

LONDON BOROUGH OF RICHMOND UPON THAMES

REPORT TO: Finance, Policy and Resources Committee

DATE: 15th September 2022

REPORT OF: Director of Environment and Community Services

TITLE OF DECISION Ham Close Regeneration

WARDS: Ham, Petersham and Richmond Riverside

KEY DECISION? [YES]

IF YES, IN FORWARD PLAN? [YES]

1 MATTER FOR CONSIDERATION

- 1.1 On 20 September 2021 this Committee agreed to the principle of using the Council's compulsory purchase powers pursuant to section 226 of the Town and Country Planning Act 1990 (as amended) for the acquisition of all freehold and leasehold interests (and any other interests and rights as may be required) in the land and buildings at the housing estate known as Ham Close, as well as any other necessary land interests within the area to facilitate the delivery of the regeneration of Ham Close site.
- 1.2 This report provides the Committee with an update on the Ham Close regeneration (the **Scheme**), including the negotiations with the landowners and leaseholders and details on the project's progress and next steps.
- 1.3 This report also asks the Committee to resolve to make a Compulsory Purchase Order (**CPO**) to facilitate the delivery of the Ham Close Scheme.
- 1.4 In order to allow the development to progress in accordance with the required development programme, it is necessary to resolve to make a CPO and enable vacant possession to be obtained and the land brought into Council ownership, to enable the development of the Scheme by Richmond Housing Partnership (**RHP**).
- 1.5 This report recommends that a CPO is made to acquire the freehold, leasehold and any other interests within the site boundary, as well as new rights, as shown on the Order Map appended to this report at Appendix [1].
- 1.6 The report also details the facilitation works required at the Woodville Centre as a result of the land disposal to RHP and the Council's obligations under the existing legal agreements.

2. RECOMMENDATIONS

The Committee is asked to:

- 2.1 Note the information detailed in this report.
- 2.2 Resolve that the Council use compulsory purchase powers pursuant to Section 226 of the Town and Country Planning Act 1990 (as amended) (in respect of acquiring land), Section 13(1) of the Local Government (Miscellaneous Provisions) Act 1976 (in respect of acquiring new rights) and the Acquisition of Land Act 1981 to acquire all freehold and leasehold interests in the land and buildings required and shown on the plan attached to this report, the Council being of the view that compulsory acquisition of the land may be necessary in order to secure the delivery of the Scheme and to bring forward its benefits in a timely way.
- 2.3 Authorise the Director of Environment to:
 - 2.3.1 Take all necessary steps to proceed with and secure the making, confirmation and implementation of the CPO including land referencing, serving any requisitions for information on affected parties, preparing all necessary documentation (including the CPO, the Order Map and the Statement of Reasons), submission of the CPO to the Secretary of State for confirmation, submission of an application to the Secretary of State under the Acquisition of Land Act 1981 in respect of open space, the publication and service of all requisite notices, and preparing for and presentation of the Council's case at any Public Inquiry;
 - 2.3.2 Negotiate terms for the acquisition of the interests in the properties to be acquired by agreement or to affect the withdrawal of objections to the CPO;
 - 2.3.3 Amend and finalise the draft Statement of Reasons annexed to this report at Appendix [2] as considered necessary prior to submission to the Secretary of State;
 - 2.3.4 To make reductions and/or amendments, if necessary, to the extent of the land included in the draft Order Map (annexed at Appendix 1) prior to the CPO being made;
 - 2.3.5 Take all necessary steps to confirm the CPO if granted the power to do so by the Secretary of State;
 - 2.3.6 To remove from the CPO any plot (or interest therein) no longer required to be acquired compulsorily, to amend the interests scheduled in the CPO (if so advised) and to request that the Secretary of State makes any changes to the CPO prior to confirmation as may be appropriate;
 - 2.3.7 If the CPO is confirmed, to issue confirmation notices, to proceed with acquisition of the interests by use of a General Vesting Declaration and/or Notice to Treat (and Notice of Entry), and to obtain and enforce vacant possession of the land pursuant to the CPO powers and contractual and other powers which the Council may have;

- 2.3.8 Settle the compensation payable in acquiring the interests including entering into compensation settlement agreements or undertakings (where such agreements or undertakings are appropriate);
- 2.3.9 To enter into the CPO Indemnity Agreement with RHP on such terms as he considers reasonable in consultation with the director of the SLLP.
- 2.4 Note that the Council's costs associated with making a CPO, including acquisition costs of those interests which are still to be acquired and fees for making the Order and the costs of making and preparing the CPO will be met by RHP which will be secured by an indemnity agreement to be entered into prior to the making of a CPO
- 2.5 Approve a capital budget of £18.515m for the estimated CPO costs, the delivery of the capital works required at the Woodville Centre and other project costs required for the successful delivery of the community facilities. This is being incorporated within the Council's approved capital review paper elsewhere on the committee agenda (paragraph 15.2)
- 2.6 Note that RHP / Hill will apply for a stopping up order under section 247 of the Town and Country Planning Act 1990 in respect of the roads known as Ham Close required to facilitate the Scheme and the comments at paragraph 6.26.

