

# **HAM AND PETERSHAM NEIGHBOURHOOD FORUM PUBLIC MEETING**

**20<sup>TH</sup> NOVEMBER 2014**

## **1. WELCOME FROM MAGGIE BAILEY (MB), CHAIR; JUSTINE GLYNN (JG), VICE CHAIR**

- MB thanked everyone for attending.
- MB apologised to the group for any nuisance the building work for the 6<sup>th</sup> Form may have caused the Community. She informed the group that although there is now a 6<sup>th</sup> form, there are only 20 more children attending the school since she had reduced the intake number to accommodate the extra older students. MB was pleased to announce that Grey Court is still in the top 10% of secondary schools in the country.
- MB outlined the format of the rest of the evening before she handed over to JG.
- JG added that the Neighbourhood Forum is trying to communicate electronically to as many people as possible in the Community. She explained that if people were unable to receive information electronically they can sign up to receive hard copies.

## **2. NEIGHBOURHOOD PLANNING**

- .Jenny Frew (JF) from DCLG (The Department of Communities and Local Government) gave some background information and outlined the key stages of setting up a Neighbourhood Plan.
  - There are over 1200 Neighbourhood plans across the country and this is a growing movement.
  - In Urban areas the uptake is slower than rural areas because there is a need to define area boundaries. Boundaries are already set for Parishes which makes setting up a plan easier.
  - Neighbourhood plans have the same statutory weight as Council local plans and more weight than Village Plans.
  - Plans give communities the chance to shape development but not stop development.
  - Plans are decided by the community for the community.
  - Government financial support is available to help with support in setting up new plans.

- JF outlined the basic conditions the plan needs to meet:
  - National Policy
  - Strategic Policies
  - Contribute to sustainable development
  - EU obligations
  
- JF listed the order of key stages:
  - Plans go to examination by an independent examination board chosen by the local council
  - Once the examination is passed, the council arrange a referendum for the Community to vote on the plan.
  - If the referendum has a positive result then the council will adopt the plan.
  
- For the presentation slides and information links please see the Ham and Petersham Forum Website.

### **3. UPDATE ON LOCAL KEY SITES**

- SAINSBURY'S HAM PARADE – Geoff Bond (GB) – Resident Representative Neighbourhood Forum Committee.
  - Barclays Bank Closed 2014 and Sainsburys purchased the site.
  - The Neighbourhood Forum applied to the council to register the site as an asset of community value in order to secure the site for another bank, but this was declined.
  - This has left the Community with limited power to prevent Sainsburys from opening a store on the site.
  - There have been a couple of meetings between Zac Goldsmith, the Ham and Petersham Association and Sainsburys to discuss local concerns about the new use of the site.
  - The Ham Parade Traders have mixed feelings about Sainsbury's opening a store on the site. Some believe this will generate more footfall which will benefit all the traders.
  - Sainsburys have put a planning application to the council for an ATM and a loading bay.
  - The Sainsbury's planning application number is 14/4534/FUL
  - Responses to the application must be submitted as soon as possible since the decision is due on 31/12/2014
  - [http://www2.richmond.gov.uk/PlanData2/Planning\\_CaseNo.aspx?strCA SENO=14/4534/FUL](http://www2.richmond.gov.uk/PlanData2/Planning_CaseNo.aspx?strCA SENO=14/4534/FUL)

- ST MICHAELS CONVENT AND CASSEL – GB
  - Both are character sites
  - Both are included in site allocation lists for residential, education or community uses
  - The nuns are moving in a year or two because the building is hard to maintain.
  - The gardens are designated as a Site of Nature Importance and Open Land of Townscape Importance
  - Neighbours are concerned about a change of footprint to the buildings
  - General feedback from local residents included:
    - Houses and gardens add to the character of the conservation area
    - Immediate neighbours to both sites are concerned that any development must enhance their neighbourhood
    - Morgan’s House residents are concerned about the gardens they overlook
    - Residents living at Langham House and the Close are primarily concerned about the nature area bordering Langham House Close
    - The house is listed and the beautiful gardens, have been recommended by the council as a nature site.
    - The gardens are in the process of being designated other open land of townscape importance
    - The Convent’s neighbours are concerned about the impact of any future development.
    - They want any development to take into consideration the ecology of the gardens and their tranquil and secluded nature.
    - If we build on our open space, wherever it may be in the area, you won’t get it back once it is gone
  - The Cassel and Convent sites challenge the Forum to listen to residents’ views – It is up to us as residents to make sure the plan reflects our wishes
  - As far as is known, neither site has yet been sold.
  
