 6.92ha = 311 b/ha$
Density (bedspaces per hectare)	$1,329bs / 5.32ha = 250 bs/ha$	$3,490bs / 6.92ha = 504 bs/ha$

iii. Open space

- 4.10 The existing and proposed areas of open space are derived from the Design, Landscape and Access Statement and summarised in **Table 4.4** below.

TABLE 4.4: OPEN SPACE			
Type of open space	Existing (sqm)	Proposed (sqm)	Difference (sqm)
Publicly accessible	80,192	80,493	+301
Communal	2,382	7,198 ⁴	+4,816
Total	82,574	87,692	+5,117

- 4.11 The publicly accessible amenity space is made up of areas of open space, such as Downshire Field, public play spaces as well as areas of publicly accessible areas of incidental open space. Areas of communal amenity space are located in courtyards within each block and access will be restricted to residents of that block. The increase in the amount of publicly accessible open space will be achieved through consolidating and upgrading existing spaces, which have limited functionality or use due to their location, design or condition, to new and better quality areas of open space. These enhanced open spaces will be more useable for the public and include the new village square, pocket green spaces between residential blocks and new areas of incidental open space set around the new residential blocks.

⁴ Includes indicative community amenity areas (1,465 sqm) for residential blocks in the Outline Element.

4.12 The existing play space within Downshire Field is open for public use and will be enlarged and upgraded as part of the proposals. Access to the Alton Activity Centre is currently limited but will be opened up to the wider public following upgrades to the play space. In view of the public access to these spaces, these areas have been included as part of the publicly accessible open space figures set out in **Table 4.4** and shown in the Design, Landscape and Access Statement.

iv. Play spaces

- 4.13 The Play & Playability Strategy and Hard Materials Strategy sections of the Design, Landscape and Access Statement outline the quantum and range of children's play equipment that will be provided across the Application Site. The play strategy is predicated on the upgrading and enlargement of existing play hubs within the Application Site, plus the creation of new play spaces within the public realm, communal courtyards of the residential blocks and streetscape. The play strategy will be supported by improvements to other play facilities suitable for older children (12+) that are within reasonable walking distance (800m⁵), such as upgrading the multi-use games area at Witley Point (on the Alton East Estate) to an all-age children's play space.
- 4.14 Three larger scale play hubs suitable for a range of children's age groups have been identified across the remainder of the Application Site. A local play facility, suitable for 5-11 year olds, comprising sensory and sculptural play features for climbing and balancing will be provided within the Village Square. Two enhanced play hubs with a variety of equipment and features suitable for children of all ages will be created at the Alton Activity Centre (redesigned to provide open access to a multi-use games area and updated play structure), and within Downshire Field, where the existing play park will be replaced and enlarged with naturalistic local play features, such as timber climbing and balancing equipment and natural landforms with integrated play elements. These improvements will diversify the range of children's play equipment and features that are available to allow them to be used by a wider range of age groups and help draw the community together. Dedicated play areas for younger children (0-4 year olds) will be set aside within the play hubs to ensure safety. A management strategy, including measures to control dogs, ensuring the safety of children and future maintenance of the play spaces will be secured through planning conditions. These spaces will be open access in line with equivalent facilities across the Borough and will either be managed by the Council or Enable (or other contractor to be specified) on the Council's behalf.
- 4.15 A trim trail comprising exercise elements and incidental play features suitable for all ages and utilising natural and recycled materials, such as wood from trees on the Application Site and

⁵ In accordance with guidance contained in Mayor of London (2012) 'Shaping Neighbourhoods: Play and Informal Recreation Supplementary Planning Guidance'

natural boulders, will be positioned around Downshire Field. These features will be connected by a new 1km fitness loop track designed as a measured running track circles to encourage healthy living and exercise by the community. The fitness trim trail and loop track are suitable for people of all ages and, consistent with Table 4.6 of the Mayor's Shaping Neighbourhoods: Play and Informal Recreation SPG, is recognised as a form of outdoor exercise that can be added to the play space calculations for people over 12 years old.

- 4.16 Within the communal courtyards located within the demise of the residential blocks, doorstop play facilities suitable for young children (0-4 years old) will be provided. Incidental 'play on the way' features, such as stepping stones and sculpture play forms, will be provided throughout the streetscape.
- 4.17 For children between 5 and 11 year's old, the play strategy seeks to enlarge, by 559 sqm, and upgrade 3,087 sqm of existing play spaces on the Application Site. The existing play facilities for this age group at the Alton Activity Centre and Downshire Field possess a limited range of play equipment and access to these facilities is restricted. Consistent with paragraphs 4.25 and 4.41 of the Mayor of London (2012) 'Shaping Neighbourhoods: Play and Informal Recreation Supplementary Planning Guidance', removal of barriers to the accessibility of these spaces is an acceptable solution in meeting play space needs. Therefore, by enlarging and improving the quality and access to these facilities, this will address the play space needs of new children living on the estate and improve the play offer available to existing residents.
- 4.18 A summary of the play space provision measured against the GLA and the Council play space benchmarks⁶ being delivered across the masterplan is set out in **Table 4.5** below. Consistent with the referenced guidance provided by the GLA, the play space calculation includes the upgrading of existing play areas, so to meet the 10 sqm per child play space requirement. These works will be secured through the detailed landscape scheme and management strategy required pursuant to conditions.

TABLE 4.5: PLAY SPACE PROVISION

Type of play	GLA benchmark	LBW benchmark	Proposed
Doorstop play (0-5 years)	1,520 sqm	1,520 sqm	1,578 sqm
Local Play (5-11 years)	1,231 sqm	1,231 sqm	3,646 sqm*
All ages play (12+ years)	868 sqm	868 sqm	2,433 sqm
Total	3,619 sqm	3,619 sqm	7,657 sqm

* Includes 3,087 sqm of upgraded play facilities.

v. Parking

- 4.19 The existing car parking provision is complex and includes off-street and on-street parking.

⁶ Derived from the Mayor of London (2012) 'Shaping Neighbourhoods: Play and Informal Recreation Supplementary Planning Guidance'

Sections 11 and 17 of the Transport Assessment provides comprehensive analysis of the existing parking arrangements and proposed parking strategy and should be the primary point of reference in reviewing car parking arrangements. The Transport Assessment summarises the parking survey conducted across the wider estate. The parking survey revealed whilst some streets are busier than others with illegal parking occurring in certain instances. Across the estate, the percentage of legal parking spaces which were occupied by parked vehicles⁷ is in the region of 70% during the day and 75-80% overnight.

- 4.20 Whilst the majority of parking demand arising from the Proposed Development will be met within the blocks some additional on-street parking is required. Analysis of the impact on on-street parking levels is set out in section 17.4 of the Transport Assessment. Section 17.5 of the Transport Assessment also describes the proposed parking strategy for the Roehampton Local Centre.
- 4.21 The proposed parking provision is set out in **Table 4.6**. Reference the existing number of off-street spaces located within the site boundary is included but reference should be made to the Transport Assessment for wider analysis on this point:

TABLE 4.6: PARKING PROVISION

Type of parking	Quantum
Total existing off-street parking spaces	122 spaces
Total proposed off-street car parking	551 spaces ⁸
Proposed unmarked street parallel parking laybys	132 spaces
Disabled persons parking spaces	55 spaces
Electrical vehicle charging point spaces	110 (20%) active & 110 (20%) passive
Residential cycle parking	2,100 space (2,072 long stay & 28 short stay)
Non-residential cycle parking	139 spaces (28 long stay & 111 short stay)

- 4.22 The proposed car parking ratio equates to an average of 0.5 spaces per dwelling, which is within the maximum parking standards contained in the adopted London Plan. Parking within the podium car parks will be subject to a Car Parking Management Plan secured through condition.

vi. Environmental performance and sustainability

- 4.23 A site-wide energy strategy is proposed to ensure a 35% on-site reduction in regulated carbon dioxide emissions beyond Approved Document Part L (2013) for domestic and non-domestic parts of the Proposed Development in accordance with Policy 5.2 of the London Plan. A series of measures developed in accordance with the Be Lean, Be Clean and Be Green energy hierarchy described in the London Plan have been developed. These include the use of the

⁷ Referred to in the Transport Assessment as “parking stress”.

⁸ Includes 7 car parking spaces in Block A serving the community uses.

following measures:

- **Be Lean:**
 - Energy efficient building fabric (including high specification floor & wall insulation and double glazed windows), energy efficient lighting and efficient heating and ventilation systems.
- **Be Clean:**
 - A site-wide heat network, powered by gas-fired, low-NOx CHP and high-efficiency back-up boilers to serve the domestic and non-domestic units.
- **Be Green:**
 - Use of renewable energy technologies: Air sourced heat pumps to provide heating and cooling to retail units and solar photovoltaics.

- 4.24 The Proposed Development will achieve the zero-carbon homes standard through a carbon-offset payment to address any remaining shortfall in regulated CO₂ emissions.
- 4.25 In addition, a future proofed connection to any District Heating Network that may come forward in the wider area will also be provided. All non-residential floorspace will seek to achieve a BREEAM 'excellent' rating. Further details are available in the Energy and Sustainability Strategies that accompany the Application and demonstrate that the Proposed Development accords with Council and GLA energy policy objectives.

C. DEMOLITION OF EXISTING BUILDINGS

- 4.26 All the existing buildings and structures, with the exception of the Alton Activity Centre community building, within the Application Site will be demolished in phases to enable existing secure tenants and resident homeowners to be rehoused on the estate and only move once. The phasing plan, which is submitted for approval, ensures that all community facilities and services, including the library, health uses, youth facilities and Eastwood Nursery and Children's Centre, can move into new facilities without a break in service provision. The phasing also allows for the reprovision of some of the existing retail uses to ensure there always remains a retail offer for residents.
- 4.27 The following buildings are identified (drawing ref: 9028-A-Z-M-100-08-0001) as being to be demolished as part of the Proposed Development:

- Danebury Avenue (odds) 3, 11 – 29, 117 – 211 & 213 – 243
- Danebury Avenue (odds) 31A – B, 61A – B, 89A – B & 37 – 115
- Allbrook House 1 – 45
- Harbridge Avenue (odds) 1 – 31, 33 – 83 & 85 – 115
- Harbridge Avenue (evens) 2 – 32 & 34 – 84

- Kingsclere Close (evens) 1 – 28
- Portswood Place (evens) 1 – 14
- 166 & 168 Roehampton Lane
- 190 Roehampton Lane
- 2A Minstead Gardens

D. THE DETAILED ELEMENT

4.28 The Detailed Element of the Application comprises Blocks A, K, M, N, O, Q, Portswood Place Nursery and Community Centre and highway/landscape/public realm improvements across the site area. The sub-sections below describe the key components for which full details are submitted.

i. Block A and Village Square

4.29 At the gateway to the estate, Block A is a 7 storey building located at the south-eastern boundary of the Application Site, adjacent to Holybourne Avenue and Hersham Close. Block A is a new state of the art community facility and will be owned and managed by the Council. It represents a significant investment and will include 2,987 sqm of flexible community space spread over two floors and facing the new village square. The community space has been designed to be welcoming, accessible, inspiring, modern and flexible to maximise use of the space by the local community, facilitate community development and enable a wide range of community and cultural activities to be delivered. The space will include a range of interlinked spaces including:

- A library and learning offer (replacing the existing Roehampton Library) providing for all ages, traditional library services, children's library, quiet study area, ICT equipment, cultural events/activities, exhibition space, ancillary café with outdoor seating area overlooking the village square and engagement with a range of community and voluntary organisations.
- Youth space, providing opportunities for socialising with peers, relaxing and study.
- Community hall that can be used for a range of activities (such as dance, fitness, events and meetings) which can be accessed by other users of the building or operate independently to maximise its use and local benefit.
- Expanded health facilities to meet the health needs of the current and future local community. Ramped pedestrian access has been provided to the rear of the building so to enable ease of access for wheelchair users. Space has also been defined on Hersham Close to ambulance drop off and pick-ups.

4.30 A total of 40 affordable homes in social rent and intermediate tenures are proposed in the

building. The affordable homes delivered in this block will be used for the re-housing of existing Council tenants and resident homeowners on the estate and benefit from a central location at the heart of Roehampton and the regenerated estate.

4.31 Block A forms the backdrop to the new village square that serves as a focal point for the regeneration. Strategically located at the meeting point between Alton East, Alton West and Roehampton Village, the village square and Block A have been designed to provide a central hub for Roehampton and as a space for community interaction, recreation, relaxation and engagement while also being designed to be flexible to be able to accommodate a range of community and cultural events and activities. The village square includes a play space and seating areas and also provides opportunities for the space to 'add value' to the community uses delivered in Block A.

4.32 In summary, Block A delivers the following:

- 40 x affordable homes comprising 20 x 2 bedroom, 10 x 3 bedroom and 10 x 4 bedroom apartments.
- 2,987 sqm (GIA) of community floorspace (Class D1) comprising 1,214 sqm library, 227 sqm community hall, 321 sqm youth centre, 652 sqm health facilities and 573 sqm of ancillary community floorspace.

ii. **Block K**

4.33 Block K is a private residential block extending up to 9 storeys. Located centrally in the main intervention area and bounded by Harbridge Avenue, Kingclere Close and Ellisfield Drive (opposite the Alton Activity Centre). Due to changes in site levels, however, the building will appear lower to the north. The building is configured into three distinct blocks and this variation in height provides visual interest and articulation to the building.

4.34 Two public pedestrian routes run in a north/south direction through the blocks. Either side of these are communal courtyards serving the residents of these blocks. Through the use of attractive landscaping and pedestrian gates the communal courtyards would provide a safe and secure environment for residents and would not be accessible to the general public.

4.35 A podium car park provides 117 car parking spaces, including 7 accessible spaces and 433 cycle spaces. By utilising the significant change in levels and including duplex apartments much of the podium car park has been concealed from view and active frontages maximised with entrances fronting onto street.

4.36 In summary, Block K delivers the following:

- 230 x private sale homes comprising 55 x 1 bedroom, 163 x 2 bedroom and 12 x 3 bedroom apartments.

iii. Block M

- 4.37 Block M occupies an important position that mediates between the distinct point blocks to the west and signifies the start of the main intervention area when approaching the Application Site along Roehampton Lane to the north. Up to 8 storeys in height, the building design includes an attractive and articulated frontage that steps in height along Roehampton Lane and provides shelter to a communal courtyard that faces onto Kingclere Close.
- 4.38 Duplex units have been included along with stepped access from Kingsclere Close to the raised podium to maintain active frontages. The external materials include precast concrete panels to acknowledge the relationship with the neighbouring point blocks.
- 4.39 A podium car park that is accessible from Ellisfield Drive has been included to accommodate up to 43 vehicles (including 3 accessible spaces) and 197 cycle spaces.
- 4.40 In summary, Block M delivers the following:

- 107 x private sale homes comprising 32 x 1 bedroom and 75 x 2 bedroom apartments.

iv. Blocks N and O

- 4.41 Blocks N and O are linked together by a single podium and have been designed so to be constructed in phases extending up to 8 storeys in height.
- 4.42 The ground floor of Block O includes 722 sqm of commercial floorspace and would be occupied by a replacement convenience food store and pharmacy. At the second storey and above in Block O there will be a range of private tenure apartments. The first floor of Block O provides 643 sqm of dedicated office (Class B1) floorspace. Part of the space will be used to rehouse the Council Housing Office (temporarily relocated to the Roehampton Parish Hall) that will provide an accessible local facility for housing residents to access services. The remainder of the space could be used as flexible, affordable workspace to be made available to local businesses and community groups. The final split of the affordable workspace will be informed by consultation with possible users (both community organisations and business community) to understand what demand is. Initial thinking will be to provide access to desks and meetings rooms in an open plan environment and on a sessional basis – to maximise the use of the space and keep costs to a minimum. The Council is looking to generally minimise the amount of office space it occupies by actively pursuing desk sharing and flexibility. It is unlikely that the Council will manage the space itself and will look to work with a provider to manage the

space against clearly agreed parameters and targets to ensure maximum access to targeted groups. A letting and management strategy for the space will be secured through condition.

- 4.43 Block N contains a mixture of residential and flexible commercial floorspace (Classes A1-A3 & A5). The ground floor of the building provides 1,002 sqm of flexible commercial floorspace that would establish new retail floorspace and enhanced vitality in Roehampton Local Centre. The phasing enables some of the existing businesses to be able to reprovided and also ensures there remains a provision for local residents during the development. The upper levels comprise four linear blocks that provide a range of private tenure apartments with access to two communal landscaped podium courtyards.
- 4.44 A total of 84 car parking spaces (including 9 accessible spaces) and 306 cycle spaces would be provided in a podium car park that extends over the ground and first floor levels of both blocks which will be concealed by the change in site levels.

- 4.45 In summary, Block N and O deliver the following:

- Block O:
 - 40 x private sale homes comprising 20 x 1 bedroom and 20 x 2 bedroom apartments.
 - Ground floor comprising 722 sqm of retail floorspace (Class A1).
 - First floor comprising 643 sqm of dedicated office (Class B1) floorspace.
- Block N:
 - 121 x private sale homes comprising 37 x 1 bedroom and 2 x 84 bedroom apartments.
 - Ground floor comprising 1,002 sqm of flexibly designed (Class A1-A3 & A5) commercial floorspace.

v. **Block Q**

- 4.46 Block Q will be built on the site of 166 and 168 Roehampton Lane and will deliver 116 social rent and intermediate tenure affordable homes.
- 4.47 The building is situated immediately adjacent to the recently redeveloped Chadwick Hall, the Mosaic School and to the south of the grade I listed Downshire House. The three blocks are linked together by a landscaped podium with parking beneath. The exterior of the block facing onto Roehampton Lane has a predominately brick finish that reflects the character of the streetscene. The two blocks to the rear make greater use of pre-cast concrete panels to establish a sympathetic transition with the point blocks located behind the building.
- 4.48 The land slopes down to the south-west from Roehampton Lane. To provide a pleasant environment for families living in these affordable homes, an attractively landscape raised podium will provide high-quality communal amenity space for residents and offer an attractive

vista across Downshire Field.

4.49 A pedestrian walkway and cycleway are included along the northern boundary of the Application Site (replacing the existing stepped route) and provides direct access into Downshire Field and a legible route through to the Portswood Place Community Centre. The vehicular access for the block has been designed to avoid conflicting with the existing access serving the Mosaic School.

4.50 In summary, Block Q delivers the following:

- 116 x affordable homes comprising 19 x 1 bedroom, 19 x 2 bedroom, 63 x 3 bedroom and 15 x 4 bedroom apartments.

vi. Portswood Place centre

4.51 Portswood Place centre will provide a range of community uses within two new high quality buildings that respond to their heritage setting. The reprovision of the existing bus stand will transform the area into an attractive and vibrant new community hub which will make road crossing safer and greatly improve accessibility. The two new buildings include:

- a. **Eastwood Nursery and Children's Centre** – New facility to rehouse the existing service within a single, accessible, purpose built building arranged around a central courtyard space. It will provide a wide range of services that focus on parents and carers supporting their child's learning and development. It will include seven classrooms, one of which has been designed for children with special educational needs and various therapy and treatment rooms. The new building also contains a double height hall with separate access, enabling it to be used for community use for activities and development outside nursery school hours.
- b. **Pavilion Building** – next to the school will be a single storey building to accommodate an enhanced Minstead Garden club room for use by the elderly residents and flexible community floorspace capable of accommodating expanded health or other community use. A new retail convenience store that would meet the day to day needs of residents is also provided.

4.52 In summary, the Portswood Place Community Centre delivers the following:

- Portswood Place Nursery School and Children's Centre
 - 1,940 sqm (GIA) of community floorspace.
- Portswood Place pavilion building
 - 685 sqm of community and retail floorspace comprising 473 sqm health facility (Class D1), 123 sqm club room (Class D1), 75 sqm retail unit (Class A1) and 10

sqm bus driver welfare facility (Sui Generis).

vii. Downshire Field

- 4.53 Downshire Field serves as open space located at the heart of the Alton West estate. Landscape improvements and selective tree removals are proposed (refer to Arboricultural Impact Assessment for tree removal plan), with poorer quality specimens being removed, to improve views of Downshire House, as well as reduce overshadowing and improve security around the Downshire Field play space, with new tree planting proposed to enhance the landscape setting and ecological value of the Application Site.
- 4.54 The landscape design shown in the Design, Landscape and Access Statement incorporates a range of features within Downshire Field, including:
- New pedestrian footpaths, exercise equipment, a trim trail, and incidental play features, such as natural boulders to provide places for climbing.
 - Enhancements and enlargement to the existing Downshire Field play space to create a natural play environment suitable for children of all ages.
 - Quiet seating areas for residents of the wider estate.
 - Flower-rich grassland areas.
 - Biodiversity enhancements, including loggeries and bat boxes.
- 4.55 The existing bus turnaround at the Minstead Gardens junction with Danebury Avenue is proposed to be reprovided to the west to the Tunworth Crescent junction with Danebury Avenue.

viii. Tree works

- 4.56 To resolve the uneven levels, such as those at Harbridge Avenue, it will be necessary to remove and replace the existing avenue of Lime trees, which comprise category B, C and U trees that have been extensively pollarded, to create a more useable pedestrian environment. These will be mature specimens so to retain the tree lined avenue effect that is noted being significant in informing the character of the Alton Conservation Area.
- 4.57 **Table 4.7** confirms the number of existing trees within the Application Site, the number of trees removed and retained, and the proposed new tree plantings. In addition, selective removals from 9 tree groups, comprising small, compact or shrubby specimens, will be carried out in accordance with the details contained in section 5 of the Arboricultural Impact Assessment.