GLOSSARY

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| 1976 Act | the Local Government (Miscellaneous Provisions) Act 1976 |
| 1981 Act | Acquisition of Land Act 1981 |
| 1990 Act | the Town and Country Planning Act 1990 |
| CPO | Compulsory Purchase Order |
| DLUHC | the Department for Levelling Up, Housing and Communities |
| GLA | Greater London Authority |
| Guidance | the DLUHC Guidance on Compulsory Purchase and the Crichel Down Rules |
| Hill | Hill Residential Limited |
| LPA | The local planning authority being the London Borough of Richmond Upon Thames |
| Order | The London Borough of Richmond Upon Thames (Ham Close) Compulsory Purchase Order 2022 |

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| Order Land | The land included within the Order which is shown coloured pink and blue on the plan at Appendix 1 of this Report |
| RHP | Richmond Housing Partnership |
| Order Map | The plan showing the area of land comprised in the CPO and appended to this Report at Appendix [1] |
| Scheme | The regeneration of Ham Close |
| Statement of Reasons | the statement of reasons prepared in compliance with the DLUHC Guidance in support of the CPO and appended in draft form to this Report at Appendix [2] |

3 INTRODUCTION

- 3.1 Ham Close is a housing estate in the Ham, Petersham and Richmond Riverside ward. Ham Close covers a total area of approximately 4.1 hectares and is bounded by Woodville Road to the north, Ashburnham Road to the south, Wiggins Lane and Ham Street to the east and the Woodville Centre and St Richards Church of England School to the west. The Order Land, in respect of new rights only, also includes some areas surrounding Ham Close.
- 3.2 Ham Close consists of fourteen blocks of flats, along with three garage blocks and associated parking and grassed areas. The residential element of Ham Close comprises 192 flats. These blocks were constructed in the early 1960s. Associated with the blocks of flats are eleven outbuildings containing 108 sheds.
- 3.3 Ham Close also has a youth centre located adjacent to Ham Village Green, offering a range of after school activities for local young people including arts, sport, music, ICT and cooking.
- 3.4 On the western side of Ham Close is Little Ham House, which contains Richmond MakerLabs (the **MakerLabs**). The MakerLabs (occupied by the tenant Ham United Group) is understood to be the only facility of its kind in south-west London, for people with an interest in DIY and craft to learn, repair and create items.
- 3.5 The wider Ham Close site also includes Ham Village Green within its eastern extent but save for a very small area (see section 11 of the Statement of Reasons), does not form part of the Order Land.
- 3.6 Ham Close includes two highways maintainable at public expense, both called Ham Close. These highways will be stopped up as part of the Scheme (see section 10 of the Statement of Reasons).
- 3.7 The Order Land comprises a total of 78 plots on which the Council is seeking powers of compulsory acquisition and the compulsory creation of new rights in land.
- 3.8 Those plots which are coloured pink on the Order Map will be acquired. A description of each plot is set out in the Order Schedule contained at Appendix [1] of this Report. In addition to the plots coloured pink, new rights are required over other land to undertake the works and allow for future maintenance. The land over which new rights are sought is shown coloured blue on the Order Map.

- 3.9 New rights are required to be acquired over small areas of Ham Village Green which are unregistered land. These new rights relate to the diversion of a sewer and other services underneath the Village Green and scaffolding during the construction of the new community centre. An application will be made to the Secretary of State under the 1981 Act alongside the Order as this land comprises open space. Full details of this are set out at section 11 of the Statement of Reasons.
- 3.10 The Council and RHP have sought to acquire the Order Land by negotiation. Despite the efforts and progress made by RHP in seeking to acquire all interests by agreement, it is clear that in order to deliver the Scheme in a reasonable timescale, that compulsory purchase powers must be used. Members are referred to the Statement of Reasons and Paragraphs 5 below in respect of the position on voluntary acquisitions.
- 3.11 There is an associated stopping up order application and should a Public Inquiry take place (a Public Inquiry is required where there is an objection made to the Order which is not withdrawn), the Council will request that this is conjoined with any Public Inquiry for the Order. Further details on the extent and effect of the stopping up order are set out in section [10] of the Statement of Reasons.
- 3.12 The Council supports the Scheme and wishes it to be brought forward in accordance with core planning and housing policies for the London Borough of Richmond upon Thames.

4 BACKGROUND

- 4.1 In July 2000, the Council transferred ownership of all council homes including the properties at Ham Close to RHP. Ham Close remains owned and managed by RHP, subject to some land retained by the Council (such as estate roads and the youth centre) and a number of individual leaseholders who acquired their properties via statutory rights to buy.
- 4.2 The flats at Ham Close are of poor construction and are inadequate housing compared to modern standards. Further details of the current state of the flats can be found in section 4 of the Statement of Reasons.
- 4.3 Because of the issues associated with Ham Close, the Council and RHP have been looking to bring forward the Scheme since 2013.
- 4.4 In 2013 a report was commissioned by the Council and RHP from the Prince's Foundation for Building Communities following an initial consultation with residents and stakeholders on the future of the estate. That report considered options for making the improvement of living standards at Ham Close and further details of this report and the principles on which the future vision for the Estate can be found at section 4.12 of the Statement of Reasons.
- 4.5 In summer 2015, following the July budget, the Government introduced the need for all housing associations to reduce their rents over a four-year period from 2016 to 2020. This had a significant impact on RHP's long term finances and in turn limited its ability to deliver certain asset management projects and meant that consideration had to be given to the refurbishment and infill options that were originally proposed as part of the uplift programme. As a result of these considerations RHP and the Council no longer considered refurbishment and infill as an option for Ham Close due to the significant costs of refurbishing the original buildings to a decent standard, meaning this was not feasible or viable. Further, it would not meet the five principles for the improvement of Ham Close set out in the Prince's Foundation for Building Communities. Therefore, comprehensive regeneration of the existing estate was

considered to be the only viable option for improving living standards, whilst also providing wider benefits such as additional housing, new communities facilities and addressing poor integration with the wider Ham area.