- LATCHMERE HOUSE, STAR AND GARTER, HAM INSTITUTE – Penny Frost (PF) – Local Councillor; Sarah Tippet (ST) – Local Councillor; Jean Loveland (JL) – Local Councillor.
  - Berkeley Homes acquired the Latchmere buildings and site from the Ministry of Justice in May 2013.  
Berkeley Homes have submitted 2 development schemes for mixed housing - one with a higher density of affordable housing
  - Local residents have concerns about the plan which requires access from Latchmere Lane

- Richmond Council are carefully considering the plans before any final decisions are made.
  - The Royal Star and Garter Grade II listed building has been sold to a property developer.
  - The plans for 86 luxury flats and 113 below ground car parking spaces were approved in July. Ancaster House is being internally restructured into 3 houses.
  - The Ham Institute building has been used as a social club for over 50 years.
  - It is due to be sold and local residents would prefer that it was sold as a domestic dwelling.
  - All proceeds from the sale must be used for charitable purposes.
  - The club is interested in purchasing the Royal Oak Pub on the corner of Ham Street and Sandy lane for its new premises, which will offer wider opportunities for providing community activities.
- RUSSELL SCHOOL – Andrew Beedham (AB) – Local Resident
    - Latest consultations 20 August 9 September (+ Zac meeting 23 Sept)
    - Neighbourhood Forum submitted comments on 15 September with concerns in the following areas
      - Access
      - Petersham Road
      - Parking
      - Environmental impact – Petersham Copse/ Avenue
      - Land values
      - Detailed reply from Deputy CEO Achieving for Children rebutting all community concerns
      - Misunderstanding of constraints
      - Admission that valuations not undertaken
      - Possibly the least appropriate of 3 local primary schools to expand
      - No application yet submitted for Russell but recent application for over 11's Strathmore facility at Grey Court
- HAM CLOSE – Ros Elliott (RE) – (RHP) Richmond Housing Partnership
    - RHP are the largest provider of social housing in the Borough.
    - In January 2013 RHP joined forces with Richmond Council and the Prince's Foundation to establish how they could improve the quality of homes in Ham Close.
    - Ham Close is a mixture of Leasehold and tenanted properties.
    - There have been several consultations with the residents of Ham Close to discuss potential improvements to the buildings and area.

- Ham Close Residents highlighted 5 key areas they were concerned about:
  - They wanted to remain in the area during any refurbishment
  - Expressed a strong desire to retain green space and enhance what is already there
  - Felt there was a lack of a central heart to their area.
  - Felt there was a need to integrate Ham Close with the rest of the community
  - Wanted to improve community facilities
  
- Next steps for Ham Close will include a full options appraisal to look at refurbishing the existing buildings, redeveloping the site or a mixture of both.
  
- WOODLAND MANAGEMENT PLANS – Tasha Hunter (TH) Richmond Council Ecology and Planning Officer
  - There has been a lack of funding to undertake 10 year plans and as a result reduced work will take place in Ham Lands and Ham Common Woods.
  - The plans were developed by the Forestry Commission.
  - The main work due to take place will be thinning of woodland and improving access.
  - There is focus on keeping important plants and maintaining habitats.
  - There will be interpretation panels and benches along popular areas of Ham Lands.
  - For further information contact TH Directly: [t.hunter@richmond.gov.uk](mailto:t.hunter@richmond.gov.uk)
  