TABLE 4.7: TREE WORKS SUMMARY	
	Number
Total existing trees in red line boundary	518 (+ 9 groups)
Total trees retained	327
Total trees felled (individual and groups)	191 (+ 9 groups*)
Total proposed new tree plantings	770
Total trees (application) in red line boundary	1,097

* Refer to section 5 and appendix A of Arboricultural Impact Assessment for details of works effecting tree groups.

- 4.58 **Table 4.8** summarises the quality of trees that are to be removed as part of the Proposed Development.

TABLE 4.8: CATEGORY OF TREES TO BE REMOVED	
Category	Number
Category A	0
Category B	41
Category C	135
Category U	15
Total	191

- 4.59 Approximately 79% of the trees being removed are category C or U quality specimens and none of the trees to be removed are classified as category A trees. These trees are being removed in the interests of good arboricultural management and/or to facilitate the new buildings, enhancements/enlargements to the play hubs and/or resolve uneven street levels, such as at Harbridge Avenue. Removal of higher quality specimen trees (category B) has been limited to only those needing to be removed to facilitate the new buildings or address streetscape issues. To offset the loss of the existing trees, a total of 770 new trees are proposed to be planted, with 572 trees in the public realm and 198 in the podium courtyards serving the residential blocks.

ix. Summary

- 4.60 To summarise, **Table 4.9** sets out the total number of new homes (with the total number of habitable rooms shown in brackets) and quantum of non-residential floorspace proposed within the Detailed Element of the Proposed Development:

TABLE 4.9 – DETAILED ELEMENT PROPOSED SCHEDULE OF ACCOMMODATION				
Unit size	Social rent	Intermediate	Private	Total
Studio	0	0	2 (2)	2 (2)
1 Bed 2 Person	18 (36)	1 (2)	142 (286)	161 (324)
1 Bed 2 Person w/c	0	0	0	0
2 Bed 3 Person	0	0	316 (960)	316 (960)
2 Bed 3 Person (w/c)	0	0	12 (36)	12 (36)
2 Bed 4 Person	30 (91)	6 (18)	1 (3)	37 (112)
2 Bed 4 Person (w/c)	3 (9)	0	13 (40)	16 (50)

3 Bed 5 Person	31 (127)	38 (154)	8 (36)	77 (317)
3 Bed 5 Person (w/c)	2 (8)	0	4 (19)	6 (27)
3 Bed 6 Person (w/c)	2 (9)	0	0	2 (9)
4 Bed 5 Person	13 (66)	0	0	13 (66)
4 Bed 6 Person	10 (50)	0	0	10 (50)
4 Bed 7 Person	1 (6)	0	0	1 (6)
4 Bed 8 Person (w/c)	1 (6)	0	0	1 (6)
TOTAL	111 (409)	45 (174)	498 (1,382)	654 (1,965)
Flexible Class A1 – A5, B1 & D1			1,809 sqm	
Class B1			643 sqm	
Class D1			5,527 sqm	

4.61 **Table 4.10** sets out the housing mix proportions within the Detailed Element by unit size and tenure. About 30% of the habitable rooms within the Detailed Element will comprise affordable tenures. Approximately 74% of the affordable housing floorspace (or 71% by units) will be social rented. The social rent and intermediate unit mix in the Detailed Element have been designed to meet the housing needs of existing secure tenant and resident homeowners. Over three quarters (77%) of the total amount social rent tenure housing is front loaded into the Detailed Element to assist with the rehousing of existing Council tenants:

Unit size	Social Rent		Intermediate		Private	
	Unit	Hab Room	Unit	Hab Room	Unit	Hab Room
Studio	0%	0%	0%	0%	0.4%	0.1%
1 bed	16%	9%	2%	1%	28.5%	21%
2 bed	30%	25%	13%	10%	68.7%	75%
3 bed	31%	35%	85%	89%	2.4%	3.9%
4 bed	23%	31%	0%	0%	0%	0%
% of overall total	17%	21%	7%	9%	76%	70%
Floorspace	11,174 sqm		4,007 sqm		48,643 sqm	

E. THE OUTLINE ELEMENT

4.62 The Outline Element of the planning application seeks consent for demolition of existing buildings but all other matters are to be determined through reserved matter applications. Approval is sought for the design code and associated parameter plans in respect of:

- Points of access
- Proposed Uses – the uses proposed for the development;
- Amount of Development – the maximum amount of floorspace proposed for each use and number of homes;

- Scale – the upper limits for height, width and length of each development plot within the Application Site boundary; and
- Public realm – the extent and location of key areas of public realm.

- 4.63 There are 8 plots in the Outline Element for which plot size, access routes, siting, maximum height, the usage of ground floor frontages, areas of open space and street hierarchy are controlled by the Parameter Plans. The Design Code provides further ‘control’ of the detailed design of any future buildings proposed on these plots.
- 4.64 Other supporting information (not for approval) is also provided, such as visualisations and an indicative Masterplan, to illustrate the potential form of development for the Outline Element.

i. Residential & Non-Residential Floorspace

- 4.65 The maximum quantum of floorspace according to land use that is sought across the Outline Element of the Proposed Development is set out in **Table 4.11** and included in the Development Specification submitted for approval. Each Block will include residential uses with the potential for some of the Blocks to include flexible commercial uses on the ground floor as in the locations shown on Parameter Plan (Drawing ref: 9028-A-Z-M-100-04-0033).
- 4.66 Blocks B and C have the potential to provide up to 1,593 sqm (GIA) of flexible commercial type uses (Classes A1-A3, A5, B1 and D1) on the ground floor to complete the south side of the Roehampton Local Centre. The Class A1-A3, A5 floorspace delivered in the Outline Element will, as a minimum, make up the balance of existing retail floorspace not otherwise provided in the Detailed Element. Any floorspace beyond the re-provision of the existing retail floorspace will have the flexibility to be used for Class B1 and D1 uses. The remaining blocks would comprise solely residential uses.
- 4.67 The total amount of residential floorspace is 39,679 sqm (GIA) which equates to a maximum of 449 homes across the Outline Element.

TABLE 4.11: MAXIMUM QUANTUM OF FLOORSPACE

Land use	Use class	Outline application floorspace sqm (GIA)
Residential	C3	39,679
Flexible uses: Retail, office and community	A1-A3, A5, B1 & D1	1,593
Ancillary (plant, car parking, balconies)	Ancillary	6,490
Total floorspace		47,762

- 4.68 The new retail units to be built on the south side of Danebury Avenue will benefit from a ‘flexible’ use that will include Class A1-A3, A5, B1 and D1 uses. The future delivery and

quantum of either of these uses will be predicated on the reprocision of the existing Class A1-A3 & A5 floorspace, the future needs for such floorspace and informed by a marketing and letting strategy to be confirmed through condition. The Council will remain freehold owners of the premises, enabling the future provision of retail, office and community floorspace to be carefully curated to meet the needs of the community in the future.

ii. Housing tenure

4.69 The Outline Element will deliver up to 449 homes across the following tenures:

- Private – Up to 349 homes and 75% by habitable rooms
- Affordable including Intermediate and Social Rent – Up to 100 homes or 25% by habitable rooms
 - Social rent: Up to 77 homes or 20% by habitable rooms
 - Intermediate: Up to 23 homes or 5% by habitable rooms

iii. Private unit mix

4.70 The following parameters will be applied to the private units to the Outline Element to ensure the appropriate housing mix is delivered across the Proposed Development and set out in the Development Specification submitted for approval:

- Studios – no more than 5% of the total quantum of private units
- Two Bedroom or larger - at least 50% of the total quantum of private units
- At least 10% of units being family size housing (three bedrooms or more)

iv. Social Rent Mix

4.71 In respect of the social rent units, the accommodation will be provided to replace the units currently present on the Application Site as well as to respond to local housing needs. A 5% tolerance has been included to allow flexibility to respond to future changes in local housing needs. Accordingly, the following housing mix is proposed:

- 1 bedroom – 16% (+/- 5%) of the total quantum of social rent units
- 2 bedrooms – 30% (+/- 5%) of the total quantum of social rent units
- 3 bedrooms – 54% (+/- 5%) of the total quantum of social rent units

v. Intermediate mix

4.72 The intermediate tenures delivered in the Outline Element are intended to comprise shared ownership tenure homes for potentially some existing and new residents who meet the criteria of the Council's allocation policy for intermediate homes. The Council, who will manage the

affordable housing, has its own adopted intermediate housing policy, which falls within the definition of London shared ownership, which sets out the affordability criteria for all new intermediate housing in the borough. This is reviewed and updated annually and approved by the Council usually in June each year. The shared ownership housing provided in the Outline Element will adhere to this policy.

- 4.73 Any shared ownership properties delivered in the outline phase will be sized according to the housing mix objectives set out in Policy DMH3 of the Council Development Management Policies Document (March 2016).

vi. Housing Quality

- 4.74 All units have been designed to meet or exceed the standards of the Mayor of London's Housing SPG (2016).
- 4.75 90% of the new dwellings will meet Building Regulation requirement M4 (2) 'accessible and adaptable dwellings'. 10% of the new dwellings will meet Building Regulation requirement M4 (3) 'wheelchair use dwellings' and will be built as wheelchair accessible, or easily adaptable for wheelchair use.

vii. Car parking

- 4.76 Car parking would be provided in concealed podium car parks. A minimum provision of 3 spaces per 10 accessible dwellings will be marked as accessible spaces with at least one wheelchair accessible space per core for use by blue badge holders. An indicative summary of the car parking provision in the Outline Element is set out in **Table 4.12** and equates to approximately 0.5 spaces per dwelling in the Outline Element.

TABLE 4.12: OUTLINE ELEMENT CAR PARKING TYPES	
Car parking type	Spaces
Standard bays	218*
Accessible bays	29

* Based upon adopted London Plan parking standards

- 4.77 20% of car parking spaces within the podium parking areas will have Electric Vehicle Charging Points (EVCPs) installed (active provision) and with a further 20% of spaces provided with potential for installation of EVCPs in the future (passive provision).

viii. Cycle parking

- 4.78 Cycle parking will be designed to be compliant with the draft London Plan standards on a block by block basis.

ix. Parameter plans

- 4.79 Reserved Matters submissions for the Outline Element of the Application Site are to conform to a series of parameter plans, which have been submitted for approval as part of the planning application:
- Parameter Plan (drawing ref: 9028-A-Z-M-100-04-0030) Development plot edges:** Identifies the extent of the development plots. A tolerance for a setback of up to 0.5m from the marked position has been included for the east/west plot edge and up to a 3m setback on the north/south edge to provide scope for articulation in the building frontage.
 - Parameter Plan (drawing ref: 9028-A-Z-M-100-04-0031) Access and circulation:** This plan establishes the vehicular and pedestrian access routes within the Outline Element with flexibly positioned and fixed pedestrian zones provided to assist with permeability.
 - Parameter Plan (drawing ref: 9028-A-Z-M-100-04-0032) Maximum plot heights:** confirms the maximum building heights in the Outline Element as being +54.61 AOD (to MEP) for plots H-J and +57.02 (to MEP) for plots B-G. A summary of the maximum building heights is set out in **Table 4.13** below.
 - Parameter Plan (drawing ref: 9028-A-Z-M-100-04-0033) Ground floor frontage:** Confirms the extent of residential and non-residential frontage within the Outline Element.
 - Parameter Plan (drawing ref: 9028-A-Z-M-100-04-0034) Public realm:** Sets the hierarchy of streets and locations of areas of green space.

TABLE 4.13: MAXIMUM BUILDING HEIGHTS IN OUTLINE ELEMENT		
Block	AOD to parapet	AOD to MEP
B	+55.72	+57.02
C	+55.95	+56.99
DE	+52.26	+53.66
F	+55.26	+56.66
G	+48.83	+50.23
H	+48.19	+49.59
I	+53.46	+54.61
J	+52.34	+52.32

x. Design Code

- 4.80 The Design Code submitted for approval and to be secured by condition puts into place controls and provides design guidance to provide the Council with sufficient assurance that the development will be carried out in accordance with the planning permission and to the high standards expected of the Proposed Development.
- 4.81 The Design Code is split into four chapters which are broken down into sections on the public

realm/open space and the built environment. The introductory chapter outlines the vision for the regeneration, defines the site area and provides guidance on how the Design Code is to be used. The second chapter considers the existing context provided by the Alton Estate and how this has informed the subsequent proposals. The third chapter establishes the site wide masterplanning principles that underpin the Detailed Element and the fourth chapter sets out a series of mandatory and advisory design codes relating to the Outline Element of the Proposed Development, which will apply to any future Reserved Matters Applications.

5.0 PLANNING POLICY CONTEXT

- 5.1 Section 38(6) of the Planning and Compulsory Purchase Act 2004 ("PCPA") requires planning applications to be determined in accordance with the provisions of the 'Development Plan' unless other 'material considerations' indicate otherwise.
- 5.2 The Council has adopted the SPD to guide the regeneration of the Alton Estate. In accordance with the definition contained in Annex 2 of the NPPF, this must be consistent with the terms of the Development Plan. The principle of regeneration is therefore established. The policy issue raised by this application is compliance of the proposals with SPD and in so far as is applicable, relevant policies of the development plan.
- 5.3 A summary of the relevant planning policies and designations is set out below.

A. NATIONAL POLICY AND GUIDANCE

- 5.4 The latest version of the National Planning Policy Framework (the "NPPF") was published in February 2019 and supersedes previous national planning guidance. The NPPF sets out the Government's approach to planning matters and is a material consideration in the determination of planning applications.
- 5.5 At the heart of the NPPF remains a presumption in favour of sustainable development (paragraph 11). The presumption in favour of sustainable development which is set out in the framework indicated that where this test is met, applications should be approved without delay. This paragraph goes on to state that:

For decision taking this means:

- c. **"Approving development proposals that accord with an up-to-date development plan without delay; or**
- d. **where there are no relevant development plan policies, or the policies which are most important for determining the application are out-of-date, granting permission unless:**
 - i. **the application of policies in this Framework that protect areas or assets of particular importance provides a clear reason for refusing the development proposed; or**
 - ii. **any adverse impacts of doing so would significantly and demonstrably outweigh the benefits, when assessed against the policies in this Framework taken as a whole."**

- 5.6 The NPPF makes clear that planning applications that accord with an up-to-date development plan should be approved without delay.
- 5.7 In March 2014, the Government published the National Planning Practice Guidance ("NPPG"), which is also a material consideration relevant to planning applications. The NPPG replaces a

number of previous circulars and guidance to provide a simplified single source of guidance at the national level that is subsequently updated over time. The NPPG is a material consideration and should be read in conjunction with the NPPF.

B. THE DEVELOPMENT PLAN

5.8 The statutory Development Plan for the Council is as follows:

- London Plan (Consolidated with Alterations since 2011) (2016)
- LBW Core Strategy (2016)
- LBW Development Management Policies Document ("DMPD") (2016)
- LBW Site Specific Allocations (2016)
- LBW Proposals Map (2016)

5.9 Many London Plan policies have been interpreted into local planning policy and are therefore only referred to when they seek additional provisions to those of Wandsworth's Local Plan.

5.10 The main adopted planning policies of the London Plan and the Council's Development Plan Documents that are relevant to the Proposed Development are discussed in Sections 6 to 9 of this Planning Statement and are summarised in **Tables 5.1 and 5.2 in Appendix 2**.

5.11 The Development Plan is supported by the following supplementary planning guidance/documents, which are relevant to the Proposed Development:

- **Mayor of London:**

- Housing SPG (2016)
- Homes for Londoners: Affordable Housing and Viability SPG (2017)
- Better Homes for Local People: The Mayor's Good Practice Guide to Estate Regeneration (2018)
- Accessible London: Achieving an Inclusive Environment SPG (2014)
- Play and Informal Recreation SPG (2012)
- The Control of Dust and Emissions during Construction and Demolition SPG (2014)
- Character and Context SPG (2014)
- Sustainable design and construction (2014)
- Social Infrastructure (2015)
- Planning for Equality and Diversity in London (2007)

- **Wandsworth:**

- Roehampton SPD (2015)
- Housing SPD (2016)
- Historic Environment SPD (2016)
- Refuse and Recyclables SPD (2014)

- Planning Obligations SPD (2015)
- Local Views SPD (2014)
- Alton Conservation Area Appraisal & Management Strategy (2010)
- Roehampton Village Conservation Area Appraisal and Management Strategy (2008)
- Westmead Conservation Area Appraisal and Management Strategy (2010)

C. EMERGING POLICIES

ii. Draft New London Plan

- 5.12 The London Plan is currently undergoing a full review. On 29 November 2017, the Mayor of London published the first draft of the new London Plan. Consultation on the Draft New London Plan closed on 2 March 2018. The plan was subsequently submitted for examination by the Secretary of State on 16 July 2018.
- 5.13 An Examination in Public (EiP) on the document commenced on 15 January 2019. The policies contained within the consultation draft are still to undergo potential revisions following the consultation and EiP and therefore are not of full weight. It is currently envisaged that the new London Plan is expected to be adopted by early 2020 subject of course to the Panel's recommendations and the Secretary of State's approval.
- 5.14 **Table 5.3 in Appendix 2** identifies the policies in the New Draft London Plan which are relevant to the Proposed Development. It is noted that the Mayor has sought to apply his emerging policies in considering referred applications, notwithstanding the current status.

iii. London Borough of Wandsworth Local Plan Review

- 5.15 The Council is currently undertaking a comprehensive policy review with the aim of producing a new single Local Plan for the Borough in line with the preferred approach set out in the NPPF. The emerging Local Plan remains at an early stage of the new Local Plan, it has not been afforded any weight in the context of this application.

D. SITE SPECIFIC DESIGNATIONS / ALLOCATIONS

- 5.16 The Application Site falls within the Area Spatial Strategy for Roehampton, as defined by Policy 8.1 of the Council's Site Specific Allocation Document. The Area Spatial Strategy for Roehampton seeks a masterplan to be commissioned to provide a strong vision and coherent framework for change within the Alton West Estate that over time will stimulate regeneration within Alton East and Roehampton Village.
- 5.17 Within the Application Site there are also the two following site-specific allocations that have been identified:

- Site allocation 86: Roehampton, Danebury Avenue
- Site allocation 86D: 166-170 Roehampton Lane, SW15

5.18 The Council's Proposals Map confirms that the Application Site is subject in whole or in part to the following planning policy designations:

- Local Centre
- Protected Core Shopping Frontages
- Important Local Parades
- Alton Conservation Area
- Archaeological Priority Area
- Air Quality Management Area
- Decentralised Energy Opportunity Area
- Flood Zone 1

5.19 The Application Site is also located close or adjacent to the following:

- Richmond Park – refer to section 2 for list of applicable designations
- Grade I, II* and II Listed Buildings – refer to section 2 for location plan

E. NEIGHBOURHOOD PLANS

5.20 There is no Neighbourhood Plan adopted or emerging that is relevant to the Application Site or Proposed Development.

F. COMMUNITY INFRASTRUCTURE LEVY

5.21 The Mayoral Community Infrastructure Levy (CIL) came into effect on 1 April 2012. LBW lies within charging zone 1 for Mayoral CIL, which charges all new floorspace (except medical/health services or educational facilities) at £50 per sqm, plus indexation. The Mayor's revised CIL charging regime, known as MCIL2, took effect from 1 April 2019 and increases the charging rate to £80 per sqm, plus indexation.

5.22 The Council adopted its Community Infrastructure Levy ("CIL") Charging Schedule on 1 November 2012. The Application Site falls within the Roehampton Charging Area, which is subject to a nil charging rate for all forms of development.

6.0 LAND USE PRINCIPLE

6.1 This Section of the Planning Statement provides an assessment of the scheme in terms of land use.

A. DEMOLITION

6.2 Having established the need for comprehensive regeneration as part of the Alton Area Masterplan and reflected in the Roehampton SPD, a total of 21 buildings would be demolished, including Allbrook House⁹, none of which are statutory or locally listed buildings or identified as being of architectural value.

6.3 Given the proximity to designated and non-designated heritage assets, it is necessary to demonstrate that the replacement buildings make an equal or better contribution to the significance of affected heritage assets. Comprehensive assessments have been undertaken of the significance of the statutory (designated) and non-statutory (non-designated) heritage assets affected by the proposed demolitions on the Application Site. The Heritage Statement's conclusions on the harm caused and the suitability of the replacement buildings, combined with the other consultants' conclusions on the wider public and regenerative benefits of the scheme, wholly justify the demolition of the existing buildings.

6.4 Accordingly, it is considered that the demolition of the existing buildings accords with Sections 66 and 72 of the Planning (Listed Buildings and Conservation Areas) Act 1990, paragraphs 189-201 of the National Planning Policy Framework, Policy 7.8 of the London Plan, Policies PL1, PL15 and IS3 of the Core Strategy, Policy DMS2 of the DMPD and Core principle 5 of the Roehampton SPD.