- 4.6 Following the options appraisal, a consultation was held on the future of Ham Close in 2016. BMG, an independent research company, administered the survey and undertook the analysis. 61% of RHP tenants and homeowners from Ham Close completed the survey and there was net agreement (more people agreed than disagreed) that a redevelopment of the Close would benefit them / their household as well as others living on Ham Close and the wider community.
- 4.7 On 22 February 2018 the Council's Cabinet received and approved a report which provided an update on the proposed development of Ham Close and set out the proposed delivery approach and collaboration arrangements with RHP, including a land ownership strategy. The February 2018 Cabinet agreed that the Council should enter into contract with RHP and set out a number of development principles including the Council's obligations to facilitate the delivery of the scheme.
- 4.8 A further report was submitted and approved by Cabinet on 15 November 2018 providing an update on the development and approving delegated authority to the Director of Environment and Community Services to enter into any other legal agreements necessary to support the delivery of a collaboration agreement and land transfer with RHP including, if necessary, a potential variation to the agreement. The report also noted and supported previous approvals made by the Council at the Cabinet meeting of 22 February 2018.
- 4.9 Consultation launched on 22 July 2021 along with a series of consultation events on the proposals for the redevelopment which continued on throughout the development of the Planning Application until February 2022. Further detail as to the consultation and engagement of residents of Ham Close is set out at section 7 of the Statement of Reasons.
- 4.10 On 21 September 2021, this Committee resolved that it was willing in-principle to use compulsory purchase powers, if necessary, across the entire Ham Close area in order to secure the delivery of the Scheme.
- 4.11 Hill, RHP's selected delivery partner, submitted a planning application for the Scheme on 29 April 2022 (Ref: 22/1442/FUL) for the demolition of existing buildings on-site and change of use of land within Ham Close, the Woodville Day Centre and St Richards Church of England Primary School and the existing recycling and parking area to the east of Ham Village Green for a phased mixed-use redevelopment comprising:
- (a) 452 residential homes (Class C3) up to 6 storeys (with plant above).
 - (b) Community/Leisure Facility (Class F2) of up to 3 storeys in height (with plant above).
 - (c) Maker labs (sui generis) of up to 2 storeys.
 - (d) Basement car park.
 - (e) Provision of on-site cycle, vehicle and servicing parking.
 - (f) Provision of amenity space and play space.

- (g) Site wide landscaping and alterations to Ham Village Green, and;
- (h) New pedestrian, vehicle and cycle accesses and internal routes and associated highways works.

4.12 It is anticipated that the Planning Application will be determined by the Planning Applications Committee in November 2022.

5 PROGRESS ON THE ACQUISITION OF FREEHOLD AND LEASEHOLD PROPERTIES

5.1 A significant part of Ham Close is already in the ownership of RHP, with some small areas owned by the Council. RHP has been successful in acquiring a substantial part of the third-party land within Ham Close by agreement (as well as other land forming part of the Scheme). This includes an agreement to acquire various parcels of land from the Council. RHP has reached voluntary agreement with other parties and is continuing in its attempts to acquire the remaining interests by agreement (explained in section 8 of the Statement of Reasons). In order to deliver the Scheme, it is essential that all of the remaining third-party land interests, including any unknown interests, are brought into single ownership and all necessary rights are secured.

5.2 RHP has made significant efforts to acquire all interests by voluntary agreement. An extensive and generous Customer Offer has been made to all existing residents in Ham Close, including to tenants, resident and non-resident leaseholders. RHP's Customer Offer was published in October 2016 and has been subject to clarifications in 'Frequently Asked Questions' documents in 2016, 2017 and 2021. These documents are published on the Ham Close website (see paragraph 9 below). Through the Customer Offer all of RHP's existing social/affordable tenure tenants and resident and non-resident homeowners will be given the opportunity to stay in new homes in the newly regenerated Ham Close. Further details on the contents of the Customer Offer are detailed in section 8 of the Statement of Reasons.

5.3 The Customer Offer was shaped by previous engagement with residents. The majority of the existing homeowners have made it very clear that they wish to remain living in Ham Close. RHP listened to this and made a firm commitment to keeping the existing community together as much as possible.

5.4 This Customer Offer was subject to a review by TPAS (a non-for-profit tenant participation engagement organisation) in September 2017 which found that the Customer Offer met or exceeded all legal requirements and policy standards for such resident offers. The Customer Offer also meets the requirements of the Mayor of London's Good Practice Guide to Estate Regeneration 2018. RHP has been engaging with residents extensively and is continuing to do so. The Guidance expects that those efforts will continue, and detailed evidence of those further efforts will be available to inform any Public Inquiry.

5.5 Once planning permission is granted RHP intends to publish an updated Customer Offer. This updated Customer Offer will retain all previous commitments in the existing Customer Offer but will be able to provide more specific guidance on how replacement homes will be offered and allocated, as it has not been possible to provide this detail in advance of planning permission being received (and the design of the Scheme being fixed).

5.6 In December 2019 RHP wrote to all leaseholders offering the Customer Offer to start buying homes from homeowners who may wish to sell now. This offer was for full market value plus an additional 10% plus disbursements, and leaseholders have been regularly reminded

about this offer through newsletters, directly mailed letters to leaseholders and resident engagement events.

- 5.7 Although the owners of the interests have been approached on a number of occasions by RHP with a view to purchasing their interests, agreement for purchase has not been reached because the owners have either not yet decided which of the options available, they wish to exercise, or they are waiting for as long as possible before selling their interests to RHP.
- 5.8 As of August 2022, RHP has acquired 21 long leases across the Ham Close area through voluntary sales under the terms of the 2016 Customer Offer.
- 5.9 In total across the Ham Close area there are 28 long leases yet to be acquired.
- 5.10 In addition, the new rights also to be acquired relate to:
- 5.10.1 crane oversailing during the construction period.
 - 5.10.2 access on to adjacent land, erection of scaffolding/hoarding and work to party walls during the construction period.
 - 5.10.3 and the right to lay, repair and maintain new services.
- 5.11 All of the new rights relate to the period of construction only and impact from these rights will be temporary, save in relation to the right to inspect maintain and repair existing or new services beneath Ham Village Green. The existing use impacted properties will be unaffected by the works and access will be maintained at all times during construction.
- 5.12 Although some progress has been made, it is considered necessary for the Council to initiate the process of utilising its CPO powers in parallel with negotiations. This is considered both sensible and necessary and should enable the Scheme to progress in a timely manner should a negotiated settlement with those remaining parties with interests in Order Land prove unsuccessful.