- SEA SCOUTS – Sven Strassburg – Sea Scouts Chair
  - The ethos of the Sea Scouts is to empower young people to be better citizens of the community.
  - There are activities for over 100 children each week.
  - The Sea Scouts currently use an old building from the 1950's which is subject to flooding and needs replacing.
  - The Sea Scouts are looking to build a purpose built building to accommodate their needs.
  - The building design will reflect the local environment.
  - Planning permission for the new building has been agreed but a substantial amount of funding will be needed to undertake the project.
  - Sven Strassburg contact details: [sven\\_strassburg@btinternet.com](mailto:sven_strassburg@btinternet.com)

- HAM HYDRO – Chaz Warlow (CW) – Ham United Group
  - Teddington & Ham Hydro is a community interest company formed to develop renewable energy and other sustainable projects for the benefit of the local community.
  - Local people on both sides of the river have been working for 4 years on a project to install hydro power at Teddington weir to generate energy for the Community.
  - There has been some resistance to the plan, particularly from the Lensbury Club who are concerned that the structure will ruin their view and compromise their wedding business.
  - The first planning application was declined by the council
  - A new application was submitted to the Council in September 2014.
  - More information at <http://www.hamhydro.org/>
  
- RECLAIM OUR RIVERSIDE – AB
  - The Riverside areas have an increasing number of illegally moored boats.
  - The areas are full of rubbish and are known for places where there is drug use, uncontrolled dogs and dumping of human and other waste.
  - To share concerns and fears please write to local MPs and/or sign up to the campaign [reclaimourriverbank@gmail.com](mailto:reclaimourriverbank@gmail.com)
  
- HAM AND PETERSHAM COMMUNITY MAGAZINE – Sarah Perret
  - The Ham and Petersham Magazine was a glossy magazine that was circulated throughout the community of Ham and Petersham between 2009 and spring 2014.
  - The magazine is due to be re-launched in early 2015.
  - There have been offers of financial support from many local groups – H+PA, HAG, HUG, St Peter’s Church/ Sea Scouts, Ham House and businesses (Mervyn Smith), etc.
  - The Neighbourhood Forum will also use it as the main method of communication
  - Sarah Perret contact details - [scooterchook@gmail.com](mailto:scooterchook@gmail.com)
  - An editorial assistant to project manage production is in the process of being appointed.
  - Contributions and advertising are needed from local people and businesses
  - Local people are needed to help distribute the magazine throughout the community on a quarterly basis.
  
- COMMUNITY FIRST – David Williams (DW) – Local Resident
  - DW explained that he is heading a small charity called Community First which is funded by the Government to help small local projects.

- DW informed the group that there was £5600 available for local groups in Ham and Petersham.
  - This money will need to be spent by the end of February.
  - If any groups have any projects they think might be eligible for funding please contact DW directly. [davidwilliamsbooks@yahoo.com](mailto:davidwilliamsbooks@yahoo.com)
- SEE BELOW FOR A LIST OF QUESTIONS/CONCERNS RAISED:
    - Concerns about parking on Ham Parade
    - Concerns about what will happen to St Michaels Convent
    - When will the plans for the uplift of Ham Close be available in the Library
    - When will there be more information about Latchmere Development
    - What will happen to the green open spaces that are not already protected.
    - How do people vote in the Neighbourhood Forum Referendum.
    - What is happening with Ham Common Woods.

#### **4. PROGRESSING HAM AND PETERSHAM'S NEIGHBOURHOOD PLAN -**

- SUMMARY OF CONSULTATION TO DATE - JG
  - There have been 3 main community consultation sessions, Sept 2013, Dec 2013 and April 2014.
  - There was a stall at Ham Fair which generated information and received interest from the Community.
  - The Neighbourhood Forum now has over 150 people on their electronic email list and 35 people who are sent hard copies of information.
  - Key themes of feedback from the Community to the Neighbourhood Forum are:
    - Open spaces - are a valuable contribution and distinctive character of the area
    - Transport – heavy traffic on Petersham Road.
    - Business and Employment are important.
    - Housing and Development – affordable housing/public toilets
    - Projects – aspirational to every day
  - The next steps are to hold workshops to make sure the plan is representative and supported by Ham and Petersham.