A. RE-PROVISION OF RESIDENTIAL USE

6.5 The Proposed Development will result in the demolition of all existing housing on the Application Site. There are currently 158 existing social rent and 130 leasehold properties. It is proposed to construct up to 1,103 new homes across the masterplan area.

6.6 Importantly, all existing secure tenants and resident homeowners will be given the opportunity to remain on the Application Site or within of the satellite sites and the phasing has been carefully considered to enable this to happen. This accords with Policy 3.14 of the London Plan, which seeks to ensure that there will be no overall loss of housing, including affordable housing. **Table 6.1** below sets out the indicative uplift in housing on the Application Site split by tenure and habitable room based on the maximum 1,103 units.

⁹ Allbrook House has previously been subject to a listing application to Historic England. In Historic England's Notification Report issued in October 2015, it was noted that the most successful elements of the LCC design approach were not reflected in the building or the attempts to create a gateway piazza.

TABLE 6.1: OVERALL - INDICATIVE UPLIFT IN HOUSING – SHOWN WITHOUT THE BESSBOROUGH ROAD & FONTLEY WAY UNITS

Tenure		Units	Habitable rooms
Social Rent	Existing	158	560
	Proposed	188	670
	Uplift	+30	+110
Intermediate	Existing	0	0
	Proposed	68	236
	Uplift	+68	+236
Private (Inc. existing resident homeowners)	Existing	130	504
	Proposed	847	2,380
	Uplift	+717	+1,876
TOTAL	Existing	288	1,064
	Proposed	1,103	3,286
	Uplift	+815	+2,222
Total Affordable Homes		+256 (23%)	+906 (28%)
Net Additional Affordable Homes		+98	+346

- 6.7 A further 24 affordable homes will be delivered for the benefit of existing secure tenants and resident homeowners at satellite housing sites at Bessborough Road and Fontley Way¹⁰. Accounting for the 4 existing homes at Sherwood Lodge that would be replaced by the redevelopment of the Bessborough Road site, **Table 6.2** explains that this will increase the overall number of affordable homes to 280. The tenure of the satellite sites will be either social rent or shared equity, the final tenure being dependant on rehousing requirements which will be allocated by the Council. Where shared equity tenures are delivered on the satellite sites then the number of social rent homes in the main application site will increase. This will mean that overall there will be a net increase of 50 social rented homes across the Application Site and satellite sites.

TABLE 6.2: OVERALL - INDICATIVE UPLIFT IN HOUSING – SHOWN INCLUDING THE BESSBOROUGH ROAD & FONTLEY WAY UNITS

Tenure		Units	Hab rooms
TOTAL	Existing	292	1,072
	Proposed	1,127	3,381
	Uplift	+835	+2,309
Total Affordable Homes		280 (25%)	1,001 (30%)
Net Additional Affordable Homes		+118	+433

B. NEW HOUSING

- 6.8 The London Plan and the Council's Core Strategy set a monitoring target of 1,812 new homes per annum up to 2025 for LBW and a minimum 10-year target of 18,123. Paragraph 3.19 of the London Plan states that Boroughs should use their housing supply targets as minima and calls on local authorities to exceed their housing targets. The Draft New London Plan

¹⁰ Four existing (1-bed) social rented units on the Bessborough Road site and no existing units on the Fontley Way site will be replaced by 24 new social rent units (3 x 2-bed; 19 x 3-bed; and 2 x 4-bed).

significantly increases this target for the Council from 1,812 new homes per annum to 2,310 new homes per annum up to 2029.

- 6.9 Policy 3.3 (Increasing Housing Supply) of the London Plan recognises the pressing need for more homes in London and encourages Boroughs to meet their housing targets by realising brownfield housing capacity through the spatial structure it provides.
- 6.10 Policy PL5 of the Council's Core Strategy states that the Council will make provision for *at least* 25,860 net additional homes from conventional supply and by "the development of sites identified in the Site-Specific Allocations Document, housing trajectory, SHLAA 2013 and windfall sites."
- 6.11 The Application Site is identified within the Site-Specific Allocations Document under Site Allocation 8.1 – "Area Spatial Strategy for Roehampton". The allocation explains that the Masterplan area is identified for comprehensive regeneration and new development, in accordance with Core Strategy Policy PL15 (Roehampton), and the provision of new housing will be supported at appropriate densities compatible with the local context, in accordance with Core Strategy Policies PL5. In view of the above, the principle of increasing the quantum of homes on the Application Site is established by key development plan policies and other strategic objectives.

C. RESIDENTIAL DENSITY

- 6.12 Paragraph 122 of the NPPF and London Plan Policy 3.4 seeks to optimise densities for new development and makes efficient use of land.
- 6.13 Policy IS1 of the Council's Core Strategy promotes "maximising the use of previously developed land and vacant and underused buildings, taking account of the suitability of sites for high-density mixed-use development and the impact that development will have on the borough's natural resources, environmental and cultural assets and the health of local people." One of the key outcomes identified in paragraph 3.7 of the Roehampton SPD is for approximately 500 net new homes and approximately 250 net new student bedrooms or further new homes to be delivered. Following discussions between the Council and Roehampton University, the provision of conventional housing instead student accommodation has been preferred.
- 6.14 The density matrix at Table 3.2 of the London Plan sets out that a density of 70 to 170 units per hectare (200 to 450 habitable rooms per hectare) for this urban location with a PTAL of 2 to 3. **Table 4.2** confirms that the net density on the Application Site, excluding Downshire Field, will increase from 54 units per hectare (200 habitable rooms per hectare) to 159 units per hectare (475 habitable rooms per hectare). The proposed density of habitable rooms exceeds the upper threshold of the London Plan density matrix for this location. Policy D6 of

the emerging London Plan has deleted this matrix and proposes instead that density must make most efficient of land and be designed at optimum density.

- 6.15 The Proposed Development will increase the number of homes within the Application Site by 815 units. This is marginally in excess of the circa 750 homes envisaged as part of the Roehampton SPD.
- 6.16 A rigorous design-led exercise has ensured that the scale and form of development proposed is sympathetic to setting of nearby heritage assets and the surrounding townscape. The masterplan identifies the opportunity to deliver additional housing without compromising design quality. The NPPF and above referenced Development Plan policies make clear that opportunities to optimise housing densities and maximise the use of previously developed land should be supported. Furthermore, in light of the urgent need for housing across London, opportunities to maximise additional housing windfalls from development sites should be encouraged. This overriding policy objective justifies the Proposed Development exceeding the net increase in housing envisaged by the Roehampton SPD.
- 6.17 The Proposed Development achieves a significant uplift in the quantum of housing, supported by enhanced community and commercial facilities, within the Application Site.

D. PRIVATE HOUSING MIX

- 6.18 London Plan policy 3.8 (Housing Choice) seeks to deliver a wide range of homes of varying size, type and tenure. Policy DMH3 of LBW's DMPD states that planning permission will be granted where studio accommodation does not exceed 5% of all market units, the overall provision of all 1-bedroom market units (including studios) does not exceed 20%. Whilst Policy DMH3 does not seek to re-provide all existing market sale family homes that are demolished as part of estate regeneration schemes, it does require that at least 5% of total market units provide family accommodation (3+ bedrooms).
- 6.19 The masterplan would deliver the percentage mix of housing for the Detailed Element of the scheme as set out in **Table 6.3**.

TABLE 6.3: DETAILED ELEMENT - PROPOSED PRIVATE UNIT MIX				
Unit size	Number of units	%	Hab rooms	%
Studio	2	0.4%	2	<1%
1 Bed	142	28.5%	286	21%
2 Bed	342	68.7%	1,039	75%
3 Bed	12	2.4%	55	4%
TOTAL	498	100%	1,382	100%

- 6.20 The proportion of private tenure family sized homes in the Detailed Element is 2.4%. About 4% of the total habitable rooms proposed in the Detailed Element will be contained in 3

bedroom sized private tenure homes. Just over 20% of the total number of habitable rooms will serve 1 bedroom properties.

- 6.21 The Detailed Element contains a higher proportion of affordable housing than the Outline Element¹¹ and the majority (71%) is social rent tenure to facilitate the rehousing of existing Council tenants. The decanting existing Council tenants and the significant costs associated with rehousing existing resident homeowners into replacement housing on the Alton Estate places additional financial burdens on the early stages of the regeneration process. In terms of family accommodation, being 3 bed or more, the final balance will be determined through the approval of reserved matters.
- 6.22 Criterion d) of Policy DMH3 allows for viability considerations to be taken into account when defining the housing mix of proposals. To maintain the financial viability of the Proposed Development, it is necessary for the number of private tenure homes to be brought forward in the first phases of the regeneration to be maximised to help cross-subsidise the early delivery of affordable homes. Combined with the relatively low numbers of existing one-bedroom homes on the estate and the need to diversify housing mix on the estate to facilitate a mixed and balanced community, fewer family sized homes and a greater proportion of smaller private tenure units are delivered in the Detailed Element.
- 6.23 The Outline Element will apply an adjustment to the proportion of private tenure 1 bedroom and family size (3 bedroom and above) properties to better align the unit mix set out in policy DMH3. By ensuring that 10% of the 349 private tenure homes delivered in the Outline Element are 3 bedrooms or more, a total of 5% family sized private tenure homes will be achieved across the masterplan, when added to the 12 private tenure delivered in the Detailed Element, thereby complying with the Council's overall policy target for family sized housing. The family sized homes in the Outline Element would be located away from busier locations, such as Roehampton Lane, but closer to the retail and community facilities along Danebury Avenue and recreational facilities, such as the Alton Activity Centre and Downshire Field open space to better support their needs.
- 6.24 Overall, the Proposed Development will meet family sized housing requirements of Policy DMH3 and provides a balance of housing types, which is reasonable and appropriate for the site's location, and cross-subsidises the early delivery of affordable housing by maximising the number of private tenure homes.

E. AFFORDABLE DELIVERY & MIX

- 6.25 London Plan policies 3.11 and 3.12 and Core Strategy policy IS5 confirms that the maximum reasonable amount of affordable housing should be secured, subject to viability and having

¹¹ 156 affordable homes in the Detailed Element compared to 100 affordable homes in the Outline Element.

regard to the particular location and nature of the individual sites concerned. Core Strategy Policy IS5 seeks 33% affordable housing on sites subject to viability with a tenure mix of 60/40 in favour of social rented to intermediate. Policy 3.14 of the London Plan seek that existing affordable housing floorspace should be replaced on an equivalent basis or more.

- 6.26 An Affordable Housing Statement and Financial Viability Assessment (FVA), prepared by Montagu Evans, accompany the planning application. The FVA demonstrates that the proposed quantum of affordable housing exceeds the maximum viable amount and that the scheme actually results in a deficit against the existing land use value. It also recognises the high costs associated with such a complex estate regeneration project.
- 6.27 The Proposed Development would deliver a total of 256 affordable homes (906 habitable rooms). The affordable homes would comprise 188 social rent tenure homes (670 habitable rooms) and 68 intermediate tenure homes (236 habitable rooms). About 28% by habitable room and 27% by floorspace of the homes delivered will be affordable tenures. The proposed affordable tenure split also compares well to the adopted and emerging London Plan objective of 70% social rent and 30% intermediate. A summary of the affordable housing provision across the masterplan is as follows:
- 23% of the homes within the Application Site area, with a tenure split of 73% social rent and 27% intermediate units;
 - 28% of the habitable rooms within the Application Site area, with a tenure split of 74% social rent and 26% intermediate units; and
 - 27% of the floorspace (NIA) within the Application Site area, with a tenure split of 74% social rent and 26% intermediate units.
- 6.28 The delivery of 24 additional affordable homes at the nearby satellite sites at Bessborough Road and Fontley Way will further increase the amount of new affordable housing on the Alton Estate to 280 homes, which equates a 25% net increase in affordable homes or 30% when measured on a habitable room basis.
- 6.29 **Table 6.4** confirms the Detailed Element provides 156 affordable homes. About 30% of the total number of habitable rooms delivered in the Detailed Element will be affordable.

TABLE 6.4: DETAILED ELEMENT AFFORDABLE MIX

Tenure	Studio	1 bed	2 bed	3 bed	4 bed	Total
Social Rented by unit	0	18	33	35	25	111
By hab room	0	36	101	144	128	409
Intermediate by unit	0	1	6	38	0	45
By hab room	0	2	18	154	0	174
Private by unit	2	142	342	12	0	498
By hab room	2	286	1,039	55	0	1,382

- 6.30 The social rented housing mix and intermediate housing mix in the Detailed Element is driven by the rehousing of existing secure tenants and resident homeowners. The Council have conducted a local housing needs assessment that has informed the likely size of homes required in terms of the social rent tenures. Existing Council tenants being rehoused in the Detailed Element have been given a guarantee that they will pay the same rent as they are currently being charged for the same size of property.
- 6.31 The type of intermediate tenures delivered in the Detailed and Outline Elements will be predicated on the number of existing resident homeowners who decide to move to new homes on the regenerated estate. In the Detailed Element, resident homeowners, who will not be means tested, will be able to purchase a new property with the equivalent number of bedrooms and will be able to purchase a percentage share with the Council retaining ownership of the remainder, with no rent being charged (known as shared equity). The Council's equity stake will be a second charge on the property with the Council's interest only being realised on sale of the property to the open market. The offer to resident homeowners also includes the ability to pass on the equity share through inheritance on one occasion. The size of accommodation provided is assumed to be the same size as their existing home (as was the strong indication where a view was given in interviews with resident homeowners). This approach is consistent with guidance in providing 'a fair deal for leaseholders and freeholders' set out in the Mayor's Good Practice Guide to Estate Regeneration.
- 6.32 The affordable housing delivered in the Outline Element will comprise additional social rent and intermediate tenure homes that go beyond the decanting and rehousing needs of existing Council tenants and resident homeowners. A total of 100 additional affordable homes will be delivered in the Outline Element with the majority (77%) comprising social rent tenure. The social rent units will be sized to be consistent with the housing mix objectives of policy DMH3 and will be let in accordance with the Council's rent setting policy.
- 6.33 The additional intermediate homes delivered in the Outline Element will comprise shared ownership tenure. These homes constitute additional intermediate tenure affordable housing for new residents not currently living in the Application Site that will diversify the range of affordable tenures available. The indicative mix for these intermediate units is that they will be sized according to the housing mix objectives set out in Policy DMH3.

F. COMMUNITY FACILITIES – LIBRARY, HEALTH FACILITIES, YOUTH SERVICES, COMMUNITY HALL, BUSINESS & CHILDREN'S NURSERY AND CHILDREN'S CENTRE

- 6.34 The following definition of community facilities is set out in the supporting text (paragraph 4.201) Core Strategy Policy IS6:

"Community facilities provide for health and wellbeing, social, educational,

spiritual, recreational, leisure and cultural needs of the community. Community premises may include places of worship, meeting halls, social clubs, clubrooms and may include public bars where they are of community value, and are operated by a variety of bodies including the Council, religious institutions and private organisations."

- 6.35 The strategic objectives for the area, as set out in the Roehampton SPD, seek to consolidate and improve the quality and quantity of community facilities and require up to 5,500sqm of community floorspace (Class D1) across the estate.
- 6.36 The existing community floorspace is inefficiently spread across the Application Site. While a range of services are provided, these include a significant proportion of 'back of house' functions to support community uses elsewhere in the Borough, rather than deliver public services to the residents of Roehampton. In addition, only 4,073 sqm of the existing community floorspace on the estate (equivalent to 67% of the total floorspace) is currently being used.
- 6.37 The Proposed Development will deliver additional services to meet the needs of the local community – including:
- Additional 'front facing' services
 - Improved health facilities with capacity for additional GP places to meet local needs
 - Enhanced library, cultural and learning offer
 - New flexible community hall and access to new community spaces
- 6.38 **Table 6.5** illustrates that the Proposed Development will deliver up to 5,527 sqm of new and replacement community facilities within the Detailed Element, which exceeds the target of 'up to' 5,500sqm identified in the Roehampton SPD.

TABLE 6.5: OVERALL - PROPOSED NEW COMMUNITY FACILITIES

Name of Facility	Floorspace (sqm; GIA)	Location
Library	1,214 652 321 227 573	Block A (Detail)
Health Facilities		
Base Youth Centre		
Community Hall		
Ancillary Community Floorspace		
Eastwood Nursery	1,940	Portsmouth Place (Detail)
Eastwood Children's Centre		
Flexible community space		
Health/Class D1 facilities	477 123	Minstead Gardens (Detail)
Minstead Gardens Club Room		
Total	5,527	

- 6.39 The replacement library will be contained within the multi-purpose Block A in the heart of the estate. It will be larger than the existing facility (increasing in size from 527 sqm to 1,214sqm) and will contain a children's library, meeting/workspace rooms, modern IT equipment, flexible exhibition space, a new community hall that can be configured as a meeting space, host local events and activities, and an ancillary café area with access to outdoor seating in the village square.
- 6.40 The new community building at Portswood Place contains co-located community facilities, including the Eastwood Children's Nursery and Children's centre and family services reprovided from Roehampton Lane, space for health and community organisations, workshops and enterprise space and local retail. The Minstead Gardens Senior Citizens Club Room will be replaced with a new community space that has been designed in consultation with residents to be more effective and useable for residents.
- 6.41 The Proposed Development will replace the out-dated, inefficient and poorly located community buildings with high quality, flexible and modern buildings that best deliver services to meet the needs of the existing and enlarged community. Furthermore, as noted in **Table 4.1**, the proposed floorspace is greater than the 4,073 sqm of community floorspace that is currently in use within the Application Site area and would be of a considerably higher quality. The Council will retain ownership of the community facilities across the Application Site and be responsible for their future management. Community facilities will be managed in line with other Council facilities across the Borough – either directly by the Council or by its contractor(s). Facilities will be publicly accessible and where charges apply (e.g. community halls) will be in line with the Council's general charging policy. The provision of these uses, services and future management arrangements will be secured through the Section 106 Agreement to considerably improve the quality of life for residents and provide focal points for the community to gather, meet and socialise. These enhanced services will be supported by the extensive range of other existing community facilities in the wider locality as identified in paragraph 2.14 of this Statement.
- 6.42 The Proposed Development accords with Policies 3.16 to 3.19, Policy 7.1 of the London Plan, Policy IS6 of LBW's the Core Strategy and Policy DMC2 of LBW's DMPD seek to improve people's access to social and community infrastructure, particularly new provision and improvement of existing facilities where they cater for identified need, particularly in areas of regeneration.

G. FLEXIBLE COMMERCIAL FLOORSPACE

- 6.43 The strategic objectives set out in the Roehampton SPD aim to improve the quality of retail facilities and provide additional jobs and training opportunities by requiring:

- up to 5,000 sqm of replacement and new retail and services (Classes A1 to A5) (approximately 3,100 sqm additional floorspace over and above existing); and
 - approximately 400 sqm of additional B1 floorspace for small businesses and workspaces (Class B1).
- 6.44 The Proposed Development will deliver flexibly designed commercial floorspace capable of accommodating a range of uses. There will be scope to deliver a net increase in the amount of Class A (retail related) floorspace on the Application Site from 2,830sqm up to 3,402sqm, equating to a net increase of 572sqm, with the bulk of this floorspace will be delivered in the Roehampton Local Centre.
- 6.45 A double sided shopping street, with retail uses as the dominant use and replacement food store, will be created along Danebury Avenue to add vibrancy to currently single sided retail parade. The design and quality of the replacement retail floorspace will be considerably better than the existing that will be more lettable and attract an array of different retailers that will add vibrancy to the Local Centre. Most of the existing retail floorspace in the small parade of shops at the Portswood Place will be reprovided to the Roehampton Local Centre to create a more cohesive retail environment. A small convenience retail store will be retained at Portswood Place to service immediate local needs.
- 6.46 The commercial uses in the Detailed Element will deliver retail, including a replacement foodstore, and other Class A uses (Classes A1-A3 & A5) to maintain an effective retail offer during the first phases of construction. Greater flexibility will be provided in the Outline Element with a flexible planning use, comprising Class A1-A3, A5, B1 and D1 uses, proposed. To ensure that a viable retail offer is maintained within the Roehampton Local Centre planning conditions will be imposed to require the replacement of all the existing retail floorspace currently on the Application Site. The balance beyond the reprovision of the existing Class A floorspace of 527 sqm will be available in the Outline Element for use as further retail floorspace or Class B1 or D1 uses. This will ensure that retail remains the prevailing use in the local centre.
- 6.47 Whilst the amount of retail floorspace is less than the 3,100sqm of additional retail floorspace targeted as part of the Roehampton SPD, the main objective of policies DMTS1 and DTMS3 is to protect existing town centre uses, maintain the primacy of retail uses but avoid substantial increases in the relative attractiveness of any town or local centre to maintain the retail hierarchy across the borough. The quantum of retail floorspace proposed therefore ensures that this objective is met and will protect the Application Site's function as a local centre that delivers services designed to meet the immediate needs of the local community rather than draw customers for a wider area. The retail strategy will therefore strengthen a 'local' retail offer and function. The Proposed Development complies with the objectives of policies DMTS1 and DTMS3.