6 THE CASE FOR COMPULSORY PURCHASE ORDER

- 6.1 The use of compulsory purchase powers requires a compelling case in the public interest to be made. In relation to CPOs promoted under Section 226(1)(a) of the 1990 Act this requires the following:
- (a) That the scheme has clear public benefits.
 - (b) That there is clarity on the acquisition powers to be used.
 - (c) That there is clear planning policy support for the scheme.
 - (d) That there is clarity on the funding for the scheme.
 - (e) That the human rights and equalities impacts have been considered.
 - (f) That alternatives to compulsory acquisition have been considered; and

(g) All other matters as set out in the Guidance, including any impediments to delivery.

- 6.2 Section 226 (1) (a) of the 1990 Act enables the Council to acquire land compulsorily in order to facilitate the carrying out of development, redevelopment or improvement on or in relation to land in its area. Section 226 (1) (a) is subject to sub-section (1A) which provides that the Council must not exercise the power unless it thinks that the proposed development, redevelopment or improvement is likely to contribute to the achievement of the promotion or improvement of the economic and/or social and/or environmental well-being of its area.
- 6.3 Section 13 of the 1976 Act enables the Council to acquire any such new rights over the land as are specified in the Order (discussed above).
- 6.4 Paragraph 95 of the Guidance explains that the Section 226 powers in the 1990 Act are intended to provide a positive tool to help acquiring authorities with planning powers assemble land where this is necessary to implement proposals in their Local Plan.
- 6.5 Acquisition of the Order Land is necessary in order to develop the Scheme. The Scheme will make a significant contribution to the environmental, social and economic well-being of the Ham and Petersham area, as well as the borough generally, meeting the objects of Section 226 (1A) of the 1990 Act.
- 6.6 Having regard to the nature of the proposals and the advice set out in the Guidance, the Council is satisfied that the use of its compulsory purchase powers under Section 226(1)(a) is justified in order to achieve its objectives.
- 6.7 The Statement of Reasons prepared in support of the CPO goes into detail on and addresses all of these considerations (in particular please refer to section 5 of the Statement of Reasons). A copy of the Statement of Reasons is appended to this Report at Appendix [2].

THE EXTENT TO WHICH THE PROPOSED PURPOSE WILL CONTRIBUTE TO THE ACHIEVEMENT OF THE PROMOTION OR IMPROVEMENT OF THE ECONOMIC, SOCIAL OR ENVIRONMENTAL WELLBEING OF THE AREA (CPO GUIDANCE PARAGRAPH 13)

- 6.8 The Order is being sought to facilitate the regeneration of Ham Close, by the demolition of the existing buildings and the redevelopment to include a significant increase in the quantity and quality of homes, alongside modern fit for purposes replacement community centre and Maker Labs. Key details of the Scheme as set out in the Planning Application include:
- 6.8.1 The provision of 452 new homes.
- 6.8.2 221 Affordable Homes in total, which includes the reprovision of 143 affordable rent homes and 78 additional affordable homes.
- 6.8.3 90% of homes are designed Accessible and Adaptable Dwellings and 10% of homes are Wheelchair User Dwellings. Each new residential block will have lifts, as will the new community facilities. Accessibility of Ham Close is currently poor, and the new development is an opportunity for a marked improvement for disabled residents and users.

- 6.8.4 83% of all homes proposed are dual or triple aspect. There are no single aspect north facing homes. Each home will have a positive outlook and good access to daylight and sunlight. All homes meet or exceed Nationally Described Space Standards (March 2015). This represents a notable improvement on the existing areas within all of the current homes at Ham Close.
 - 6.8.5 Each home will have access to dedicated private amenity space in the form of balconies, terraces or private gardens in line with the London Plan policy. None of the current homes have access to a balcony or private amenity space.
 - 6.8.6 The proposals include 14,675m² of public open space. This includes 2,772m² of communal space for residents and 6,568m² of private residential amenity space. A new Linear Park provides the key green infrastructure running through the heart of the site, linking the development to Ham Village Green.
 - 6.8.7 Currently there is no children's play space within the Ham Close estate. Children's play space is incorporated throughout the Scheme, providing a total of 1,744m² for children aged 0-11 years, in addition to existing play equipment on Ham Village Green and other local facilities.
 - 6.8.8 The proposals include a new MakerLabs. The replacement building is both larger in area and more functional in layout. The Scheme provides an opportunity to provide a new, fit for purpose location for this important social facility.
 - 6.8.9 The new community centre will be larger and contain modern, functional facilities and spaces that are fully wheelchair accessible, in a location more accessible for the wider community.
 - 6.8.10 In-built energy and sustainability measures.
- 6.9 The Scheme (the purposes of which approval of a CPO is sought) represents a significant investment in the area, the benefits of which will be considerable to the economic, social and environmental wellbeing of the Borough. Paragraph 103 of the Guidance is clear that "the benefit to be derived from exercising the [wellbeing] power is not restricted to the area subject to the compulsory purchase order, as the concept is applied to the wellbeing of the whole (or any part) of the acquiring authority's area." As such, the Council is entitled to consider the benefit to the Borough when assessing whether, and to what extent, the redevelopment is likely to achieve the promotion of the economic, social or environmental well-being of the areas.
- 6.10 The Scheme will:
- 6.10.1 contribute to the economic well-being in the Council area, for example via:
 - (a) increased economic activity by reason of increased employment and expenditure during the construction phase of the Scheme.
 - (b) increased economic activity by reason of increased employment and expenditure during the operational phase of the Scheme; and
 - (c) a Community Infrastructure Levy payment anticipated to be in excess of £7 million.

6.10.2 promote and/or improve social well-being in the Council area, for example via:

- (a) provision of 452 new homes (an uplift of 260 homes on the existing estate).
- (b) all existing social/affordable housing re-provided, along with an uplift of 78 additional affordable homes.
- (c) setting up of a £2m social value fund (£250,000 a year for 8 years) for monies towards local projects; and
- (d) provision of new modern community facilities (including the re-provision of the existing community facilities) and community gardening spaces running throughout the site.