- STRUCTURE/CONTENT/PROGRAMME NEIGHBOURHOOD PLAN - AB
  - Creating a plan is a lengthy process. The aim is to have a draft plan in the spring before it is submitted to the Council for examination.
  - Plan will contain sections on Character and heritage, Housing, Transport, Education, Open Space, biodiversity, Sustainability, Health, Retail/ employment, + others
  - Evidence Base being gathered
  - Lead and support volunteers for each topic on Plan Drafting Team

#### TIMESCALES

- Lengthy process that involves Community engagement/ consultation
  - Draft Neighbourhood Plan
  - Checks by Richmond that it complies with existing policy
  - Formal consultation on the draft Plan
  - Independent Inspector assesses Plan + changes
  - Referendum
  - Intention was to have a draft Plan for this meeting
  - Delays because of focus on education sites (Russell, Cassel. Convent), Sainsbury's, etc.
  - Now hope to produce draft by Spring 2015 with Referendum May 2016
  
- EXAMPLE – CYCLING IMPROVEMENTS PRESENTATION by Katherine Bousfield and Justine Langford
  - An investigation was undertaken to determine how improvements could be made to cycling areas and general access to Ham and Petersham via the Petersham Road.
  - The biggest issue was found to be congestion.
  - Feedback from local people included:
    - Improve the tow path
    - Separate the cycle path from the tow path
    - Build a foot and cycle bridge to Twickenham
    - Extend the cycle route from Kingston to Richmond
    - Install nature friendly lighting
  - The main reasons people gave for using vehicle access along the Petersham Road rather than using the cycle/walking paths were:
    - Too muddy
    - Flooding
    - Gates difficult to get bikes through
  - As a result of the investigation the surface and general conditions in Cutthroat Alley are being addressed by the local Councillors.



- COMMUNITY PARTICIPATION VOTES:

- TRANSPORT – Ham and Petersham have some of the worst access to public transport in Richmond. The area is closer to Twickenham station than Richmond or Kingston. Would you be in favour of a new pedestrian/cycle bridge from Ham Street car park to Twickenham?

*Majority voted yes, but quite a significant number voted No.*

- HOUSING – With the exception of Redknap House, there is currently no sheltered housing/ nursing homes or extra care homes in Ham + Petersham or north Kingston. We have an increasingly elderly population in the area. Over the next 20 years there will be a 50% increase in over 75's. Should we be looking for a site for such a facility somewhere in the area?

*Majority voted in favour of a nursing/ sheltered housing scheme*

- OPEN SPACES – Ham and Petersham have more open space than any other of London's 649 wards. Housing density is exactly half the London average. Most open space is already protected (Ham Lands, Petersham Meadows, Ham Common, Richmond Park etc.) but could some smaller areas be given up for development? (e.g. part of Cassel hospital grounds).

*Very few in favour*

- EDUCATION – Between 2001 and 2011 the birth rate in Ham and Petersham increased by 25%. Should we be expanding existing primary schools in the area or identifying new school sites to meet the demand?

*Majority voted to expand existing*

- CHARACTER AND HERITAGE – Large parts of Ham and Petersham are already protected by Conservation Area, Listed Building or Buildings of Townscape Merit designation. Should there be more protection for Character and Heritage in the plan?

*Majority voted Yes*

*The results of the votes are on [http://hamandpetershamforum.org/wp-content/uploads/2014/11/Public-Meeting-Vote-Results-20\\_11\\_14.pdf](http://hamandpetershamforum.org/wp-content/uploads/2014/11/Public-Meeting-Vote-Results-20_11_14.pdf)*

- AGM

JG ran through the minor changes to the constitution. These were:-

- Definition of Area clarified in a Memorandum of Understanding with LBRuT
- Terms of Reference to be drawn up for the Plan Drafting Team
- Currently reviewing the committee structure (larger group meets 4 times a year with a core group meeting more regularly)
- Change the AGM date to November

The existing members were re-elected and Andree Frieze as a new member was welcomed on the committee.

- AOB

- Grey Court School are redeveloping their Community Allotment. The community are welcome to maintain the Allotment and take home the produce. 40 more chickens are also on the way so there will be eggs for sale.

Over 160 people from the Ham & Petersham community attended the meeting

**Next Public Neighbourhood Forum Meeting TBC**