- 6.48 In addition, the Roehampton Local Centre is unlikely to be able to compete directly with these other town centres, due to its location and connections not being attractive to large scale national retailers. The Application Site's location close to other more established town centres, such as Putney High Street, Barnes, Wandsworth and Clapham Junction, which are easily accessible by public transport, ensures that residents continue to benefit from easy access to a varied and extensive retail market. Increasing the amount of retail floorspace from that currently proposed is likely to result the need for retail floorspace being split over two levels or large floorplates, which will be difficult to let in this location, would be at the cost of other uses, reduce the amount of public realm and move away from the Roehampton SPD's focus of providing new smaller units in the Local Centre.
- 6.49 Whilst the end user or specific use class of the commercial units is not known at this stage, the re-provision of existing retail floorspace and the opportunity to add further diversity to the uses available through the inclusion of Class B1 and D1 uses will strengthen the vitality and vibrancy of the Roehampton Local Centre. Once complete and operational, it is estimated that the development would provide between 243 and 296 jobs from the office, community and commercial uses, which is estimated to represent a net increase of between 50 and 59 jobs. The Council will remain freehold owners of the premises, enabling the future provision of retail, office and community floorspace, beyond the re-provision of the existing retail floorspace, to be carefully curated to meet the needs of the community in the future. Details of the future marketing and lettings strategy within the Outline Element will be secured through the use of conditions.
- 6.50 The Proposed Development will increase the amount of dedicated business floorspace (Class B1) from 426sqm to 643sqm, a net increase of 217 sqm. As set out in paragraph 4.42 above, the Council's Housing Office Team will occupy a proportion of the new dedicated office accommodation located within Block O. This will provide a 'community service' and will free up accommodation within Roehampton Parish Hall for alternative Class D1 uses once the Housing Team move out of their temporary accommodation. The remainder of the space would be set aside as being flexible workspace available for the local community and voluntary sector. Informed by consultation with the voluntary sector and wider community, details of the division of the office space will be confirmed pursuant to a prior to occupation condition.
- 6.51 As the provision of dedicated Class B1 floorspace falls marginally below the objectives of the Roehampton SPD, the additional retail floorspace beyond the re-provision of the existing on the Application Site may be used for Class B1 uses for small businesses and workspaces, should there be a need for this in the future. In addition, an employment and training programme, linked to the Council's Aspirations Programme, will be secured through the Section 106 Agreement to improve life chances and tackle deprivation found in the area.

H. PROVISION OF OPEN SPACE AND PLAY SPACE

i. Open space

- 6.52 Policy PL4 of the Core Strategy and DMPD Policies DMO1 and DMO3 resists the loss of areas of open space and green infrastructure and seeks to enhance the quality and accessibility of existing open spaces. Core Principle 4 of the Roehampton SPD seeks deliver several open space objectives, including avoiding a net loss of public opens space, maintain the openness and improve Downshire Field, enhance sports and play facilities, create a network of green infrastructure and retain trees where possible.
- 6.53 The Council's Open Space Study (February 2007) and provides a comprehensive assessment of the availability of various forms of open space across the borough and Roehampton & Putney Heath ward. The assessment identifies that there is 309 hectare of open space, of which 166 hectares is public parks, in the Roehampton and Putney Heath ward. This is the highest overall amount of open space provision in all wards in the borough and the second largest amount of public park provision. Roehampton and Putney Heath ward's public park provision equates to 12.77 hectares per 1,000 population, which demonstrates the wider area is relatively well served by open space and is significantly above the borough average of 2.45 hectares per 1,000 population. The Open Space Study also confirms that these open spaces are well used.
- 6.54 Parts of the Application Site, however, are located beyond the 800m catchment area identified in the Open Space Study as being a reasonable distance from areas of open space. The Council's SSAD subsequently confirms that the Application Site is partially located within an Open Space Deficiency Area. Applying the calculation set out in Table 4 of the Council's Planning Obligations SPD and the Wandsworth Population Yield Calculator, a total of 4,042sqm¹² of additional open space would be required. The SPD does also acknowledges that the quality of the open space that is proposed will be taken into account.
- 6.55 The landscaping section of the Design, Landscape and Access Statement provides plans showing the existing and proposed open spaces within the Application Site. Consistent with the objectives of the Roehampton SPD, the landscape and public realm illustrative masterplan draws upon the areas of open space within the Application Site and will deliver:
- opportunities to extend existing provision to accommodate changes in the future population and improving its quality, usability and accessibility to promote a healthy life style for residents and encourage social interaction;
 - a green infrastructure network that permeates through the estate and connects

¹² Population yield calculated as being 2,021 based upon Council Population Yield Calculator and overall indicative housing mix set out in planning application form. Figure then multiplied by 2 sqm per person to establish overall requirement as 4,042sqm.

- surrounding green spaces;
- enhanced the biodiversity value of the open spaces; and
 - an increase the amount of semi-private communal space to encourage social cohesion within the blocks and to provide residents with a perceived sense of ownership of their amenity space which can be used safely and frequently.
- 6.56 This strategy is aligned with the strategic objectives of policy and the Roehampton SPD and will provide new public spaces and significantly enhance key landscape areas, including:
1. **The Village Square** – Will replace the undefined village green in the Danebury Centre with a new Village Square with a variety of soft and hard landscaped areas and seating / level changes and an all age play space that can be used for a variety of purposes, including hosting events or for relaxation. This amenity space will be separated from Roehampton Lane by deep planters and a variety of high-quality and ornamental trees;
 2. **Downshire Field** – Will retain and improve Downshire Field in its current open field form as well as enhancing and enlarging the existing play space to be suitable for children of all ages. A trim trail suitable for all age groups, with support exercise equipment that use natural materials (including recycled wood), and incidental play facilities, such as boulders for climbing will be installed around the open space;
 3. **Alton Activity Centre** – Will replace the poor quality, under-utilised children's play space facilities with limited access arrangements at the Alton Activity Centre with new playspace facilities and a multi-use games area for children of all age groups that will be made accessible to the wider community on a daily basis;
 4. **Courtyard Spaces** - Will create communal courtyard areas within curtilage of the blocks to provide shared amenity spaces and doorstep play for residents to use;
 5. **Pocket Green Spaces**- Replace poor-quality and uninviting public realm with high-quality, multi-use public realm and pocket spaces that are safe, more legible and accessible and provide a clear gateway to the Estate; and
 6. **Danebury Avenue** – Will upgrade the section of Danebury Avenue between Portswood Place and the main intervention area with streetscape improvements.
 7. **Management and maintenance** – Through the use of conditions, secure the long term quality and management of the open spaces across the Application Site.
- 6.57 The open space at Downshire Field measures about 4.9 hectares in area and offers a high quality resource for existing residents. Downshire Field is not, however, well used by existing residents, due to concerns over anti-social behaviour. Other existing open spaces, such as the village green, amenity land and hard surface areas are located within the main intervention area. These spaces are, however, either difficult to access and use or are not well overlooked creating safety concerns for residents. The constraints of the existing buildings, location of the

developed areas across the estate and the development parameters set out by the Roehampton SPD mean that opportunities for new areas of open space area limited.

6.58 Consistent with Policy DMO1, the Proposed Development avoids a net loss of publicly accessible open space and delivers quantitative and qualitative improvements to the existing open space on the Application Site to address security concerns and encourage these spaces to be used more by residents. There would be a net increase in the combined amount of useable open space, public playspace provision and public realm (from 80,192sqm to 80,493sqm) and a significant increase in the amount of useable semi-private communal amenity space on the Application Site (from 2,382sqm to 7,198sqm). Whilst the Proposed Development would not meet the open space calculation set out in the Planning Obligation SPD, the proximity other areas of open space, including Richmond Park and wider availability of open space found in the Roehampton and Putney Heath ward, combined with improvements the quality and accessibility existing open space on the Application Site and diversifies the range of open and amenity space within the Application Site. The open space proposals will offer residents with more numerous, more useable and better quality communal amenity areas that will encourage greater usage by existing and new residents and the wider community in Roehampton. When weighed against the wider regeneration benefits of the scheme, the amount and quality of open space being delivered as part Proposed Development is acceptable.

ii. Play space

6.59 In respect of children's play provision, the National Playing Fields Association (NPFA) recommend a minimum standard of outdoor space for children's play of 0.8 Ha per 1,000 people¹³. The Council's Open Space Study (February 2007) identified that across LBW the child's play provision is equivalent to 0.0134 Ha per 1,000 people, therefore falling significantly below the NPFA recommended standard. Within Roehampton ward specifically, the child's play space provision is equivalent to 0.0169 Ha per 1,000 people¹⁴.

6.60 The analysis of existing play spaces in the local area set out in the Open Space Study reveals a deficiency in children's play space provision for the various age groups, including:

- For under 5s there is no doorstep play provision in the surrounding area.
- For ages 0-11 there is some play provision in the surrounding area that is within an acceptable walking distance. Richmond Park and Putney Heath are located just over 400m away from the boundary of the site which have an expanse of lawn. The playground at Downshire Field is on the edge of the 400m maximum distance south from the site. While this is an acceptable distance, it would involve children having to travel along very busy roads to get to these facilities.

¹³ Paragraph 6.3, LBW Open Space Study (February 2007)

¹⁴ Table 6.3, LBW Open Space Study (February 2007)

- Ages 12+ are well provided within the local area in terms of open space. There are playing fields immediately adjacent to the site in Roehampton Recreation Centre, with further facilities of play areas and sports courts located in Roehampton Playing Fields. A dedicated youth space is not, however, provided within Alton Estate.
- 6.61 The amount of children's play space required to meet the needs of the new development has been calculated as 3,619 sqm¹⁵ in total, using the 10 sqm per child benchmark standard set out in the Mayor's Shaping Neighbourhoods: Play and Informal Recreation SPG (2012)¹⁶. The calculation includes both the replacement and new housing to account for changes in the unit and tenure mix across the Application Site.
- 6.62 The play space totals 7,657 sqm and is made up of new (4,570 sqm) and upgraded (3,087 sqm) play areas, thereby meeting the needs of the Proposed Development and providing enhanced facilities for the wider community. Paragraph 4.25 of the SPG recognises that if there is an opportunity to access existing play provision or deliver enhancements as a result of the development, then the 10 sqm per child requirement does not need to be applied. Paragraph 4.41 of the SPG goes on to state that improvements to existing on-site and off-site play facilities and the removal of barriers to the accessibility of these is a suitable means of meeting the needs arising from a development. The provision of multifunctional spaces is a further means of satisfying needs.
- 6.63 A variety of children's play spaces are proposed across the Application Site. These range from younger children's play areas suitable for 0-5 year olds within the podium courtyards of the residential blocks to larger play hubs situated within the areas of open space on the Application Site. The proposed play strategy will improve the quality and accessibility of the play hubs, including the Alton Activity Centre, which is currently limited in terms of its use by the wider community, and will diversify the variety of play equipment in these play spaces, so they can be used by a greater variety of age groups.
- 6.64 Table 4.6 of the Mayor's SPG recognises that informal sport-based activities can contribute to meeting the needs of children over 12 years old. A fitness trim trail will be created in Downshire Field that is suitable for people over 12 years old, including adults, so to encourage health and wellbeing amongst the community. The trim trail and 1km loop track would measure 1,813 sqm alone and would considerably exceed the play space standard requirement, thereby helping to resolve deficiencies in the existing play offer on the estate.
- 6.65 The Council also has a programme in place to upgrade other existing play space across the wider Alton Estate, including the Witley Point play area on Alton East. A new Multi-use games Area is proposed for Witley Point, which is within 800m of the Application Site and can be

¹⁵ Comprised 1,520 sqm for 0-5 year olds, 1,231 sqm for 5-11 year olds and 868 sqm for 12+ year olds.

¹⁶ Policy DMH7 of the DMPD applies these standards.

taken into account in accordance with the Mayor's SPG. Accordingly, by accounting both the new and upgraded play spaces across the estate, this would meet the Mayor's SPG 10 sqm per child play space target.

- 6.66 The provision and the quantum of open space and play space on the Application Site is sufficient to meet the existing and new residents of the estate and is supported by Policies 2.18 and 7.18 of the London Plan, Policy PL4 of the Core Strategy, Policies DMH7, DMO1 and DMO3 of the DMPD and the open space and play space objectives of the Roehampton SPD.

I. TREES

- 6.67 An Arboricultural Impact Assessment has been prepared by Tim Moya Associates in accordance with best practice guidance (BS 5837:2012). A total of 518 trees are contained within the Application Site. Every effort has been made to retain individual trees and only remove trees that are either dying / poor quality or must be removed due to direct conflict with the development. The proposals involve removing 191 individual specimens, plus selective removals from 9 groups of trees¹⁷. The categorisation of trees to be removed is set out in **Table 4.8**. This confirms that approximately 79% of the trees being removed are category C or U quality specimens and none of the trees to be removed are classified as category A.
- 6.68 The trees that are being removed are in the interests of good arboricultural management and/or to facilitate the new buildings, enhancements/enlargements to the play hubs and/or resolve uneven street levels, such as at Harbridge Avenue. Removal of moderate quality specimen trees (category B) has been limited to only those needing to be removed to facilitate the new buildings or address streetscape issues. Consultation has taken place with the Council's Tree Officer to ensure that a proportionate approach is taken to the proposed tree works.
- 6.69 The tree removals are limited predominantly within the main intervention area, including Harbridge Avenue and the northern frontage with Roehampton Lane, to accommodate new buildings and works to the street environment. Selective removal of generally poorer quality trees is proposed within Downshire Field in the interests of good arboricultural management or to accommodate the new bus turnaround facility.
- 6.70 The Proposed Development includes an indicative planting scheme to be agreed through condition that will involve planting circa 770 new trees, with 572 trees in the public realm and 198 in the podium courtyards serving the residential blocks. Section 8 of the Design, Landscape and Access Statement confirms that within open spaces, such as Downshire Field and the Village Square, a combination of large¹⁸ and medium¹⁹ size trees will be planted. Along the

¹⁷ Refer to section 5 of the Arboricultural Impact Assessment

¹⁸ Planted size between 8-10m and estimated mature size 20m

¹⁹ Planted size between 5-7m and estimated mature size 10m

streets within the Main Intervention Area and the Alton Activity Centre, medium size specimens will be planted. Within the residential podium courtyards and pocket green spaces, small²⁰ tree specimens are proposed to be planted. The new planting will enhance the local tree stock, increasing tree numbers, species and age diversity and resilience against future climate change, pests and diseases. Tree protection measures are recommended as part of the AIA to minimise the risk of damaging retained trees during the construction process. A comprehensive Arboricultural Method Statement would be secured through conditions to ensure the construction works adhere to good practice.

- 6.71 This approach is consistent with the aspirations of the Roehampton SPD to rationalise tree planting across the estate, provide new high-quality tree planting along streets and public spaces, retain the best quality specimens and provide a net increase in the number of trees to compensate for the removal of existing trees. This approach accords with London Plan Policy 7.21, Core Strategy Policies PL4 and PL15 and DMPD Policies DMO1 and DMO5.

G. CONCLUSION

- 6.72 The primary purpose of the regeneration proposals is to improve the lives of existing and new residents through the delivery of a sensitively designed regeneration project that is focused on benefits to the community and containing:
- Replacement and new high-quality affordable and private sale homes;
 - Consolidated and enhanced community facilities;
 - Enhanced (in quality and quantitative terms) publicly accessible amenity space, public realm and communal amenity space and is truly accessible and secure; and
 - Flexible commercial facilities that provide activity on the floor as well jobs.
- 6.73 The Mayor's Affordable Housing & Viability SPG and Good Practice Guide for Estate Regeneration establish a strong focus on the provision of affordable housing for Londoners. The Proposed Development re-provides better quality affordable housing for the existing council tenants and resident homeowners of the Alton Estate and provides additional affordable and private sale homes to meet an established need and ensures a deliverable scheme.
- 6.74 The principle of delivering new residential, enhanced community facilities, enhanced publicly accessible open space and flexible commercial uses is acceptable from a planning policy perspective, in accordance with the strategic objectives of the London Plan, Core Strategy, Site-Specific Allocations Document and the Roehampton SPD. A compliance checklist against the Roehampton SPD objectives is set out in **Appendix 3**.

²⁰ Planted size between 2-4m and estimated mature size 5m

7.0 CULTURE, DESIGN, HERITAGE & TALL BUILDINGS ASSESSMENT

- 7.1 This Section of the Planning Statement identifies the key cultural and design principles that underpin the Proposed Development as well as an assessment of the suitability of tall buildings on the Application Site. Further design justification is set out in the Design and Access Statement, Heritage Statement and Townscape and Visual Impact Assessment forming part of the Environmental Statement.

A. CULTURE

- 7.2 Policy DMTS12 of the DMPD promotes well-designed places that reflect the social and cultural diversity and well-being of a community and delivery of new art, cultural and entertainment related facilities.
- 7.3 The Roehampton SPD emphasises the need to improve the community arts and cultural offer for residents on the Alton Estate. The Council's Planning Obligations SPD outlines how major development proposals are expected to contribute to neighbourhoods in the borough being welcoming, appealing and accessible places to live, work and visit. Supporting the arts and cultural distinctiveness is a key element of the process. The Council's Borough-wide Cultural Strategy identifies a series of objectives designed to offer residents the opportunity to participate and celebrate culture through a programme of events, activities and ongoing community engagement.
- 7.4 The Cultural Strategy that accompanies the planning application explores the cultural context of the area and builds on the rich heritage and cultural legacy laid by historic initiatives. The strategy has been developed alongside the evolution of the masterplan and in consultation with the local community. The strategy will continue to develop in partnership with 'Enable', the Council and local community to embed a responsive and ambitious cultural programme at the heart of the 10-year development programme. The Cultural Strategy, which will be overseen by a Cultural Advisory Panel and project manager secured as part of the Section 106 Agreement, identifies 8 principles that will provide a framework for the community to engage with prospective cultural activities, promote wellbeing, build confidence and skills within the community and ensure the masterplan incorporates the arts, culture and creativity.

B. DESIGN

- 7.5 Policies 7.1 to 7.7 of the London Plan and Core Strategy Policy IS3 seek the creation of high-quality buildings and places to live and work. DMPD Policy DMS1 explains that planning permission will be granted for development which complies with the following design related

criteria (amongst others):

- **"use a design-led approach to optimise the potential of sites so that the layout and arrangement of buildings ensure a high level of physical integration with their surroundings;**
- **ensure that the scale, massing and appearance of the development provides a high quality, sustainable design and layout, that contributes positively to local spatial character;**
- **are sympathetic to local landscape characteristics and avoid, remedy or mitigate any impact on natural features, open spaces and identified views; and**
- **the layout, design, paving and furnishing of public spaces reflects the character and appearance of surrounding buildings.**

7.6 The masterplan and detailed proposals have been subject to early, extensive and ongoing engagement with residents. This has resulted in a design-led ethos being adopted by the Masterplan architects. This design-led approach has also evolved as a result of feedback from:

- The Wandsworth Design Review Panel (DRP) following two workshop sessions and five full presentations sessions;
- LBW's Officers;
- Officers at the GLA and TfL;
- Historic England;
- The 20th Century Society; and
- Other local residents' groups and stakeholders.

7.7 The Design, Landscape and Access Statement illustrates how this feedback has helped to positively shape and inform the masterplan to ensure the quality of the architecture, sense of place and usability of the regenerated estate and the living condition of residents will be of the highest quality.

7.8 To meet the abovementioned policy objectives and to respond to feedback and suggestions of the community and other consultees during the extensive engagement process that informed the design-led approach, the key design principles of the masterplan are as follows:

1. **Road Retention** - Existing road layout to be retained and improved to limit disruption to existing utilities and allow for phased development
2. **High Quality Public Space** - Visible, focussed, usable, flexible spaces provide a variety of spaces with different functions
3. **Green Buffer** - Maintain a landscaped frontage along Roehampton Lane and enhance Downshire Field
4. **Permeability** - Create views, entrances and routes into the site from Roehampton Lane

5. **Solar Orientation** - Open shared amenity space to southern sunlight and maximise east-west residential aspect
 6. **Massing** - Adopt a subtly varied townscape between Roehampton village and Alton Estate
 7. **Landmarks** - Enhance setting of existing local landmarks and create new landmarks to encourage orientation and character of place
 8. **Blending Context** - Create transitional material treatments between Roehampton Village and Alton Estate
 9. **Architectural Variety** - A mixture of block types creates variety across the site. Visitors move between slab blocks, U-shaped blocks, courtyard blocks, point blocks and special blocks.
- 7.9 A Design Code has been created and secured through conditions, which puts in place controls to ensure that high quality architecture and design comes forward, and to provide sufficient flexibility to allow architectural interpretation whilst providing the Council with sufficient assurance that the development will be carried out in accordance with the planning permission and to the high standards expected of the Estate Regeneration Project.
- 7.10 The proposed development establishes four character areas, which have been derived from a combination of density, location, adjacencies and open space relationships. These are discussed in section 5 of the Design, Landscape and Access Statement (DLAS), which sets out the above main design principles and demonstrates how the scheme will deliver the abovementioned policy objectives.
- C. TALL BUILDINGS ASSESSMENT**
- 7.11 Policy IS3 of the Council's Core Strategy explains that "tall buildings" are those which are substantially taller than the prevailing height of neighbouring buildings and/or which significantly change the skyline. In this part of the Borough, tall buildings are defined as being 5 storeys or more.
- 7.12 Policy IS3 goes on to explain that applications for tall buildings will need to be justified in terms of the benefits they may bring for regeneration, townscape and public realm and be of high architectural quality, respect local context and the historic environment. Core Principle 5 of the Roehampton SPD acknowledges there are opportunities to explore tall buildings in less sensitive areas of the Alton Estate. A Tall Buildings Assessment is set out as part of this section of the Planning Statement to demonstrate compliance with the relevant Development Plan policies that relate to tall buildings.
- 7.13 Policy 7.7 of the London Plan provides strategic guidance (or criteria) for the design and assessment of the impact of tall buildings. **Table 8.1** provides an assessment of how the

Proposed Development accords with these criteria.