6.10.3 Promote and/or improve environmental well-being in the Council area, for example via:

- (a) redevelopment of large areas of brownfield land.
- (b) new energy efficient housing, putting into action some of the targets set out in the Council's Climate Change and Sustainability Strategy; and
- (c) new green infrastructure within the development including achieving an Urban Greening Factor of 0.48, exceeding the 0.4 requirement of the London Plan. Achieve net gains in biodiversity of over 23% in terms of area based habitat value. Exceeding the emerging BNG Mandate which states a target of 10%.

6.11 Further details on the economic, social, and environmental benefits of the Scheme are contained in section 5 the Statement of Reasons appended to Appendix [2] of this Report.

COMPLIANCE WITH THE DEVELOPMENT PLAN AND THE NPPF (CPO GUIDANCE PARA 106 BULLET POINT 1)

6.12 The Council's Local Plan was adopted in July 2018 and re-adopted in March 2020. It sets out the spatial planning framework for the long-term development of the borough for plan period (up to 2033). Policy SA 15 allocates Ham Close for comprehensive regeneration including demolition of the existing buildings and new-build, re-provision of all residential and non-residential buildings, plus the provision of additional new residential accommodation. The development proposed therefore fits within the Council's adopted planning policy (see also section 6.2 of the Statement of Reasons). The development providing additional new, high-quality homes, as well as an uplift in affordable housing also meets wider Council Local Plan policies, as well as strategic policies set out in the London Plan.

6.13 More generally the Scheme complies with other policies in the Local Plan, including Strategic Objectives: Meeting People's Needs; Policy LP 34 New Housing. Policy LP 35 prescribes housing mix and standards; and Policy LP36 (Affordable Housing) (see section 6.7 of the Statement of Reasons for further detail).

- 6.14 The Council's emerging Local Plan from December 2021 is at the 'Pre-Publication' or 'Regulation 18' stage. Whilst at this stage of its development it has little or no weight in planning terms, it is nonetheless notable that it demonstrates the Council's continuing commitment to the Scheme. Site Allocation 22 supports the regeneration of Ham Close and will work in cooperation with RHP in order to rejuvenate Ham Close and its surrounding area.
- 6.15 Policy O3 of the Ham and Petersham Neighbourhood Plan also identifies Ham Close as a Key Opportunity Site.
- 6.16 Further details on the policy supporting the Scheme can be found in section 6 of the Statement of Reasons contained at Appendix 2 of this Report.

ALTERNATIVES (CPO GUIDANCE PARA 106 BULLET POINT 3)

- 6.17 RHP has undertaken a comprehensive investigation of the options for the Scheme, and it has determined the design of the Scheme proposed is the only viable means to achieve the planning policy objectives. Following studies and consultations carried out (discussed in paragraph 4 of the Statement of Reasons) it was clear that only a comprehensive regeneration of the estate would be sufficient to address the existing issues with the homes at Ham Close, i.e., poor quality and defective housing, whilst remaining viable for RHP to fund.
- 6.18 Without acquisition of the remaining leasehold interests there is no guarantee that the Scheme could be brought forward within a reasonable timescale. RHP's efforts to acquire the remaining leasehold interest by agreement (detailed in paragraph 8 of the Statement of Reasons) demonstrate that obtaining voluntary agreement with such a large number of parties, including non-resident leaseholders, can be very difficult and take an extended period of time. This would prejudice RHP's funding for the Scheme.
- 6.19 Officers have considered the evidence provided by RHP and recommend that the only option is to proceed with the proposed Scheme and realise the projected benefits to the Borough as further set out in section 5 of the Statement of Reasons.

FUNDING AND VIABILITY (CPO GUIDANCE PARAGRAPH 14)

- 6.20 The compensation payable as a result of the Order will be met by RHP. RHP will also meet all costs, fees and professional costs in connection with promoting and implementing the Order. The Council is satisfied that RHP has the resources to pay all compensation arising out of the Order.
- 6.21 Hill will fund the cost of constructing the Scheme. The acquisition by RHP of replacement leaseholder homes and the acquisition of 221 affordable homes in the completed development will be funded from RHP's own funds, supplemented by Greater London Authority grant funding. The Council is satisfied that RHP and Hill have sufficient funding available for the construction of the Scheme subject to the Order.
- 6.22 The Council and RHP have entered into legal agreements that relate to the deliverability of the Scheme, as well as the transfer of Council land to RHP to enable the delivery of the Scheme.

6.23 Further details on the funding and viability of the Scheme and Order are set out in section 5 of the Statement of Reasons appended at Appendix [2] of this Report. Officers have considered the materials/evidence and are satisfied based on this that there are no impediments to bringing forward the Scheme and Hill and RHP have entered into contract relating to the delivery of the Scheme.

NO IMPEDIMENT TO THE SCHEME GOING AHEAD (CPO GUIDANCE PARAGRAPH 15)

6.24 Hill submitted the Planning Application on 29 April 2022. It is anticipated that the Planning Application will be determined by the Council's Planning Applications Committee in November 2022.

6.25 From the pre-application discussions with the local planning authority and other key parties such as the Greater London Authority, there is no reason to suggest that planning permission will not be granted. The Scheme aligns with policy and delivers the objectives of the London Plan, Local Plan and Ham and Petersham Neighbourhood Plan, further details of which are set out in section 6 of the Statement of Reasons.

6.26 The Scheme will entail building upon certain sections of adopted highway (two roads known as Ham Close). In order to facilitate the Scheme, Hill and/or RHP will apply for a stopping up order pursuant to section 247 of the 1990 Act. The extent of the highway being stopped up and the principle of the stopping up is being considered in the context of the Planning Application and the Council considers that it will be able to demonstrate a strong case for the confirmation of the stopping up order. If the stopping up order has not been confirmed in advance, a request will be made for a conjoined Inquiry (assuming that an Inquiry is required to consider objections to the Order), such that the Order and the stopping up order can be considered together, should Inquiries be necessary. Given the anticipated programme for the making of the stopping up order and the absence of any substantial reasons why such an order should not be made, it is not considered an impediment to the Scheme proceeding.