TABLE 8.1: LONDON PLAN POLICY - TALL BUILDING ASSESSMENT		
	<i>Policy criteria</i>	<i>Assessment</i>
A.	Generally be limited to sites in the Central Activity Zone, opportunity areas, areas of intensification or town centres that have good access to public transport.	The Application Site currently contains, and is surrounded by, larger buildings and tall buildings up to 10 storeys (Allbrook House). They currently form part of the character of the wider Alton Estate. Core Principle 5 of the Roehampton SPD acknowledges there are opportunities to explore tall buildings in less sensitive areas of the Alton Estate.
B.	Only be considered in areas whose character would not be affected adversely by the scale, mass or bulk of a tall or large building.	The technical planning application documents (including a Design, Landscape & Access Statement (DLAS) and Chapter 7 of the Environmental Statement on Townscape, Heritage and Visual Effects) demonstrate why the scale, mass and design of the larger and tall buildings proposed is in keeping with the scale and character of the surrounding buildings and are appropriate as part of the Proposed Development.
C.	Relate well to the form, proportion, composition, scale and character of surrounding buildings, urban grain and public realm (including landscape features), particularly at street level.	The technical planning application documents (including a Design, Landscape & Access Statement (DLAS) and Chapter 7 of the Environmental Statement on Townscape, Heritage and Visual Effects) demonstrate why the scale, mass and design of the larger and tall buildings proposed is in keeping with the scale and character of the surrounding buildings and are appropriate as part of the Proposed Development.
D.	Individually or as a group, improve the legibility of an area, by emphasising a point of civic or visual significance where appropriate, and enhance the skyline and image of London.	All of the larger buildings are focused on and around the eastern part of the Application Site and off Roehampton Lane in the 'urban quarter' to reflect the current and future character of this part of the area. The Village Square and form of the surrounding buildings will emphasise the community hub created at the entrance into the estate and the location of the new community facilities and give it visual significance.
E.	Incorporate the highest standards of architecture and materials, including sustainable design and construction practices.	The DLAS, Chapter 7 of the ES and Computer Generated Images (CGIs) demonstrate high quality architecture and public realm; new permeable streets with pockets of public open spaces; active commercial and residential frontages that have a positive relationship with the new streets and will deliver legible entrances, create vibrancy and provide natural surveillance in accordance with secure by design principles; and the use of high quality materials and sustainable design will be delivered as part of the Proposed Development.
F.	Have ground floor activities that provide a positive relationship to the surrounding streets.	The DLAS, Chapter 7 of the ES and Computer Generated Images (CGIs) demonstrate high quality architecture and public realm; new permeable streets with pockets of public open spaces; active commercial and residential frontages that have a positive relationship with the new streets and will deliver legible entrances, create vibrancy and provide natural surveillance in accordance with secure by design principles; and the use of high quality materials and sustainable design will be delivered as part of the Proposed Development.
G.	Contribute to improving the permeability of the site and wider area, where possible.	The DLAS, Chapter 7 of the ES and Computer Generated Images (CGIs) demonstrate high quality architecture and public realm; new permeable streets with pockets of public open spaces; active commercial and residential frontages that have a positive relationship with the new streets and will deliver legible entrances, create vibrancy and provide natural surveillance in accordance with secure by design principles; and the use of high quality materials and sustainable design will be delivered as part of the Proposed Development.
H.	Incorporate publicly accessible areas on the upper floors, where appropriate.	In this case it is not appropriate to allow public accessibility to the upper floors of the predominantly residential buildings. Access will be gained to the first floor of the Block A) that will enable the public to look out over the Village Square.
I.	Make a significant contribution to local regeneration.	Section 10 of this Planning Statement explains how the Proposed development will make a significant positive contribution to the regeneration of the area.

7.14 Part B of Policy DMS4 states that applications for tall buildings will be required to address 15 criteria to demonstrate compliance with Core Strategy Policies IS3. **Table 8.2** demonstrates how the Proposed Development will accord with these 15 criteria.

TABLE 8.2: TALL BUILDING ASSESSMENT		
	<i>Policy criteria</i>	<i>Assessment</i>
1.	Describe how the proposal contributes to social inclusion, environmental health and the economic vitality of Wandsworth;	The proposal is a mixed use development which will provide retail, employment and community uses, including a new library, nursery school and children's centre, GP facilities, library, youth centre, community hall and local authority housing office accommodation. The development would

		contribute towards providing significant levels of additional housing in the area, including replacement and new affordable housing, new public open spaces, play spaces and commercial and community uses which would add to the economic vitality of the area and contribute towards social inclusion and environmental health.
2.	Provide a transport assessment and travel plan demonstrating innovative and sustainable approaches to transport issues including reduction of private vehicle use and improved access to public transport;	A Transport Assessment, Travel Plan and Framework Car Parking Management Plan has been prepared by WSP. A car parking ratio of 0.5 spaces per property is proposed to limit car usage and parking on site. The proposed Travel Plans include a car club that will offer residents alternatives to private car ownership. New cycle parking delivered in accordance with the New London Plan. New pedestrian links will improve access to public transport connections. Discussions will continue with TfL regarding improvements to bus services to be delivered as part of the Proposed Development.
3.	Describe how the proposal addresses the climatic effects on its surroundings including overshadowing, the diversion of wind speeds at ground level, heat islands and glare reduction	The Microclimate Assessment concludes that wind speeds at ground level will continue to be suitable for pedestrians and in some cases will be improved. The Daylight, Sunlight and Overshadowing analysis also confirms that the Proposed Development will not lead to unduly harmful overshadowing of the Application Site's surroundings.
4.	Show, through a detailed design analysis, that the proposal will have an acceptable visual impact on surrounding areas. The visual impact should be illustrated through computer visualisations and photo montages that cover the built and natural environment, strategic views, and the settings of conservation areas and listed buildings. Where clusters of tall buildings are proposed, this should also address the cumulative impact on the skyline;	The application is supported by a Townscape, Heritage and Visual Effects assessment (Chapter 7 of the ES) and CGIs which include wire-line and rendered views of the building from a series of agreed viewpoints. The development has been considered in relation to its surroundings both immediate and distant including direct and indirect heritage assets and views from Richmond Park. It is concluded that the proposals will not have an unacceptable effect on the surrounding areas and existing heritage assets. The Proposed Development does not affect any protected views identified in the London View Management Framework.
5.	Assess the impact on the existing historic environment through a conservation impact assessment identifying how the surrounding area's character or appearance or the setting of a listed building will be preserved or enhanced. As set out in Core Strategy Policy IS3e, views of the Westminster World Heritage Site will be protected in accordance with the London View Management Framework;	The scale, design and materiality of the proposed buildings and regenerated public realm has sought to create a sympathetic transition with these heritage assets. Due to these constraints, it has been necessary to adopt a medium-rise building height that allows the development to successfully mediate, and avoid competing or impacting on the setting of the historically significant buildings within the estate.
6.	Describe how the proposed land use mix supports and complements the surrounding land use pattern and local community	The proposal delivers 1,103 new and replacement residential homes, including affordable homes in accordance with the site allocation. These are supported by a wide range of new and replacement commercial and community facilities, including a new Library, youth centre, community hall, health facilities, retail parade (inc. local foodstore), children's nursery and

		children's centre, Council housing office, affordable workspace, a new Village Square and new and improved children's play space facilities. The non-residential uses have been designed to meet the needs of the local community in terms of their size and function and will replace existing inefficient and poorly used community facilities into consolidated community hubs.
7.	Describe how the massing and scale of the proposal creates a form that is well integrated into surrounding development	The scale and massing of the Proposed Development vary between 2 and 9 storeys across the masterplan area to create visual interest and articulation within the streetscene without detracting from nearby heritage assets. The scale of buildings typically reduces from east to west to provide a sympathetic transition between the built-up areas around the Roehampton Local Centre and the lower scale/more spacious development and open landscape to the east.
8.	Demonstrate how the proposal successfully sits within the existing townscape and landform by way of a townscape/landscape impact assessment	Chapter 7 of the ES (Heritage, Townscape and Visual Effects) and Design and Access Statement set out a robust justification as to how the tall buildings work well in integrating with the surrounding development without causing an unacceptable harm to views and residential amenity. The massing has been developed in recognition of surrounding townscape, including avoiding overbearing development and detracting upon the various heritage assets that make up and surround the Application Site and the setting of Richmond Park.
9.	Describe how the proposal positively contributes to streetscape, particularly including active frontages and legible entrances	The proposed buildings will be sited within an enhanced public realm, would contain active commercial frontages and legible entrances for residential accommodation. The Design and Access Statement sets out the overarching strategy for the streetscape and envisages the introduction of new routes, public open space, commercial uses and residential accommodation which would provide activity and vitality as well as natural surveillance. The streetscape would be enhanced through a coherent landscape strategy which creates a legible, rationalised and high-quality public realm.
10.	Describe how the proposal responds positively to any characteristic alignment and setbacks of surrounding areas	The masterplan layout has sought to utilise the existing street network whilst improving connections to the wider locality. The orientation and configuration of the new buildings similarly matches those found within the existing estate. Whilst reference has been made to the existing building designs both within and around the site, these do not include characteristic setbacks in need of replication. The masterplan adopts a palimpsest approach, whereby the original LCC plan is evolved with contemporary influences and addressing the current challenges facing the estate.
11.	Describe how the proposal has been designed to create high quality public spaces. Particular consideration should be given to climatic comfort, the need for sun, light and shade, compatibility of adjacent uses and the quality of materials	The design of the public spaces and pocket green spaces has been carefully considered with reference to pedestrian desire lines and future usability in mind. A landscape strategy is included as part of the Design, Landscape and Access Statement, with the landscape design forming an integral and central part of the masterplan and utilises high quality materials, soft landscaping, tree planting, children's play space and lighting. A Daylight, Sunlight and Overshadowing Assessment (Chapter 13 of the ES) has been carried out and that whilst transient overshadowing would occur over sections of the public amenity spaces (Village Square and Alton Activity Centre) at different times of day throughout the year, the amount of direct sunlight received by these spaces is generally good and accords with the BRE Guide. A wind and microclimate study accompany the Application and demonstrates that these spaces will be suitable for sitting out throughout the year.
12.	Describe how the proposal will encourage public access	A principle urban design consideration that has informed the development of the masterplan has been to deliver improved

		<p>permeability and accessible pedestrian routes. New north/south pedestrian routes, which include ramped access for wheelchair users, have been included to improve access to and from Roehampton Lane and streets within the Application Site.</p> <p>The routes and pedestrian access would be an attractive, safe, and accessible and framed by active frontages containing commercial uses. The layout of the buildings and the development both in itself and in relation to adjoining uses incorporates a clear logic and greatly improved permeability that would encourage public access throughout the public realm and to and within the buildings.</p>
13.	Describe long term maintenance commitments in a maintenance programme including details for the long-term maintenance and management of public spaces	The long-term maintenance of public spaces would be undertaken by the Council as owner of the land. These details will be provided as part of subsequent management plan that will be secured pursuant to an appropriately worded planning condition.
14.	Submit a Management Plan, for which the freeholder is responsible, specifying how the landlord(s) will manage the development	The private residential buildings will be managed by a management company who will provide a Management Plan. The remaining buildings will be handed back to the Council to be used and managed once constructed. A planning condition requiring a management plan, including details of car parking, access, sustainable travel, maintenance and management of open space, signage and deliveries is anticipated.
15.	Demonstrate financial and technical credibility of design	The Proposed Development has been subject to extensive independent design review and testing to ensure that a high-quality masterplan is delivered. A Financial Viability Assessment accompanies the Application to demonstrate the financial credibility of the scheme.

D. HERITAGE

- 7.15 Sections 66 and 72 of the Planning (Listed Buildings and Conservation Areas) Act 1990, Policies 7.8 and 7.9 of the London Plan, Policy DMS2 of the DMPD and Core Strategy Policy IS3 require that special attention be paid in the exercise of planning functions to the desirability of preserving or enhancing the character or appearance of the Conservation Areas, historic parks and Listed Buildings.
- 7.16 The Alton Estate benefits from a range of heritage assets that help give the estate its rich and varied character. Core principle 5 of the Roehampton SPD, supported by the Alton Area Conservation Area Appraisal and Management Strategy, outlines the need for the existing heritage that defines the Alton Estate to be conserved and their positive qualities better revealed. The SPD notes that buildings more than 3 storeys are unlikely to be appropriate at Portswood Place, due to the impact on the setting of the grade I listed building of Mount Clare.
- 7.17 The Heritage Statement prepared by Built Heritage Consultancy sets out the historical development of the Application Site, the wider area, the identified designated and non-designated heritage assets, and provides an assessment of their significance (including the contribution made in each case by their setting). The Heritage Statement notes that aspects

of the regeneration, notably: the important views of the listed buildings over the landscape; the relocation of the bus turnaround to a less prominent location; and the reinstatement of a school use at the heart of the estate, will enhance the significance of the historic environment. Whilst limited harm would be caused to the special interest of the Alton Conservation Area through the loss of several original, but unlisted estate buildings of little inherent heritage value as well as through the development of buildings of a larger scale in its setting, this would be decisively outweighed by the high quality design of new proposals and the creation of a new 'heart' to the estate in place of the existing local centre, which is in need of improvement, and the wider regeneration benefits of the scheme. Overall, the effect is beneficial.

- 7.18 Chapter 7 (Heritage, Townscape and Visual Effects) of the Environmental Statement provides a comprehensive assessment of the significance of the various heritage and townscape assets that make up and surround the Application Site and the likely effect of the Proposed Development on the significance of these heritage assets.
- 7.19 It concludes that there will be no significant residual effects on built heritage receptors, predominantly because most aspects of the Proposed Development do not entail direct (i.e. physical) impacts upon designated heritage assets. Most impacts on heritage assets from the Proposed Development are indirect, affecting parts of their settings rather than their fabric, and thus give rise to lower magnitudes of change to the assets' sensitivity. This low magnitude of change is to be considered in the context of positive pre-application discussions with Historic England and LBW's Officers and significant benefits being delivered that outweigh this low magnitude of change.

E. CONCLUSION

- 7.20 The Proposed Development will deliver a high-quality cultural strategy and masterplan that will complement both the existing and emerging townscape, enhance the public realm and will have no unacceptable effect on protected views or heritage assets, in accordance with national, regional and local planning policy and the strategic objectives of the Roehampton SPD, relating to placemaking and the provision of high quality streets, buildings and settings for the heritage assets.

8.0 RESIDENTIAL STANDARDS

8.1 The London Plan and the Council's adopted DMPD set a number of residential standards which new developments should strive to meet. These are set out below.

A. UNIT SIZE

8.2 Policy 3.5 (Quality and Design of Housing Developments) of the London Plan and Policy DMH6 (Residential Space Standards) of the DMPD set minimum space standards for new developments based on unit size. All the proposed residential units meet the policy standards.

B. RESIDENTIAL AMENITY SPACE

8.3 Policy DMH7 (Residential Gardens and Amenity Space) of the DMPD states that the following amenity space should be provided for dwellings depending on their size:

- 10 square metres for one and two bedroom dwellings; and
- 15 square metres for dwellings with three or more bedrooms.

8.4 This exceeds the Mayor of London's Housing SPG, which suggests that a minimum of 5 sqm of private outdoor space should be provided for 1-2 persons dwellings and an extra 1 sqm should be provided for each additional occupant.

8.5 The blocks contained in the Detailed Element deliver private amenity space in the form of recessed and projecting balconies, clearly demarcated private terraces and communal amenity space through raised podium courtyards. Based upon the standards contained in Policy DMH7 and the housing mix in the Detailed Element, a total of 7,090 sqm²¹ of amenity space is required. **Table 8.1** summarises the different forms of amenity space delivered in the Detailed Element.

TABLE 8.1: DETAILED ELEMENT AMENITY SPACE ASSESSMENT

Type of amenity space	DHM7 requirement	Quantum
Private	7,090 sqm	3,530 sqm
Communal		5,134 sqm
Total		8,664 sqm
Average private amenity space per unit (654 homes)		5.4 sqm per home
Average combined private and communal amenity space per unit (654 homes)		13.2 sqm per home

²¹ Based upon 544 x 1 & 2 bedroom homes = 5,440 sqm + 110 x 3 bedrooms or more homes = 1,650 sqm. Overall standard requirement of 7,090 sqm.

- 8.6 The quantum of private amenity space complies with the Mayor's Housing SPG. The overall amount of private and communal amenity space being delivered is 8,664 sqm at an average of 13.2 sqm per home, which exceeds the standards of Policy DHM7 by 1,574 sqm.

C. WHEELCHAIR UNITS

- 8.7 Policy 3.8 (Housing Choice) of the London Plan requires 10% of new housing to be designed to be wheelchair accessible, or easily adaptable for residents who are wheelchair users. For wheelchair accessible, blue badge parking, the Proposed Development will accord with policy as described in Section 4.0 of this Statement.

D. DUAL ASPECT

- 8.8 Policy DMH4 (Residential Development including Conversions) of the Development Management Policies and the Mayor of London's Housing SPG states that units should be dual aspect wherever possible, particularly where one of the aspects is north facing.
- 8.9 The 54% of units provided under the Detailed Element are dual aspect or triple aspect and there are no single aspect north facing units. All three bedroom units are dual aspect and none are north-facing.

E. PRIVACY

- 8.10 In relation to privacy, the Design, Landscape and Access Statement offers further details of the separation distances found throughout the scheme. Minimum separation distances of 18m have been maintained throughout the Proposed Development, thereby complying with the Mayor's Housing SPG. These separation distances are often exceeded to assist with daylight and sunlight conditions and provide a pleasant environment for residents to live. The units themselves, particularly those on the ground floor, have been designed to maximise privacy. Separation distances between units, both in existing neighbouring buildings, and those falling within the outline element of the Proposed Development will ensure that inter-visibility between habitable windows is minimal, whilst sufficient setbacks of ground floor units behind front gardens will ensure defensible space to habitable windows.

F. REFUSE AND RECYCLING

- 8.11 A Waste Strategy, prepared by PBA, accompanies the Application. Refuse and recycling has been considered in relation to Policies IS1 of the Core Strategy and Policy DMS1 of the DMPD, plus Refuse and Recyclables in Developments SPD (2014).
- 8.12 Dedicated refuse and recycling stores have been set aside as part of the individual block

designs to accommodate bulk bin capacity of no less than 150 litres per household for residual waste, plus 70 litres per household for mixed recyclables. Residential waste will be collected separately to commercial waste, by the local authority on a weekly basis. Provision for commercial waste will be determined with subsequent occupiers in order to meet their needs.

- 8.13 The design of each of the blocks ensures that the refuse and recycling stores are either within 10 metre dragging distance of a safe stopping point for collection vehicles or that an allocated hardstanding area is set aside to move bins onto on collection days.
- 8.14 The framework Site Waste Management Plan that accompanies the Waste Strategy provides a framework for the construction phase as well as waste reduction principles for the operational phase.

G. RESIDENTIAL STANDARDS SUMMARY

- 8.15 In summary, the Proposed Development proposes a high quality standard of residential accommodation for future occupiers in accordance with the first Strategic Objective of the Roehampton SPD, which seeks to raise the living conditions and relevant planning policies.

9.0 OTHER CONSIDERATIONS

9.1 This Section of the Planning Statement draws upon the content of the Environmental Statement and wider suite of supporting technical reports in considering the other development management and environmental considerations relevant to the Proposed Development:

A. ENVIRONMENTAL STATEMENT

9.2 An Environmental Statement (ES) coordinated by Barton Willmore accompanies the Application. It includes a description of the site and proposed development, analysis of alternative of and the design evolution, construction methodology and phasing, cumulative effects and a summary with any residential effects identified. Technical appendices and a Non-Technical Summary are also provided. The ES sets out the recommended mitigation measures to prevent, reduce and offset any significant adverse effects of the Proposed Development. Set out below is a summary of the key topics of the ES.