6.27 Within the Order Land are areas of open space within the definition set out in section 19 and schedule 3, Paragraph 6 of the 1981 Act which comprise part of the Ham Village Green (plot numbers: 69, 72 and 73).

6.28 A separate application will be made to the Secretary of State under Schedule 3 of the 1981 Act to certify that plots 69, 72 and 73 when burdened with new rights will be no less advantageous to the persons in whom it is vested and to the public than it was before (Schedule 3, Paragraph 6(1)(a) of the 1981 Act) (the **Open Space Application**).

6.29 The land subject to the Open Space Application is unregistered and ownership cannot be traced although the Council believes itself to be the owner and is making enquiries of the Land Registry to seek to obtain registration of this land. As this land is unregistered with untraceable ownership, there are no known ownership rights impacted by the Order. The new rights requested under the Order and the subject of the Open Space Application are necessary to lay, relocate, use, maintain and repair service media, services and apparatus. A foul water sewer will be diverted as part of the Scheme underneath Ham Village Green, which is detailed in the Planning Application Utilities Assessment and Drainage Statement. In relation to plot 72 only rights during construction are required to access the land and erect scaffolding in connection with construction of the community centre.

- 6.30 The acquisition of land and rights by the Council will not impact the continued use of Ham Village Green for recreation and all purposes for which the land is currently and ordinarily used. The open space, public realm and accessibility improvements means that the Scheme will increase the opportunities for the public to use and enjoy the open space in and around Ham Close.
- 6.31 Save in relation to plots 69, 72 and 73, the Order Land does not include any 'other open space' within the meaning of section 19 of the 1981 Act, as it is confined to buildings and built form only. The Planning Application boundary and wider Scheme does include open space in the form of Ham Village Green, and part of the western edge of Ham Close, further there are a number of grassed areas around Ham Close which could be considered as 'open space' although not formally designated. However, these are not part of the Order Land and therefore no certificate is required nor sought under section 19 of the 1981 Act.
- 6.32 Given the nature of the open space in question and the new rights to be sought over it, the Council consider that there is strong case for the Secretary of State to grant a certificate under schedule 3, Paragraph 6 of the 1981 Act.
- 6.33 Therefore, the Council sees no obvious reason why all required consents and permissions would not be granted and does not consider that there is any impediment to the Scheme being brought forward.
- 6.34 The current development programme for the Scheme sees work commencing in late 2022 with construction anticipated to complete in March 2030. This is facilitated by the existing legal agreements between the Council and RHP, and contracts between RHP and Hill. RHP considers this programme is reasonable and is not aware of any impediments to delivering the Scheme within the proposed timeframes, subject to the use of Council using its compulsory purchase powers to acquire the remaining third-party interests.

(LAST RESORT (CPO GUIDANCE PARAGRAPH 2))

- 6.35 It is considered that the use of the Council's compulsory purchase power is appropriate having regard to the aims sought to be achieved by the Scheme. Significant efforts have been made to acquire all interests voluntarily over a number of years but given the large number of leaseholders at Ham Close and the strong need to bring forward the Scheme, the Order is being used as a last resort.
- 6.36 It is considered that the acquisition of the interests in the land and buildings comprised within the Order will contribute to the improvement of the social, economic and environmental well-being of the area and around the heart of the Borough.
- 6.37 The Order is essential to enable the Scheme to take place and for the Council to achieve its policy objectives. While RHP is the freeholder of the majority of the Site, there are various freehold and leasehold and other interests over the Order Land. Unencumbered freehold title to the Order Land, free of subsidiary leasehold interests, is central to the success of the Scheme.

7 HUMAN RIGHTS AND PUBLIC SECTOR EQUALITY DUTY (CPO GUIDANCE PARAGRAPH 12)

- 7.1 The Human Rights Act 1998 requires all public authorities to have regard to Convention Rights. In making decisions such as the compulsory purchase order recommended in this

Report, the Council, therefore, needs to have regard to the Convention. The rights that are of relevance to the decision are those contained in Article 8 (right to respect for private and family life) and Article 1 of the Protocol (peaceful enjoyment of possessions).

- 7.2 Article 8 provides that there should be no interference with the existence of the right except in accordance with the law and, as necessary in the interest of the economic wellbeing of the country, protection of health and the protection of rights and freedoms of others. Article 1 of the 1st Protocol provides that no one shall be deprived of their possessions except in the public interest and subject to the conditions provided for by law although it is qualified to the effect that it should not in any way impair the right of a state to enforce such laws as it deems necessary to control the users of property in accordance with the general interest.
- 7.3 The courts have generally held that any interference with these rights must achieve a fair balance between the general interests of the community and the protection of the rights of individuals. There must be reasonable proportionality between the means employed and the aim pursued. The availability of an effective remedy and compensation to affected persons is relevant in assessing whether a fair balance has been struck.
- 7.4 It is understood and acknowledged that a compulsory purchase of land involves interference with these human rights and should be a measure of last resort. It is also understood that there must be a compelling case in the public interest that sufficiently justifies interfering with the rights of those with an interest in the land. However, the utilisation of the power of compulsory purchase will be carried out in accordance with a statutory process.
- 7.5 The Council has been conscious of the need to strike a balance between the rights of the individual and the interest of the public. It has considered the effect of the Articles and decided that on balance, and in light of the significant public benefit that would arise from the Scheme and the nature of the Order Land, it is in the interest of the wider community to make the Order over and above the interests of any individuals affected. Any interference with the Convention rights is considered to be justified in order to secure the economic, social, physical and environmental regeneration that the Scheme will bring. Appropriate compensation will be available to those entitled to claim it under the relevant statutory provisions.
- 7.6 The Equality Act 2010 requires that the Council when exercising its functions must have "due regard" to the need to eliminate discrimination, to advance equality of opportunity between persons who share a relevant protected characteristic and persons who do not share it and to foster good relations between persons who share a relevant protected characteristic and persons who do not share it. As such Equality Impact Assessments (**EqIA**) has been undertaken in respect of the impact of the regeneration proposals. This EqIA is attached as Appendix C to this report. The EqIA sets out a number of positive impacts that the Scheme will deliver including greater accessible public open space, private and affordable housing, accessible housing, and economic regeneration as well as highlighting minor adverse negative impacts of the Scheme during construction. It is felt that on balance the positive impacts for delivering the Scheme are greater than the negative and the EqIA confirmed that the overall impact of the Scheme is beneficial on persons with protected characteristics.
- 7.7 Consideration of the impacts of the CPO on human rights and the Public Sector Equality Duty is set out in sections 12 and 13 of the Statement of Reasons.