B. POPULATION AND HUMAN HEALTH

9.3 Chapter 6 (Population and Human Health) of the ES has been prepared by Barton Willmore and provides an assessment of the likely significant effects in relation to demographic, employment and socio-economic infrastructure. The ES chapter identified the following changes as a result of the regeneration:

- a. **Construction phase employment generation:** Approximately 242 direct full time equivalent construction jobs would be generated between the years 2020 and 2030 (plus 215 indirect jobs being generated in the wider economy). This would equate to an additional £363 million being invested into the local economy through the use of local suppliers, additional wages for workers, and the use of local businesses;
- b. **Changes in population once the Proposed Development is operational:** Approximately 1,932 people would live in the 815 net additional dwellings proposed;
- c. **Changes in levels of local expenditure following completion:** Approximately £88.1 million would be spent in the local economy by residents based on their spending and use of local businesses;
- d. **Changes in levels of public open space:** Quantitative and qualitative improvements to existing open space and play space are identified that will deliver major to moderate beneficial effects to the local area;
- e. **Changes in employment opportunities following completion:** The Roehampton SPD estimated that the additional retail and service and employment floor space would

- generate approximately 200 new jobs for local residents. Between 243 and 296 jobs (an estimated increase of between 50 and 59 jobs) from the office, community and commercial uses are estimated as being created;
- f. **Changes in primary healthcare once operational:** Improved capacity for up to 3 additional GPs is proposed. This increased GP provision would improve capacity to up to 5,400 patients, which is in excess of what is required to accommodate the increase in population associated with the Proposed Development and will benefit the local population; and
- g. **Changes in primary and secondary education infrastructure once operational:** Analysis of the child yields associated with the Proposed Development confirm there would be sufficient school places available at both primary and secondary education level.
- 9.4 The ES chapter is accompanied by a Health Impact Assessment (HIA) based on the London Healthy Urban Development Unit rapid HIA tool (April 2017). The HIA notes the high levels of deprivation and unemployment as well as low levels of educational attainment and public health problems affecting the quality of life of residents and putting increasing strain on services and public expenditure. Assessment of the HIA against the Healthy Urban Planning Checklist (June 2015) demonstrates that the Proposed Development will have a positive health effect in relation to the majority of the 11 key health themes identified and that the regeneration will deliver considerable benefits to the health and wellbeing of the community.
- 9.5 In summary, the ES chapter identifies that the Proposed Development will deliver a range of minor to major beneficial effects as a result of the regeneration proposals and is consistent with the objectives of Core Policies PL1 and PL15 and the first Strategic Objective of the Roehampton SPD.
- C. TRANSPORT AND ACCESS**
- 9.6 The Transport Assessment and accompanying Car Parking Management Plan and Travel Plan outline the 'balanced' approach in recognising the complexities of the existing car parking arrangements, current and future needs, balancing concerns raised by local residents regarding the need for an adequate amount of car parking to meet actual demand; promoting more sustainable forms of transport; and according with the car parking standards set out in adopted policy.
- 9.7 The existing car parking provision is complex and includes off-street and on-street parking. Sections 11 and 17 of the Transport Assessment provides comprehensive analysis of the existing parking arrangements. The parking survey revealed whilst some streets are busier than others with illegal parking occurring in certain instances. Across the estate, the percentage of legal parking spaces which were occupied by parked vehicles is in the region

of 70% during the day and 75-80% overnight.

9.8 The balanced approach described in the Transport Assessment has led to the following car parking arrangements for the Proposed Development which accord with adopted LBW and London Plan policy:

- A total of 544 residential car parking spaces will be provided across the Application Site (at a ratio of 0.5 spaces per dwelling) in the form of podium car parks that meet additional parking demand arising from development without exceeding existing on street parking capacity;
- The streets will be substantially improved with parking and servicing taken into parallel bays and off of the main carriageway. This will improve both the streetscene and conditions for cyclists and pedestrians; and
- 7 spaces will be provided within Block A and 3 externally within the plot boundary to provide spaces for the proposed health centre use.

9.9 The proposed car parking ratio of 0.5 spaces per dwelling strikes a balance between the emerging New London Plan policy and the adopted London Plan maximum of one space per dwelling. This reflects the location of the Alton Estate (adjacent to Outer London), prevailing local demand for parking, that this is an estate regeneration scheme supported through consultation by local residents and that surrounding streets are uncontrolled with limited potential to introduce a Controlled Parking Zone (as advised by the Council).

9.10 In accordance with the adopted London Plan, 20% of car parking spaces within the podium parking areas will have Electric Vehicle Charging Points (EVCPs) installed (active provision) and with a further 20% of spaces provided with potential for installation of EVCPs in the future (passive provision).

9.11 Chapter 9 (Transport and Access) of the ES has been prepared by WSP and provides an analysis of the significant effects arising from the transport and access related aspects of the Proposed Development.

9.12 The ES chapter concludes that the likely significant effects arising from Proposed Development during construction are associated with temporary works to streets and junctions to provide improved junction performance and streetscape including pedestrian routes. Roehampton Lane and Danebury Avenue would experience a moderate-minor adverse short term reversible local effect on traffic conditions, while other streets subject to improvement would experience a minor-negligible adverse short term reversible local effect. This is due to short term traffic control during road works.

9.13 During operation, the improved streetscape and new pedestrian routes will have a moderate-minor beneficial permanent local effect as a result of improved surfacing, enhanced street scene, reduced risk of footway parking and introduction of street trees as well as the creation of new routes. There is potential for the additional demand on the local bus network to result in a major-moderate adverse permanent local effect in terms of bus delay. A suitable mitigation funding package to enhance local bus services will be secured through the Section 106 Agreement in accordance with the Roehampton SPD. This mitigation will offset the effect of the Proposed Development on bus delay resulting in a negligible residual effect.

9.14 The Proposed Development and mitigation measures have been designed to maximise the potential for sustainable travel and minimise any impacts on the local transport networks. The proposed approach complies with policies 6.9, 6.10 and 6.13 of the London Plan; Core Strategy Policies IS1, PL3 and PL15; and Policy DMT1 of the DMPD.

D. DAYLIGHT AND SUNLIGHT

9.15 Chapter 13 (Daylight, Sunlight and Overshadowing) of the ES has been prepared by GIA and reports the findings of an assessment of the likely significant effects on daylight, sunlight, overshadowing and light pollution as a result of the Proposed Development. A separate Internal Daylight and Sunlight is provided by GIA.

9.16 Overall, of the 1,235 windows in neighbouring properties assessed for VSC, 1,018 would meet BRE criteria following the completion of the Proposed Development. Of the windows that do not pass the VSC test, these serve bedrooms and living rooms. Reductions range from minor (20-29% reduction) to major (over 40%) adverse effects. A breakdown of the magnitude of effects is set out below:

- 20-29% reduction = 47 windows
- 30-39% reduction = 68 windows
- >40% reduction = 102 windows

9.17 Of the 1,024 rooms assessed for NSL, 942 would meet BRE criteria. A breakdown of the magnitude of reductions are as follows:

- 20-29% reduction = 33 rooms
- 30-39% reduction = 22 rooms
- >40% reduction = 27 rooms

9.18 The ES chapter provides detailed analysis of the effects of the Proposed Development on each effected property. The analysis confirms that the 102 windows identified as being subject to major adverse effects in terms of VSC or 27 rooms assessed for NSL either have very low

existing VSC levels, which result in disproportionate percentage changes and meaning that absolute losses are unlikely to be noticeable; are located below deep-set balconies or roof overhangs that inherently limit natural light; are small windows; have retained VSC levels over 15%, which is commensurate for an urban location; or serve student accommodation that due to the transient nature of such accommodation have a lower requirement for daylight. These considerations combined with the planning benefits associated with the Proposed Development outweigh the adverse effect identified.

- 9.19 In relation to sunlight, of the 600 rooms assessed, 505 would meet the BRE criteria for both total and winter ASPH. Major adverse effects (more than 40%) are limited to 11 rooms for total ASPH and 14 rooms for winter SPSH, which is considered to be a negligible effect in the context of a scheme of this scale that delivers significant wider benefits.
- 9.20 Chapter 13 of the ES analyses of the impact on each property that is adversely affected beyond the BRE criteria. Accordingly, the residual effects would range from negligible to moderate adverse with one instance of major adverse. These effects must, however, be placed in the context of:
- The BRE's Guidance is not policy and is simply used as a guide;
 - The level of impact in the case is not unusual in urban environments where the BRE Guidance recognises that flexibility must be applied in urban environments; and
 - The wider planning balance and significant benefits associated with the regeneration of the Alton Estate that significantly outweigh any harm.
- 9.21 For overshadowing, analysis has been carried out for the conditions on 21 March, 21 June and 21 December. The analysis has found that all amenity areas would experience considerably more than 2 hours of direct sunlight on more than 50% of their area throughout the year. The proposed Village Square will experience up to 4 hours overshadowing across different parts of the square at different times of year. The Alton Activity Centre would experience up to 2 hours overshadowing on parts of its area on 21 March and 21 June. The Alton Activity Centre will be largely overshadowed at 21 December, due to the low angle of the sun and the overshadowing caused by the existing buildings, not the development. Overall, the effects of overshadowing are negligible.
- 9.22 In relation to the analysis of the daylight and sunlight conditions of the new homes within the Detailed Element of the Proposed Development, the results of the Internal Daylight and Sunlight Assessment demonstrate that 88% of the 2,021 rooms tested either meet or exceed BRE recommendations for daylight quantity. 86% of habitable rooms and 85% of living rooms receive the recommended daylight quantity. Of the 35 rooms falling short of the recommended ADF levels, only 7 see ADF levels below the recommended values for bedrooms.

- 9.23 69% of the proposed open-plan living/kitchen/ dining rooms (LKDs) receive ADF levels in line with or above guidance. 82 of the 129 LKDs seeing lower levels of daylight meet or exceed the 1.5% ADF recommended for living areas and fall just short of the 2% ADF suggested for rooms including a kitchen. Of the 47 LKDs seeing ADF levels below 1.5%, 11 enjoy NSL levels in line with or above guidance and 29 offer sky visibility from at least half of the room.
- 9.24 94% of bedrooms meet or exceed the suggested level of ADF. 66 of the 71 bedrooms falling short of recommendation do so marginally, by 0.1-0.3%. In addition, 79% of bedrooms offer sky visibility in line with or above guidance and 93% enjoy a view of the sky from at least half of the room.
- 9.25 Whilst the Detailed Element does not achieve full compliance with the BRE Guide, this should be placed in the context that daylight and sunlight tests are to be applied flexibly and in the context of the importance of optimising housing delivery (as per paragraph 123 of the NPPF and 1.3.46 of the Mayor's Housing SPG). All rooms have been designed with good proportions for uniform daylight distribution. The majority of habitable rooms meet or exceed the recommended daylight and sunlight levels. Where shortfalls are experienced to living rooms, these are generally minor and due to either inherent constraints of an urban location such as this or to the provision of private amenity spaces in the form of balconies.
- 9.26 The plots in the Outline Element enjoy good daylight and sunlight potential, with just a few areas seeing lower levels than recommended as is typical of any dense urban development. In such areas, a careful detailed design can lead to adequate daylighting indoors.
- 9.27 The communal amenity areas within Blocks A, M, N and O exceed the recommendation in relation to overshadowing and will therefore be well sunlit throughout the year. While Block Q's courtyard falls just short of recommendation, it achieves the recommended target for the equinox just two days later. The two communal amenity areas within Block K have limited access to sunlight in winter and mid-seasons, as is typical of courtyard arrangements. The design of the blocks has evolved to introduce breaks into the building frontage to allow better exposure to the sun. As a result, in the summer, when the sun is higher in the sky and people are more likely to spend time outdoors, good sunlight levels can be enjoyed in these areas.
- 9.28 Overall, the Proposed Development makes the most of the available sunlight and daylight given the constraints of the Application Site and will offer good levels of daylight across the scheme throughout the year. The Proposed Development therefore complies with Policies 7.7 and 7.7 of the London Plan and Policy DMS1 of the DMPD.

E. AIR QUALITY

- 9.29 Chapter 10 (Air Quality) of the ES has been prepared by PBA and presents an assessment of the likely effects of the development on air quality.
- 9.30 The assessment includes analysis on human health and ecological receptors, sets out impact predictions and includes a air quality netural calculation. This assessment notes that the air quality effects of road traffic generated by the Proposed Development and other committed developments would not be significant, as there are no predicted exceedances of Air Quality Strategy Objectives for NO₂, PM₁₀ and PM_{2.5} with or without the development in place in 2021. The chapter concludes that, overall, the construction and operational air quality effects of the Proposed Development would be 'not significant' with dust and fine particulate matter mitigation measures in place.
- 9.31 The Proposed Development therefore accords with Policy 7.14 'Improving Air Quality' of the London Plan, supported by the Mayor's control of dust and emissions during construction and demolition SPG (July 2014), Core Strategy Policy IS 4 and DMPD Policy DMS1.

F. NOISE AND VIBRATION

- 9.32 Chapter 11 of the ES has been prepared by RSK to assess the noise and vibration related construction and operational effects of the Proposed Development as well as the suitability of the Application Site for residential and educational uses.
- 9.33 A key consideration for the landscape design of the new Village Square and the inclusion of "landscaped buffers" around its perimeter to ensure that the community will not be put off using this high-quality flexible space due to its proximity to Roehampton Lane.
- 9.34 The assessment of the residential accommodation categorises the apartments as being subject to low, medium and high risk of exposure to excessive noise levels. Combined with the analysis set out in the Energy Strategy and Overheating Assessment, a combination of passive and active mitigation measures, including high specification double glazing and supplementary ventilation systems, would be secured through the use of conditions to resolve noise and overheating on high risk units and ensure a negligible effect.
- 9.35 The assessment indicates that there are no significant effects as a result of the Proposed Development during either the construction and/or operational phases following mitigation measures being applied. The proposals therefore accord with London Plan Policy 7.15 Core Strategy Policy IS4 and policy DMS1 of the DMPD.

G. BIODIVERSITY

9.36 Chapter 12 (Biodiversity) of the ES has been prepared by WSP and assesses the likely significant effects of the Proposed Development on the environment in respect of biodiversity and ecology and the relevant habitat regulations. The Chapter is supported by the following appendices:

- Appendix 12.1: Habitats Regulations Screening Assessment (HRSA)
- Appendix 12.2: Phase 1 Habitat Survey and Protected/Notable Species Habitat Assessment (including badger)
- Appendix 12.3: Preliminary Bat Roost Assessment and Emergence/Return to Roost Surveys
- Appendix 12.4: Bat activity surveys
- Appendix 12.5: Invertebrate Survey
- Appendix 12.6: Great Crested Newt Habitat Suitability Index and eDNA sampling

9.37 The Proposed Development will include new biodiversity features, including biodiversity roofs, bat and bird boxes, wood habitat piles, seeding appropriate parts of the new landscape areas with wildflower and sensitive lighting facilities that will encourage the biodiversity of the Application Site to be significantly enhanced.

9.38 The ES concludes that the Proposed Development would not have an effect on the nearby local, regional and national protected sites. Whilst there would be moderate adverse effects on habitats and bat roosting and minor adverse effects on bat commuting and foraging during the construction phase, the proposed mitigation measures will mitigate any residual effects. During the operational phase, effects are less pronounced, albeit moderate or minor adverse effects would be caused on habitats and bat commuting and foraging. However, the proposed mitigation measures will ensure that these adverse effects are addressed, and minor beneficial effects secured.

9.39 The HRSA concludes that there will be no Likely Significant Effects whether alone or 'in combination' on the qualifying features of Richmond Park SAC or Wimbledon Common SAC. No further assessment, by way of an Appropriate Assessment (Stage 2 of the HRA), is considered necessary.

9.40 The Proposed Development therefore accords with Policy 7.19 of the London Plan, Policies PL4 of the Core Strategy and Policies DMO4 and DMO5 of the DMPD.

H. ARCHAEOLOGY

9.41 Chapter 8 (Archaeology) of the ES has been prepared by CgMS and assesses the potential for

and magnitude of effects resulting from the development on archaeological based heritage assets. The analysis has been informed by an Archaeological Desk Based Assessment that is appended to the ES.

- 9.42 The ES concludes that archaeological deposits are likely to have been heavily truncated by previous development meaning that any archaeological assets are likely to be of local/low importance. Consequently, no significant adverse residual effects are identified, and it is considered that the proposal could produce a minor to moderate beneficial effect through the use of a 'watching brief' and method statements/Written Schemes of Investigation (WSI) to guide the construction process.
- 9.43 The Proposed Development therefore accords with Policy 7.8 of the London Plan and Policy DMS2 of the DMPD.

I. ENERGY AND SUSTAINABILITY

- 9.44 An Energy Strategy, Overheating Assessment and Sustainability Statement have been prepared by Energist, which demonstrates how the proposal will meet planning policies requirement relating to sustainability and the need to reduce carbon dioxide emissions. The Energy Strategy describes demand-reduction measures, energy efficiency measures and renewable energy in relation to how the development meets the objectives of the energy hierarchy described in London Plan policy 5.2 of Be Lean, Be Clean, Be Green.
- 9.45 The Energy and Sustainability Strategies demonstrates that the residential element of the Proposed Development will meet Building Regulations compliance through energy efficient measures alone and then further reductions will be achieved through CHP and PV cells to beat the 35% improvement target. The non-residential spaces are designed to meet BREEAM ENE01 'Excellent' standards by way of fabric efficiency and achieve a 35% improvement over building regulations TER by further addition of photovoltaic cells, air sourced heat-pumps for cooling and connection to a site-wide district heating. Due to distance to the development at Portswood Place and costs associated with delivering linking infrastructure, a separate communal gas boiler system has been proposed for this part of the Application Site.
- 9.46 Overall, the Proposed Development will achieve a total reduction in regulated CO₂ emissions in excess of the 35% Target Emission Rate in Approved Document L 2013. Further reductions in line with GLA requirements for zero carbon homes will be met by way of cash in lieu payment. The Proposed Development therefore complies with London Plan planning policies 5.2 to 5.9 and 5.15, Core Strategy policies IS1 and IS2 and policy DM3 of the DMPD.

J. CONTAMINATION

- 9.47 A Land Contamination Risk Assessment and Unexploded Ordnance Assessment (UXO) have been prepared by RSK.
- 9.48 Whilst no direct evidence of significant ground contamination has been found, the assessment recommends that a 'Phase 2' stage ground investigation is undertaken to confirm the ground conditions below the Application Site. The detailed UXO Risk Assessment concludes there to be a medium risk that items of unexploded World War II ordnance could have fallen unrecorded within the site boundary. A UXO method statement is recommended to provide site specific mitigation during construction.
- 9.49 The Proposed Development therefore accords with policy 5.21 of the London Plan.

K. FLOODING AND DRAINAGE

- 9.50 A Flood Risk Assessment (FRA) and Drainage Strategy have been prepared by PBA. The FRA concludes that there is no or a low risk of flooding from tidal, fluvial, reservoir and groundwater sources. Mitigation measures are recommended in relation to isolated topographical low spots throughout the Application Site. The Proposed Development therefore accords with Policy PL2 of LBW's Core Strategy and Policy DMS5 of LBW's DMPD.
- 9.51 Consistent with the objectives of Policy DMS6 of the DMPD and Policy 5.13 of the London Plan, a Sustainable Drainage System (SuDS) is included as part of the FRA. The surface water drainage strategy is to restrict all development runoff up to and including the 1 in 100 year event including an allowance for climate change, to greenfield rates. The proposed outfalls are to the public surface water sewers. The sustainable drainage techniques recommended include utilising green roofs; basins, wetlands, bio-retention areas and ponds; permeable surfaces, rainwater harvesting; and tanked systems which have been incorporated into the landscape design.

L. WIND MICROCLIMATE

- 9.52 A Wind Microclimate Assessment has been prepared by RWDI and presents the likely effects of the Proposed Development on local climatic conditions. Computation Fluid Dynamic simulations have been carried out to establish the microclimate conditions. Reference is made to the wind speed and pedestrian comfort criteria set out in the Lawson Comfort Criteria.
- 9.53 The Proposed Development is comparatively mid-rise with the tallest buildings up to 9 storeys in height with considerable variation between the buildings. The majority of the Application Site is suitable for its intended thoroughfare use except in the areas which have walking wind

conditions around the north-west corner and along the southern façade of Block M. These effects have been mitigated in the landscape design through the use of additional street tree planting and the proposed balcony balustrade design.

- 9.54 The Proposed Development therefore complies with London Plan policies 5.3 and 7.6, Core Strategy Policy IS3 and DMPD policy DMS4.

M. UTILITIES

- 9.55 A Utilities Appraisal Report had been prepared by PBA to assess the capacity of existing utilities infrastructure and identify potential upgrade and reinforcement works to be delivered by the relevant statutory undertakers. A review of the existing infrastructure has revealed suitable connection points in the area and that there is capacity to serve the development. Any diversionary works that be required will be addressed as part of the detailed design process.

- 9.56 The Proposed Development therefore accords with Policies 5.14 and 5.15 of the London Plan and Policy DMS1 of the DMPD.

N. FIRE STRATEGY

- 9.57 A Fire Safety Strategy (FSS) (prepared by SWECO) accompanies the planning application. In addition, reference has been made to Parts B1-B5 of the Building Regulations (2010), plus the framework from BS7974 and BS9991. The FSS includes a checklist that sets out how the approach complies with the detailed criteria of Policy D11 of the draft London Plan.

O. EQUALITIES

- 9.58 The Equality Act 2010 requires local authorities to fulfil a public sector equality duty by considering the impact of policies and proposals on people with "protected characteristics" e.g. age, race, disability etc. to consider the impact of their decisions on protected categories of people. The Local Planning Authority in determining this application will consider the potential impact on protected categories of people of any decision they make regarding the planning application.

- 9.59 Issues of equality have been considered throughout the process to date including through the formulation of the principles of the proposals, the Council's decision to regenerate the estate as well as through consultation that has been undertaken with existing residents and businesses.

- 9.60 Indigo have been appointed as a specialist consultant to advise on these matters and have,

in order to assist the Local Planning Authority in their own assessment of equalities impacts, prepared an Equality Impact and Needs Analysis (EINA) statement which is submitted together with the application and considers the impact of the proposals on each protected category." The EINA has identified a total of 20 permanent impacts on protected groups from the Alton Estate regeneration programme, 19 are positive and 1 is negative, thereby demonstrating the significant regenerative benefits of the Proposed Development.

P. PLANNING OBLIGATIONS AND CIL

9.61 Policy 8.2 of the London Plan and Policy IS7 of the Core Strategy require site specific planning obligations to secure the provision of affordable housing and fund local improvements to mitigate the impact of the development. The above policies are supported by the Council's Planning Obligations SPD.

9.62 Obligations/contributions sought by local planning authorities to mitigate the impact of development on local infrastructure must meet the tests as set out in Regulation 122(2) of the Community Infrastructure Levy Regulations 2010, which states obligations should be:

- necessary to make the development acceptable in planning terms;
- directly related to the development; and
- fairly and reasonably related in scale and kind to the development.

9.63 The Proposed Development will be subject to a Section 106 Agreement, in which it is envisaged that the heads of terms will cover the following matters:

1. Affordable Housing
2. Car Club
3. Travel Plans
4. Air Quality
5. Off Site Highway Works
6. TfL Buses
7. Pedestrian Routes and Vehicular/Cycle Routes
8. Local Employment Agreement
9. Cultural Strategy
10. Open Space/Public Realm
11. On-site provision of community and health facilities
12. Connection to District Heating Network
13. Carbon Off Set Payment
14. Signage Strategy
15. CCTV

16. Monitoring fee

9.64 The Council adopted its Community Infrastructure Levy ("CIL") Charging Schedule on 1 November 2012. The Application Site falls within the Roehampton Charging Area, which is subject to a nil charging rate for all forms of development. The Mayor's revised CIL charging regime, known as MCIL2, took effect from 1 April 2019 and will increase the charging rate to £80 per sqm, plus indexation.

10.0 CONCLUDING REMARKS - DELIVERING THE VISION

- 10.1 This Planning Statement has been prepared by Barton Willmore LLP on behalf of Redrow Homes Limited to support a hybrid application for planning permission at the Alton Estate, Roehampton. In accordance with section 38(6) of the PCPA, this Planning Statement demonstrates that the Proposed Development accords with the provisions of the Development Plan and identifies any key considerations material to the determination of this application.
- 10.2 The current regeneration proposals for the Alton Estate date back to 2012, when the Council agreed a programme to improve the physical environment and raise the aspirations and improve the life chances, health and wellbeing of those living in the most deprived areas of the borough, including the Alton Estate. In 2014, the Council approved the Alton Area Masterplan, which set out a framework for delivering social benefits as identified in the masterplan vision. Having been transposed into the Roehampton SPD in 2015, the masterplan established a framework for future planning proposals.
- 10.3 Following extensive consultation with stakeholders and residents, the primary objective of the regeneration of the estate is to improve the quality of life of residents by focusing on the provision of high-quality homes, the consolidation and enhanced re-provision of fit for purpose community and commercial facilities and improving the physical environment of the estate. Opportunities to improve life chances and tackle deprivation through employment and training, linked to the Council's Aspirations Programme, form part of the wider objectives. The Applicant has worked with the Council to ensure that the Strategic Objectives of the Roehampton SPD are achieved.
- 10.4 The hybrid planning application seeks to replace 288 existing homes with up to 1,103 new homes and the replacement of a series of out-dated, inefficient and poorly located community and commercial buildings with high quality, flexible and modern facilities. A total of 256 affordable homes would be delivered within the site area, replacing 158 existing social rent tenure homes. Importantly, and consistent with Development Plan policies, there will be no net loss in housing, including affordable housing, across the Application Site. The proposals also optimise the density of the development by utilising a carefully considered design-led approach that significantly increases the number of homes and improves socio-economic infrastructure without materially harming protected views or the setting of the various heritage assets within and around the estate.
- 10.5 The new and replacement affordable housing include 188 new social rent (73% of total) and 68 intermediate tenure properties (27% of total), comprising shared equity and shared ownership homes. All of the new and replacement homes, regardless of tenure, have been

designed to provide high quality accommodation as well as ensure the needs of existing secure tenants and resident homeowners are met and address the physical and social problems experienced with existing housing on the estate. The FVA submitted with the Application demonstrates that the proposed quantum of affordable housing exceeds the maximum viable amount and that the scheme actually results in a deficit against the existing land use value. It also recognises the high costs associated with such a complex estate regeneration project. In normal circumstances, the quantum of affordable housing would be reduced to ensure a deliverable scheme, however, in this instance, the Council has made a commitment and provided funding to deliver the proposed quantum of affordable housing, despite the deficit.

- 10.6 The affordable housing mix has been tailored to meet the needs of existing residents on the Application Site. The affordable housing provided that goes beyond the rehousing of existing residents delivers a broad range housing mix that has been devised to respond to DMPD Policy DMS3 and meet future demand. The proportion of studios and 3 bedroom private tenure accommodation will be balanced across the masterplan and meet the objectives DMPD Policy DMS3. A higher proportion of family sized homes being delivered in the Outline Element to make up the shortfall in the Detailed Element.
- 10.7 All existing resident homeowners and council tenants within the Application Site will be given the opportunity to remain on the estate once the regeneration is complete, with social rent levels for existing council tenants being retained at an equivalent or identical basis. Additional satellite affordable housing sites at Bessborough Road and Fontley Way (outside the scope of this application), which are located within the vicinity of the Application Site on the Alton East Estate, are expected to deliver a further 24 affordable family sized homes to assist with the rehousing of existing secured council tenants and resident homeowners, thereby increasing the amount of affordable housing available for new households moving into the area.
- 10.8 The new community and commercial floorspace will replace the existing outdated, inconveniently located, underutilised and inefficient buildings that are unsuitable for the provision of modern health, youth, family and older people services or comprise back of house functions rather than frontline services. These enhanced facilities would be located in community hubs in the heart of the estate to provide focal points for the community to meet and interact. Having been carefully curated and flexibly designed to accommodate a range of uses, the community facilities and commercial floorspace will perform the necessary function as a local centre.
- 10.9 Whilst the amount of retail floorspace proposed does not meet the 3,100 sqm envisaged by the Roehampton SPD, it is commensurate with Roehampton's function as a local retail centre. The Application Site located near to other more established town centres, such as Putney

High Street, Barnes, Wandsworth and Clapham Junction that offer a wide range of retail services and are easily accessible by public transport. The Roehampton Local Centre is unlikely to be able to compete directly with these other town centres, due to its location not being attractive to national retailers. The approach has been to strengthen a 'local' retail offer and function. The retail floorspace proposed will enable a double sided retail parade to be created that has been flexibly designed to maximise appeal to a wide range of prospective tenants to enable good quality retail services to be delivered to the community.

- 10.10 The proposed community facilities in the Roehampton Local Centre include a state of the art library, youth centre, community hall, office floorspace, replacement foodstore plus flexible commercial uses that will reinvigorate the Danebury Avenue retail parade into a vibrant local centre and offer a focal point for the wider community. A new children's nursery school, children's centre, flexible community space, elderly residents club room, and health and retail facilities will also be delivered at a second community hub at Portswood Place. The new buildings utilise a rich, varied and attractive architectural approach that has been inspired by and complements the impressive and significant historical context of the estate and its close relationship with Richmond Park.
- 10.11 To address the physical deficiencies with the existing estate, these new homes and services will be set within a high quality public realm environment that will make the estate easier to navigate and access. The overall quantum of publicly accessible open space will marginally increase supported by significant qualitative improvements to the public realm. Three high quality public spaces will be provided for the community through the provision of a new village square centrally located between Alton East, Alton West and Roehampton Village, an enhanced all-age children's play space at the Alton Activity Centre and the upgraded Downshire Field open space and play space. These spaces will provide safe, secure and fun places for residents to enjoy and retain and enhance the community spirit that is evident. Greener, safer streets, with improved car parking arrangements, additional tree planting and ecological enhancements will help to further enrich the environmental quality of the estate.
- 10.12 Improvements to the highway network to create safer, greener streets that make it easier for vehicles to access the estate and park without obstructing traffic and improve permeability, accessibility and connectivity for cyclists and pedestrians travelling through the estate. Discussions are in progress with TfL regarding mitigation in the form of financial contributions to improve local bus services, which will be secured through the planning application. A framework Travel Plan, Car Park Management Plan, Delivery and Service Management Plan and Construction Logistics Plan, the details of which will be secured through any planning permission, have been prepared to ensure traffic congestion is minimised and properly managed both during the construction and operational phases of the development.

10.13 With reference to the Strategic Objectives of the Roehampton SPD, **Table 10.1** below demonstrates that the Proposed Development will give rise to significant public benefits, which would weigh positively in favour of the scheme.

TABLE 10.1: DELIVERING THE STRATEGIC OBJECTIVES OF THE ROEHAMPTON SPD		
	<i>Strategic objective</i>	<i>Delivery of the objective</i>
1.	<p>Raising living conditions and widening housing choice - Create a more mixed and balanced community with new and improved high-quality housing that will raise the living conditions and widen housing choice.</p>	<p>Improved housing choice will be provided to address the socio-economic challenges, high levels of deprivation, dominance of social rented tenure housing and to create a genuinely mixed, inclusive and balanced community for people to live. There will be no loss of affordable housing and the level of additional affordable housing provision has been maximised. Existing social rented housing will be re-provided on an equivalent basis and additional affordable homes will be provided, in a variety of tenures and meet the needs of those with disabilities. Homes will also be provided for private sale properties to boost housing supply and optimise the use of previously developed land.</p> <p>The location of the new affordable housing has been carefully considered to maximise access to community facilities and areas of open space whilst remaining part of the wider community. Block A will deliver 40 affordable homes and is situated at the heart of the regenerated Alton Estate with direct access to new and enhanced community facilities. Block Q includes a considerable number of family sized affordable homes that will have direct access to the revitalised Downshire Field landscape, play spaces and new community facilities at Portswood Place.</p> <p>All new homes have been designed to be high quality regardless of tenure, meet Mayoral space standards, building regulations and enhanced energy efficiency performance that offers better quality housing for all residents.</p>
2.	<p>Better community services and commercial facilities - Improve the quality of the retail, service and community facilities. Improve existing community buildings and create new facilities within existing Local Centre and Important Local Parade.</p>	<p>State of the art, multi-purpose community hubs will replace the existing community facilities, which are outdated, poorly located, inefficiently used and, in some cases, do not deliver public facing services. The new community hubs will offer a focal point for community interaction at the heart of Alton East, Alton West and Roehampton. Many of the community facilities will be managed by the Council and will offer residents enhanced services, improved healthcare capacity and new gathering spaces for youth groups and the wider community. These enhancements, supported by improvements to the public realm, will provide opportunities to improve the life chances, health and wellbeing of the local community.</p> <p>A vibrant and enlivened shopping parade will offer a larger amount of flexibly designed retail floor space on both sides</p>

		of Danebury Avenue. The retail area will include a prominent new convenience food store, new units and replacement units for existing tenants, as well as the capability for additional community or office/workspace floorspace to be provided in response to demand.
3.	Investing in the local economy, jobs and training - Provide improved job and training opportunities for Roehampton residents.	Up to 242 full-time equivalent direct (plus 215 in-direct) construction jobs are estimated to be created during the build programme between the years of 2020 and 2030, plus apprenticeships and training opportunities. This would generate an additional £363 million to the local economy, based on the use of local suppliers, additional wages for works, and the use of local businesses. Once operational, the retail, office and community related uses are estimated to provide between 243 and 296 jobs (an estimated increase of between 50 and 59 jobs) and include affordable workspace for local businesses or local community groups. Redrow will also work with the Council prepare a Local Employment Agreement that secured through the Section 106 Agreement and will deliver apprenticeships and training opportunities during the construction process.
4.	Place-making - Adopt a place-making approach which protects, strengthens and repairs the special qualities of the estate through bespoke and sensitive intervention.	The masterplan utilises placemaking principles, distinct character areas, well-designed architecture and public realm, supported by a bespoke cultural strategy, to connect the communities of Roehampton together and reflect the special quality of the estate. This will create a distinctive and recognisable sense of place that promotes a sense of pride in the community, as well as improving active frontage and natural surveillance.
5.	High-quality buildings - Improve or replace poor-quality buildings.	Following input from the extensive community and consultee consultation exercises, a varied architectural approach has been adopted to create high-quality, energy efficient and sustainable buildings that adopt Secured by Design principles. Less successful elements of the London County Council masterplan have been identified for carefully targeted intervention. The replacement buildings are designed to respond to and enhance the diverse built environment surrounds and landscape setting which inform the character of the estate.
6.	Improving connections - Improve pedestrian, cycle and vehicular connections within the site and to the surrounding streets, centres, communities and open spaces.	Accessibility, permeability and movement across the estate will be enhanced. Interventions include improved vehicular junctions, safer pavements, new north/south pedestrian routes and level pedestrian crossings. Improvements to public transport links and additional accessible pedestrian and cycling routes which will better connect the estate with its surroundings.
7.	Attractive public realm - Upgrade existing and create new streets, public spaces and pedestrian links to make	Safer, greener streets will be provided through the use of additional soft landscaping, concealed podium car parks and off-street parking laybys. New and future-proofed pedestrian and cycle routes are proposed that will better link the estate with its surroundings.

	them more attractive, convenient and usable.	
8.	Enhanced Open Spaces - Create a more attractive area with a high-quality and active landscape by upgrading existing open spaces and creating new ones.	There will be a limited quantitative and significant qualitative improvements of publicly accessible green open space, supported by new tree planting, plus new communal amenity spaces. Safe and secure amenity space will be available for people to enjoy and interact with others to the benefit of their health and social wellbeing. Three key play and open space hubs have been identified across the masterplan area. Downshire Field and associated play space will benefit from landscape and ecological enhancements to make this open space more inviting and useable. A new village square located at the heart of Roehampton, will provide a focal point as well as offering a place for the community to meet, interact and play. The Alton Activity Centre play space will be upgraded and opened up for use by the wider community.
9.	Revealing heritage - Conserve and enhance existing heritage assets, including those on the Heritage at Risk Register, and their settings, to better reveal the qualities of the estate.	Following input through extensive community engagement and consultation with Historic England and other heritage related interest groups, the masterplan blends high quality and sympathetic design to complement, better reveal and enhance the character and setting of heritage assets on the estate and improve the townscape.

- 10.14 The above table demonstrates that the Strategic Objectives of the Roehampton SPD will be delivered. The delivery of these significant regenerative benefits to the local community and Roehampton will make an important and positive contribution to the Borough's identified employment and housing needs and the health of the residents of the Application Site. It will also help to establish a better sense of place and improve the quality of the built environment.
- 10.15 In summary, this Planning Statement demonstrates that the principle of residential, commercial uses and the re-provision of better quality and consolidated community facilities is acceptable from a planning policy perspective and aligns with the key objectives of the Site Allocation, Roehampton SPD and the Mayor of London's Good Practice Guide to Estate Regeneration to create mixed use development with supporting social infrastructure to meet an established need.
- 10.16 The Proposed Development represents an opportunity to deliver a truly special and high-quality regeneration of the Alton Estate that will build and enhance its unique character, improve the quality of life of existing residents and create a place that people can be proud to live in.
- 10.17 Based on the above and the supporting information that accompanies this application, the Applicant respectfully requests that planning permission is granted on the basis that the

Proposed Development accords with the Development Plan and other relevant material considerations weigh in favour of the regeneration proposals.

APPENDIX 1 – GLOSSARY OF TERMS

A summary and definition of the key terms used throughout this document are set out below:

- “the Applicant” means – Redrow Homes Limited.
- “the Council” means – the London Borough of Wandsworth.
- “the Application” means - both the Outline Element and Detailed Element combined.
- “the Estate Regeneration Project” means – the project undertaken by the Applicant to regenerate the Application Site as part of the Development partnership with London Borough of Wandsworth.
- “the Proposed Development” means – the description of development given to the planning application.
- “the Outline Element” means – the part of the application for which outline planning permission is sought and all matters are reserved.
- “the Detailed Element” means – the part of the application for which approval of full details is sought.
- “the Application Site” means – the parts of the Alton Estate, Roehampton which are included within the red-line boundary of the Application. A location plan identifying the boundary of the Application Site is included at **Figure 2.1**.
- “the Strategic Objectives” means – the nine strategic objectives identified at paragraph 3.8 on page 26 of the Roehampton SPD.
- “the main intervention areas” means – As shown on **Figure 2.1**, this is where the majority of new built development will be delivered and includes the Roehampton Local Centre, the Alton Activity Centre and along Danebury Avenue, Harbridge Avenue, Kingsclere Close, Portswood Place and Roehampton Lane but excludes Downshire Field.

APPENDIX 2: DEVELOPMENT PLAN AND EMERGING POLICIES

TABLE 5.1: LONDON PLAN POLICIES	
<i>Policy</i>	<i>Title</i>
2.14	Areas for regeneration
3.2	Improving health and addressing health inequalities
3.3	Increase housing supply
3.4	Optimising housing potential
3.5	Quality and design of housing developments
3.6	Children and young people's play and informal recreation facilities
3.7	Large residential developments
3.8	Housing choice
3.9	Mixed and balanced communities
3.10	Definition of affordable housing
3.11	Affordable housing targets
3.12	Negotiating affordable housing on individual private residential and mixed use scheme
3.13	Affordable housing thresholds
3.14	Existing housing
3.16	Protection and enhancement of social infrastructure
3.17	Health and social care facilities
3.18	Education facilities
4.2	Offices
4.3	Mixed use development and offices
4.6	Support for and enhancement of arts, culture, sport and entertainment
4.7	Retail and town centre development
4.8	Supporting a successful and diverse retail sector and related facilities and services
4.12	Improving opportunities for all
5.2	Minimising carbon dioxide emissions
5.3	Sustainable design and construction
5.6	Decentralised energy networks in proposals
5.7	Renewable energy
5.9	Overheating and cooling
5.10	Urban greening
5.11	Green roofs and development site environs
5.13	Sustainable drainage
6.3	Assessing effects of development on transport capacity
6.5	Funding Crossrail and other strategically important transport infrastructure
6.9	Cycling
6.10	Walking
6.12	Road network capacity
6.13	Parking
7.1	Lifetime Neighbourhoods
7.2	An inclusive environment
7.3	Designing out crime
7.4	Local character
7.5	Public realm
7.6	Architecture
7.7	Location and design of tall and large buildings
7.8	Heritage assets and archaeology
7.9	Heritage-led regeneration
7.14	Improving air quality
7.15	Reducing and managing noise, improving and enhancing the acoustic

	environment and promoting appropriate soundscapes
7.19	Biodiversity and access to nature
7.21	Trees and woodlands
8.2	Planning obligations
8.3	Community infrastructure levy

TABLE 5.2: RELEVANT ADOPTED LOCAL PLAN POLICIES

Core Strategy		Development Management Policies	
Policy	Title	Policy	Title
PL1	Attractive and distinctive neighbourhood and regeneration initiatives	DMS1	General development principles – Sustainable urban design and the quality of the environment
PL3	Transport	DMS2	Managing the historic environment
PL4	Open space and the natural environment	DMS3	Sustainable design and low-carbon energy
PL5	Provision of new homes	DMS4	Tall buildings
PL6	Meeting the needs of the local economy	DMS6	Sustainable drainage systems
PL8	Town and local centres	DMH3	Unit mix in housing
PL15	Roehampton	DMH4	Residential development including conversions
IS1	Sustainable development	DMH6	Residential space standards
IS2	Sustainable design, low carbon development and renewable energy	DMH7	Residential gardens and amenity space
IS3	Good quality design and townscape	DMH8	Implementation of affordable housing
IS4	Protecting and enhancing environmental quality	DMTS1	Town centre uses
IS5	Achieving a mix of housing include affordable housing	DMTS3	Core shopping frontages
IS6	Community services and the provision of infrastructure	DMTS6	Important local parades
IS7	Planning obligations	DMTS9	Shopfronts and signs
		DMTS12	Arts, culture and entertainment
		DMTS14	Offices
		DMO1	Protection and enhancement of open spaces
		DMO2	Playing fields and pitches, sport, play and informal recreation
		DMO3	Open spaces in new development
		DMO4	Nature conversation
		DMO5	Trees
		DMC1	Protection of existing community facilities
		DMC2	Provision of new and improved community facilities
		DMC3	Provision of health and emergency service facilities
		DMT1	Transport impacts of development
		DMT2	Parking and servicing