8 OVERALL BALANCE: WHETHER THERE IS A COMPELLING CASE IN THE PUBLIC INTEREST (CPO GUIDANCE PARAGRAPHS 2 AND 12)

- 8.1 The Order Land forms a critical part of the land upon which the Scheme will be delivered and is in critical need of regeneration and redevelopment for the benefit of the wider area and to meet the Council's regeneration objectives within this area of the Borough. Further, redevelopment of the scale anticipated by the Scheme is supported in policy terms at national, regional and local level. In order to achieve the redevelopment of Ham Close, action is required to facilitate the acquisition of the interests necessary for the provision of a high-quality residential led development as envisaged by the Scheme. The completion of the Scheme can only be achieved within a reasonable timescale through the use of the Council's powers of compulsory acquisition.
- 8.2 As set out in the Statement of Reasons, officers consider that there is a compelling need in the public interest for compulsory powers to be sought in order to secure the redevelopment and improvement of the Order Land through the Scheme to deliver economic, social and environmental improvements to this area of the Borough.
- 8.3 Officers have given very careful consideration to the reasons why it is necessary to include each parcel of land as shown on the Order Land. As out in Section 12 of the Statement of Reasons, officers have had full regard to the Human Rights implications of pursuing the CPO and considered the wellbeing of the locality in terms of regeneration, housing need, sustainable communities and environmental improvements and have carefully considered the balance to be struck between individual rights and the wider public interest. The extensive benefits that the Scheme will deliver are set out in Section 5 of the Statement of Reasons.
- 8.4 In this instance, officers consider that the CPO is required in the public interest and is consistent with the European Convention on Human Rights and Human Rights Act 1998 in that the public purpose of securing the Order Land for the Scheme and concomitant economic, social and environmental benefits are of sufficient weight to override the interference with human rights that the CPO necessarily involves, and that compulsory acquisition is necessary to achieve that purpose. It is also considered that the CPO is proportionate having regard to the lack of alternative means of securing the redevelopment of the Order Land and the associated regeneration of the area.
- 8.5 Officers have further considered the equalities implications of the Scheme and have concluded that although the Scheme would have a series of both negative and positive impacts on persons with protected characteristics/protected groups, on balance the positive impacts outweigh the negative impacts.
- 8.6 In all the circumstances, officers consider there is a compelling case in the public interest for compulsory acquisition of the outstanding interests in the Order Land.

9 CONSULTATION AND ENGAGEMENT

- 9.1 The Council and RHP are committed to consulting with and engaging with residents and stakeholders. In line with the Council's Corporate Plan (published September 2018) priority to make sure residents have a real say over issues that affect them, the Scheme has been subject to extensive consultation including:

9.1.1 initial consultation on the future of Ham Close in 2013.

- 9.1.2 consultation in 2015 based on an Uplift Regeneration Study and using feedback from earlier consultation.
 - 9.1.3 consultation on the proposed masterplan in October 2016.
 - 9.1.4 resident workshops and feedback events held in June/July 2016, Spring 2017 and October 2017.
 - 9.1.5 resident guided tours of RHP's Cave Road development providing an opportunity to see a completed development that is high quality and available for rent in October 2016.
 - 9.1.6 resident drop-in sessions on the future of Ham Close in January 2017.
 - 9.1.7 resident regeneration update meeting held in November 2020; and
 - 9.1.8 consultation launched on 22 July 2021 along with a series of consultation events on the proposals for the redevelopment which have continued on throughout the development of the Planning Application until February 2022.
- 9.2 In addition, RHP has been engaging with residents of Ham Close on the project consistently since 2015 to ensure they are kept fully up to date with the proposals and progress. For example, there is a dedicated website (<https://www.hamclose.co.uk/>) which provides updates and details on the proposals. RHP has also published at least four newsletters per year since 2015 and a series of FAQs have been created answering resident questions.
- 9.3 A Stakeholder Reference Group was also established to provide residents and stakeholders with a forum to confirm any concerns which they may have and identify specific information which they require to fully understand the regeneration proposal.
- 9.4 A Resident Engagement Panel (funded by RHP and overseen by TPAS on behalf of residents) was established in August 2020 to hold RHP to account in respect of the regeneration. All tenants and leaseholders of Ham Close are able to be members of the Panel. The Resident Engagement Panel provides the residents of Ham Close with a specific forum where they can have their voices clearly heard and any questions or topics they wanted discussed as well as providing them a chance to put forward questions they want answered.
- 9.5 The allocation of Ham Close as a site for comprehensive redevelopment by the Council's Local Plan was subject to statutory consultation and examination by an inspector. There has been statutory consultation (by the Council as local planning authority) on the Planning Application.
- 9.6 Further details on consultation and engagement are set out in section 7 of the Statement of Reasons.