TABLE 5.3: DRAFT NEW LONDON PLAN POLICIES

Policy	Title
GG1	Building strong and inclusive communities
GG2	Making the best use of land
GG3	Creating a healthy city
GG4	Delivering the homes Londoners need
GG5	Growing a good economy
GG6	Increasing efficiency and resilience
D1	London's Form and Characteristics
D2	Delivering good design
D3	Inclusive design
D4	Housing quality and standards
D5	Accessible housing
D6	Optimising housing density
D7	Public realm
D8	Tall buildings
D9	Basement development
D13	Noise
H1	Increasing housing supply
H4	Meanwhile use
H5	Delivering affordable housing
H6	Threshold approach to applications
S1	Developing London's social infrastructure
S3	Education and Childcare Facilities
S4	Play and informal recreation
S5	Sports and recreation facilities
E1	Offices
E9	Retail, markets and hot food takeaways
G4	Local green and open space
T1	Strategic approach to transport
T2	Healthy streets
T4	Assessing and mitigating transport impacts
T5	Cycling
T6	Car Parking
T6.1	Residential parking
T6.2	Office parking
T6.3	Retail parking
T6.4	Hotel and leisure uses parking

APPENDIX 3 – ROEHAMPTON SPD COMPLIANCE CHECKLIST	
<i>Key outcomes of the Roehampton SPD (October 2015)</i>	
Improved housing: Approximately 500 net new homes and the potential for approximately 250 net new student bedrooms or further homes	<p>Up to 1,103 new and replacement homes will be delivered across the masterplan. This represents a net increase of 815 homes, which is in excess of the circa 750 homes envisaged by the Roehampton SPD.</p> <p>A rigorous design-led exercise has ensured that the scale and form of development proposed is sympathetic to setting of nearby heritage assets and the surrounding townscape. The masterplan, however, identifies the opportunity to deliver additional housing without compromising design quality. The NPPF and above referenced Development Plan policies make clear that opportunities to optimise housing densities and maximise the use of previously developed land should be supported. Furthermore, in light of the urgent need for housing across London, opportunities to maximise additional housing windfalls from development sites should be encouraged. This overriding policy objective justifies the Proposed Development exceeding the net increase in housing envisaged by the Roehampton SPD.</p>
New and improved shops and related uses: Up to 5,000 sqm of Class A1-A5 floorspace (approximately 3,100 sqm net additional)	<p>Up to 3,402 sqm of commercial floorspace will be delivered by the masterplan, equating to a net uplift of 527 sqm. The commercial floorspace will be subject to a flexible planning use that includes Classes A1-A3, A5, B1 and D1 uses. All existing retail floorspace (Classes A1-A3, A5) within the Application Site will be replaced as a minimum to ensure this remains the prevailing use within the local centre. The Council will remain freehold owners of the premises, enabling the future provision of retail, office and community floorspace, beyond the re-provision of the existing retail floorspace, to be carefully curated to meet the needs of the community in the future.</p> <p>Whilst the amount of retail floorspace is less than the 3,100sqm of additional retail floorspace targeted as part of the Roehampton SPD, the quantum of retail floorspace proposed is commensurate with the Application Site's location, which located near to other more established town centres, such as Putney High Street, Barnes, Wandsworth and Clapham Junction, that are easily accessible by public transport. The Roehampton Local Centre is unlikely to be able to compete directly with these other town centres, due to its location not being attractive to national retailers. The approach has been to strengthen a 'local' retail offer and function. Increasing the amount of retail floorspace from that currently proposed is likely to result the need for retail floorspace being split over two levels or large floorplates, which will be difficult to let in this location, would be at the cost of other uses, reduce the amount of public realm and move away from the Roehampton SPD's focus of providing new smaller units in the Local Centre.</p>
Improved employment opportunities: Including approximately 400 sqm of dedicated workshop	The Proposed Development will increase the amount of dedicated business floorspace (Class B1) from 426sqm to 643sqm, a net increase of 217 sqm. The office floorspace will be used by the Council's local Housing Office, voluntary organisations and the wider community. The division of

	<p>space will be determined by the Council's operational requirements and informed by consultation with the voluntary sector and wider community. Details of how the floorspace will be arranged and managed will be confirmed pursuant to a prior to occupation condition.</p> <p>As the provision of dedicated Class B1 floorspace falls marginally below the objectives of the Roehampton SPD, the additional retail floorspace beyond the re-provision of the existing on the Application Site may be used for Class B1 uses for small businesses and workspaces, should there be a need for this in the future. In addition, an employment and training programme, linked to the Council's Aspirations Programme, will be secured as part of the planning permission to improve life chances and tackle deprivation found in the area.</p>
New community facilities: Up to 5,500 sqm of replacement and new community and leisure facilities (D1)	<p>The strategic objectives of the Roehampton SPD are to consolidate and improve the quality and quantity of community facilities across the estate. The existing community floorspace is inefficiently spread across the Application Site. While a range of services are provided, these include a significant proportion of back of house functions to support community uses elsewhere in the Borough, rather than deliver public services to the residents of Roehampton. In addition, only 4,073 sqm of the existing community floorspace on the estate (equivalent to 67% of the total floorspace) is currently being used.</p> <p>A total of 5,527 sqm of community floorspace will be delivered. The Proposed Development will deliver additional services to meet the needs of the local community – including:</p> <ul style="list-style-type: none"> • Additional front facing services • Improved health facilities with capacity for additional GP places to meet local needs • Enhanced library, cultural and learning offer • New flexible community hall and access to new community spaces
More attractive environment: High-quality and active public realm by upgrading existing open spaces and creating new ones.	The masterplan utilises placemaking principles, well-designed architecture and public realm, which is supported by a bespoke cultural strategy, to reflect the special quality of the estate. This will create a distinctive and recognisable sense of place that promotes a sense of pride in the community, as well as improving active frontage and natural surveillance.
Improve pedestrian, cycle, vehicular and public transport: Enhance transport linkages to and from public transport nodes and centres.	Accessibility, permeability and movement across the estate will be enhanced. Interventions include improved vehicular junctions, safer pavements, new north/south pedestrian routes and level pedestrian crossings. Improvements to public transport links, including enhancements to local bus services, and additional accessible pedestrian and cycling routes which will better connect the estate with its surroundings.
Key Intervention Area (KIA) 1 key delivery requirements – Roehampton Local Centre	Proposed Development
<i>LBW Site Specific Allocations DPD (March 2016)</i>	
Site Allocation:	A masterplan approach has been adopted delivering a high-quality mixed-use scheme comprising replacement and new housing including affordable housing; improved shopping facilities; new and

<p>Regeneration of the area through the masterplan process to identify appropriate uses which may include improved shopping facilities, new B1 incubator employment space, library, leisure, health, housing, student accommodation and public space.</p> <p>Key design principles:</p> <ul style="list-style-type: none"> • Retain and/or provide a new public space as a focal point for the community; • Improve the area's appearance and enhance community safety; • Improve the provision of shopping, in particular food shopping; • Improve leisure facilities; • Provide new housing and workspace. 	<p>improved B1 employment space, including affordable workspace; new and improved community facilities including a bigger than existing library and new health facilities.</p> <p>Improvements will be undertaken to existing open spaces, a new Village Square and new children's play areas in Downshire Fields and at the Alton Activity Centre will be provided and semi-private courtyard spaces associated with the new residential block will deliver amenity space.</p> <p>Discussions with the Council have confirmed that owing to the amount of existing student accommodation in the area, additional provision is not required as part of these works. As such, not delivering any student accommodation in this KIA is considered acceptable in this instance. It is also noted that the provision of student accommodation is not a mandatory requirement of this KIA and is also described in 'may include' terms. The student accommodation will be provided elsewhere in the area. Instead, conventional housing is proposed as part of a masterplan approach in order to meet a more pressing need for conventional housing and to create a more balanced community in the area.</p> <p>In terms of the key design principles, these are being delivered as follows:</p> <ul style="list-style-type: none"> • A new public space (the Village Square) is being provided as a focal point for the community; • A high-quality landscaping and building design are proposed (as demonstrated in the DAS), as well as enhancing community safety with overlooked / active spaces; • New better-quality retail floorspace is being provided along Danebury Avenue, including a new food store; • Improved open space facilities / playspace – as described above; • Approximately 350 new homes will be delivered (including the replacement of existing affordable housing on an equivalent tenure basis and new affordable housing); and • Workspace will be provided at the first floor level in Block O adjacent to the new Housing Office and, where there is demand, within the flexible commercial floorspace within the Roehampton Local Centre. <p>These provisions meet these objectives.</p>
<i>Roehampton SPD (October 2015)</i>	
<p><i>Policy objective</i></p> <p>New and improved shops (Class A1-A5)</p>	<p><i>Deliverable</i></p> <p>Up to 4,300 sqm (net gain 2,700 sqm), including new convenience store & smaller shops/cafés/restaurants</p> <p>Note that this objective is an 'up to' figure. Up to 3,317 sqm of flexibly designed A1-A3, A5 floorspace provided within as smaller shop units, including a replacement convenience store in Block O. The retail floorspace has been arranged to form a double sided shopping street that follows to local street network and delivers the optimal amount of retail floorspace.</p> <p>This provision meets this objective.</p>

Community facilities (Class D1/D2)	<u>Up to</u> 2,000 sqm (net gain 1,000 sqm), including library, cultural arts centre & additional community services within smaller units	Note that this objective is an 'up to' figure. 2,987 sqm facility in Block A includes a new library, health facility, youth centre and community hall that will help support the rich and diverse cultural programme that will be focused around the new village square. This provision meets this objective.
Additional B1 floorspace	<u>Approximately</u> 400 sqm for smaller businesses and workspaces	Note that this objective is an 'approximate' figure and is in addition to the existing office floorspace on the Application Site. 643 sqm of Class B1 floorspace within Block O which will be used as affordable workspace for local businesses/community groups and by the Council as its Housing Office. Additional office floorspace may be delivered through the flexibly designed commercial floorspace proposed within the Roehampton Local Centre to meet this objective.
New homes	<u>Approximately</u> 250-275 new homes, including replacement of existing homes and accommodation above shops	Note that this objective is an 'approximate' figure. Approximately 350 new homes in this KIA, including accommodation above shops and replacement of all existing homes. This provision meets this objective.
Student accommodation	<u>Up to</u> 400 new student units	Discussions with the Council have confirmed that owing to the amount of existing student accommodation in the area, additional provision is not required as part of these works. As such, not delivering any student accommodation in this KIA is considered acceptable in this instance. It is also noted that the provision of student accommodation is not a mandatory requirement of this KIA and is also described in 'up to' terms. This is a maximum parameter, not a minimum. The student accommodation will be provided elsewhere in the Estate. Instead, conventional housing is proposed as part of a masterplan approach in order to meet a more pressing need for conventional housing and to create a more balanced community in the area.
Village green / public square		A new Village Square is being created in front of the new library. This provision meets this objective.
Existing sports and fitness centre to be retained and enhanced		The existing sports and fitness centre are located outside of the application site boundary. These facilities will be retained but access to centre and environment on Laverstock Road will be improved This provision meets this objective.
Permeability/ upgraded pedestrian crossings		The masterplan has been designed to allow permeability through the Site, including full inclusive accessibility provisions and new pedestrian crossings within the scheme. This provision meets this objective.
Upgraded streets/public realm with Danebury Avenue maintained as the central spine road		Danebury Avenue will be maintained as the central spine road. All street within the Application Site will be upgraded.

	This provision meets this objective.	
Children's play spaces	<p>Additional play space will be provided on the podium decks relating to all residential buildings. The existing play areas at the Alton Activity Centre and in Downshire Field will be significantly enhanced.</p> <p>This provision meets this objective.</p>	
KIA 2 key delivery requirements – Portswood Place	Proposed Development	
LBW Site Specific Allocations DPD (March 2016)		
Site Allocation: Student Accommodation and other compatible uses to be identified through the masterplan process.	<p>Most of this allocation includes the land <u>outside</u> of the application site boundary, including land at Roehampton University currently used as student accommodation and Minstead Gardens. No student accommodation is provided by the Applicant because Roehampton University intends to expand their own student accommodation facilities within their own site.</p> <p>A masterplan approach has been adopted delivering a mixed-use scheme comprising improved shopping facilities, new B1 incubator employment space, library, health and community facilities, housing and new public space. The Portswood Place part of the scheme will include: a new school, a new facility for the Danebury Avenue Surgery, a new community facility, a new retail store and toilet facilities for TfL buses.</p> <p>The Townscape & Visual Impact ES Chapter and Heritage Statement confirm that the new proposals improve the setting all heritage assets located in and around the Estate. These proposals will not have a detrimental impact on the view from the rear of Mount Clare to Richmond Park (Grade I Registered Historic Park and Garden).</p> <p>These provisions meet these objectives.</p>	
Roehampton SPD (October 2015)		
<i>Policy objective</i>	<i>Deliverable</i>	
New and improved shops (Class A1)	<u>No net loss</u> of existing ground floor retail floorspace with active ground floor uses facing Danebury Avenue and / or Minstead Gardens	<p>85 sqm of Class A1 floorspace will be provided at Portswood Place. It will face onto Danebury Avenue.</p> <p>This 85 sqm replacement facility is smaller than the 413 sqm row of shops in Portswood Place in recognition of the fact that some of the existing floorspace is vacant and not well located in terms of attracting future tenants. The new provision would enable a local convenience store to be provided that would facilitate local shopping needs. Part of the masterplan approach is to ensure strengthen the Roehampton Local Centre by re-providing all existing retail floorspace as a</p>

		<p>minimum. Portswood Place will become a community hub supported by a convenience retail offer to service local needs. Both area provide two distinctive, vibrant and viable flexible retail / community areas that is readily accessible for the whole of Roehampton.</p> <p>Whilst this provision is not being met, this is an acceptable non-compliance in view of LBW requirements and the above justification.</p>
New community hall and employment facilities (Class B1 & D1)	<u>Approximately</u> 3,500 sqm, including: <ul style="list-style-type: none"> • Co-located community facilities i.e. children's centre, nurseries, family services, exercise suite, extended primary health care services, workshop & enterprise spaces • Community pavilion fronting Minstead Gardens 	<p>Note that this objective is an 'approximate' figure. 2,540 sqm of children's centre, nursery floorspace, health facilities and elderly residents club room will be provided. These spaces have been sized following discussions with future users to ensure that they accommodate current and future needs. Floorspace for family services or an exercise suite are not mandatory delivery requirements but future provision will be kept under review by the Council. No office floorspace is to be provided at Portswood Place with the 400 sqm objective of the Roehampton SPD met through the dedicated and flexible floorspace proposed in the Roehampton Local Centre.</p> <p>The replacement community pavilion fronting Minstead Gardens will be delivered as part of this scheme.</p> <p>These provisions meet these objectives, albeit the quantum of floorspace is 2,540sqm.</p>
Refurbish Minstead Garden listed bungalows	Total of 30 bungalows	This land is outside of the application site boundary. These proposals will be delivered as part of a separate planning and listed building application.
New homes	<u>Approximately</u> 60-70 to replace relocated Focus Hall with a focus towards family sized accommodation	This land is outside of the application site boundary. These proposals can still be delivered as part of a separate planning application.
Shared surface connecting Portswood Place to Downshire Field		Upgrades to the streetscape, including the provision of a shared surface to link Portswood Place to Downshire Field, is being proposed to meet this objective.
New children's play area within existing public open space		Upgrades and enlargements are proposed to the existing children's play space in Downshire Field forming part of KIA4, which is sufficient to meet the needs of the community.
Relocate bus turning facility		The proposals include the relocation of the bus turning facility, as well as the provision of welfare facilities for bus drivers. This provision meets this objective and more.
New facility for Roehampton Methodist Church		This land is outside of the application site boundary. These proposals can still be delivered as part of a separate planning application.
Adequate car parking in association with the community facilities		The Transport Assessment submitted in support of the planning application demonstrates that the amount of car parking and servicing arrangement for the new facilities within KIA2 is adequate.

KIA 3 key delivery requirements – Roehampton Lane	Proposed Development	
LBW Site Specific Allocations DPD (March 2016)		
<p>Site Allocation: Student Accommodation and other compatible uses to be identified through the masterplan process.</p> <p>Key design principles: Any replacement of these buildings should seek to enhance the character and appearance of the conservation area and the setting of Downshire House. A perimeter block development would be appropriate with a central private open space and an entrance on to Roehampton Lane. A development with a massing of four storeys may be acceptable. Any building of five storeys and above would trigger the Council's tall buildings DMPD Policy DMS4.</p>	<p>Discussions with the Council have confirmed that owing to the amount of existing student accommodation in the area, additional provision is not required as part of these works. As such, not delivering any student accommodation in this KIA is considered acceptable in this instance. The student accommodation will be provided elsewhere in the Estate, including the land immediately to the north of Block Q is subject to a further site allocation (ref: 86C) specifying the development of student housing around the curtilage of Downshire House.</p> <p>Instead, conventional housing is proposed as part of a masterplan approach in order to meet a more pressing need for conventional housing and to create a more balanced community in the area.</p> <p>A masterplan approach has been adopted delivering a high-quality mixed-use scheme comprising improved shopping facilities, new and improved B1 incubator employment space, a bigger than existing library, new health facilities, 1,103 new homes, new semi-private amenity space and improvements to Downshire Fields Open Space.</p> <p>The Townscape & Visual Impact Assessment (TVIA) and Heritage Statement confirm that the new proposals improve the setting all heritage assets located in and around the Estate, including the Alton Conservation Area and the setting of Downshire House.</p> <p>The design of the Block Q will include a central semi-private amenity space and an entrance onto Roehampton Lane. The scale of the buildings is justified and supported by the TVIA, Design, Landscape & Access Statement and Heritage Statement.</p> <p>These provisions meet these objectives.</p>	
Roehampton SPD (October 2015)		
Policy objective	Deliverable	
New homes	Approximately 375-400 new homes with no-net loss of floorspace together with a balance of housing, including family housing, although acknowledged as a location for a greater proportion of 1 and 2 bed units	Note that this objective is an 'approximate' figure. Approximately 783 new homes proposed across the KIA, including family and affordable homes. The scale and density of the Proposed Development has been carefully designed to ensure that it maintains a respectful relationship with the character of the local area whilst optimising the delivery of new homes, in accordance with national, regional and local planning policy. This provision meets this objective.

More efficient use of land and improving the streetscape	<ul style="list-style-type: none"> • Active ground floor frontages to existing streets and spaces • Adequate children's play space provision • Retain existing mature trees • Improve permeability by creating new streets and pedestrian routes • Incorporate high quality soft landscaping into boundary treatments and parking/servicing areas • Podium car parking underneath each of the new residential blocks 	<ul style="list-style-type: none"> • Residential doors and windows at ground level to create activity and sense of ownership. • New play spaces will be provided on the podium decks of the residential blocks, in the new Village Square and enhancements to play areas in the Alton Activity Centre and in Downshire Field. • A single TPO tree and other trees, including those within Harbridge Avenue (in the Alton Conservation Area) will be removed, but will be replaced with good quality replacement and new specimens. The KIA area will benefit from a net increase in tree, as explained in the Arboricultural Impact Assessment. • The masterplan has been designed to allow permeability through the Site, including full inclusive accessibility provisions and pedestrian crossing. • High quality soft landscaping is being provided along the boundary treatments of the Site, within landscape areas and in the surface level car parking / servicing areas. • Podium car parking areas will be provided underneath each of the new residential blocks. <p>These provisions meet these objectives.</p>
Reflecting and restoring the original LCC masterplan street layout		The original LCC masterplan street layout is retained and restored. This provision meets this objective.

KIA 4 key delivery requirements – Central landscape	Proposed Development
LBW Site Specific Allocations DPD (March 2016)	
No site allocation	n/a
Roehampton SPD (October 2015)	
Policy objective	Deliverable
Restructure and upgrade Downshire Field	<p>No net loss of public open space with the following possible features included in the landscape:</p> <ul style="list-style-type: none"> • Walking and cycle circuit around park edge • Event lawn • Amphitheatre • Communal gardens • Play spaces for all ages • Adventure zone <p>The proposals ensure that there is no net loss of open space. In fact, areas of the open space that is currently not able to be accessed due to over-growth will be now be made accessible.</p> <p>Note that the listed objectives are aspirational on the basis that they are described as 'possible features'. This does not make them mandatory.</p> <ul style="list-style-type: none"> • The Design, Landscape & Access Statement demonstrate that enhanced walking and cycling provisions will be provided around the edge of the park. • Even lawn provision will be maintained, as existing. • No amphitheatre is proposed. This was not supported by LBW's Conservation Officer or Historic England. The preferred approach is to maintain an as open a

		<p>landscape setting, whilst retaining good quality trees, consistent with its original design intent as possible.</p> <ul style="list-style-type: none"> • Play spaces for all age groups will be provided in the landscape, including adventure play facilities. <p>These provisions meet these objectives.</p>
Enhance the biodiversity value, sustainability and opportunities for contact with nature		The net additional trees and ecological enhancements will provide opportunities for new nature habitat (e.g. log piles, bat boxes, etc). This is explained in more detail in the Biodiversity Chapter of the Environmental Statement.
Incorporate SUDS within the public realm and infrastructure		SUDS infrastructure is proposed, as explain if the FRA.
Retain good quality trees with sensitive management/clearance of poorer quality specimens		The Arboricultural Impact Assessment explains which trees will be retained. It also explains why specific trees will be removed. This has been agreed with LBW's Tree Officer and HE in order to respect, restore and enhance the original Georgian landscape.
Respect, restore and enhance the original Georgian landscape		These provisions meet these objectives.