10 THE CPO PROCEDURE

- 10.1 The Council is required to formally resolve to use their compulsory purchase powers before a CPO can be made. Once the Council has resolved to use their powers the Secretary of State for Levelling Up Housing and Communities (the **Secretary of State**) will decide

whether to confirm the CPO. In making their decision, the Secretary of State will consider the justification provided for the CPO and, if required, any objections raised.

- 10.2 Once the CPO has been lodged with the Secretary of State, notices will be served on all persons that might have a legal interest (including occupiers) in the Order Land. Notice of the CPO will also be advertised for two weeks in a local newspaper and notices affixed to the Land.
- 10.3 Parties on whom the notices are served (including via the newspaper notice and public notices) must be allowed at least 21 days within which to make their objections. Objections must be made within the period specific in the notice (assuming at least 21 days' notice has been given).
- 10.4 Where objections are made, the Secretary of State must hold a public inquiry to hear those objections, unless the Council and objectors agree that the matter can be dealt with under the written representation procedure. Where written representations are to be made, an Inspector will make their recommendations to the Secretary of State as to whether they should confirm the CPO based on the written representations made.
- 10.5 Where the Secretary of State confirms the CPO, that confirmation can be challenged in the courts within 6 weeks of the date of the confirmation. Such challenge will rely on showing that there is no power to make a CPO or that there had been a procedural defect.
- 10.6 Once the CPO is made and the Order has been confirmed, the Council may proceed to implement the CPO by making a General Vesting Declaration or serving notices to treat. Under these procedures it is likely that ownership and possession of the properties under the CPO will be transferred to the Council within approximately three to four months of confirmation.

11 FINANCE IMPLICATIONS

- 11.1 Where rights or property interests are acquired under a CPO, the former owner of those rights and interests has a right to receive statutory compensation. The amount of compensation payable is calculated in accordance with the rules set out in legislation. This is usually calculated by reference to the open market value for the interest but disregarding any variation in value attributable to the Scheme for which the land is being acquired. Affected parties may also be entitled to other compensation for loss payments and disturbance depending on the particular circumstances in question.
- 11.2 All costs associated with the Order will be met by RHP, who although working in partnership with the Council, as owner of Ham Close is leading on promoting the Scheme. Council officers are satisfied that RHP has sufficient resources to undertake the necessary preparation and will be working closely with RHP to ensure the preparation is comprehensive. The Council and RHP will enter into an indemnity agreement to protect the Council's position in this respect, prior to the making of the Order.

12 CAPITAL WORKS TO THE WOODVILLE CENTRE AND OTHER PROJECT COSTS

- 12.1 On 27th August 2021 the Finance, Policy and Resources Committee gave approval for the sale of Council land to RHP required for the regeneration of Ham Close, and to enter into

the associated agreements. The Council entered into contract with RHP via a Land Sale Agreement and Collaboration Agreement (The Agreements) later that year. Under the terms of The Agreements the Council has a number of obligations to fulfil including that the Council must sell a number of land parcels free from incumbrances and must grant vacant possession of the relevant land parcels to the Buyer. The Agreements also set out that the land receipts which the Council would receive for these land parcels, will be used to deliver Community Facilities within the regeneration, with the exception of the land receipt for land parcel 2, which will be used to fund improvements to the schools playing fields and delivery of a Multi-use Game Area.

12.2 Land parcel 1 is a piece of land adjoining the Woodville Centre, which is currently used as part of the car park and outside nursery space. Following the disposal of this land to RHP, the Council has an opportunity to relandscape the remaining land to ensure that the nursery is given a comparable outside space, the existing car park is formalised to allow more efficient use and the Council will also reconfigure a dropped curb and gated entrance to the Property. The Council is not obliged by The Agreements to carry out these works, but if it did not, then this may impact its ability to provide vacant possession which would be a breach of its contractual obligations to RHP. The cost of these works (£405,000) is not covered within The Agreements, as the works are not necessitated by the land sale but are being voluntarily undertaken by the Council to improve the remaining property which will be retained, and to enable the Council to provide vacant possession in accordance with its existing contractual obligations. All benefits derived from the works, will be received by Council and its tenants.

12.3 The cost of designing and delivering the Community Facilities within the new scheme are to be fully funded by the reduced land receipts, as set out within The Agreements previously approved. The scheme has now been submitted to the Planning Authority, with detailed design of the scheme programmed to begin later this year, should a planning approval be received. However, this means that the detailed design will need to be completed within a carefully controlled timeframe in order not to delay the start on site required to meet the GLA funding requirements for the Scheme. As the detailed design of the community facilities will involve significant stakeholder engagement which will be more challenging to control in such a timely way, officers will be requesting budget approval of £70,000 to appoint consultants to develop the detailed design of the community facilities ahead of a planning approval. This will allow a full engagement plan with children and young people to be carried out in a timely manner. Should planning approval be given, then the funds for this work would be reimbursed through the land receipt, as detailed in The Agreements between LBRuT and RHP. However, as the land sale will not take place until a planning approval is given and certain conditions met, the Council is asked to fund this work at risk, in anticipation of receiving a planning approval in due course, but in full knowledge of the risk taken should approval not be given.

13. PROCUREMENT IMPLICATIONS

13.1 Any Council procurement activity associated with this paper will be undertaken in accordance with the Councils internal Procurement Regulations.

14 COMMENTS OF THE COUNCIL'S EXTERNAL LEGAL ADVISORS

14.1 The key statutory provisions are set out within the main body of the report above and in the draft Statement of Reasons (Appendix 2), in particular the terms of section 226 of the 1990

Act. The CPO indemnity agreement between the Council and RHP will be entered into pursuant to powers contained in section 1 of the Localism Act 2011 and section 111 of the Local Government Act 1972 before the CPO is made and will provide for RHP to indemnify the Council for the costs associated with the CPO. These costs comprise mainly the compensation payable to those with an interest in the Order land or affected by the Order, and the process costs and fees associated with the Order. Under the CPO indemnity agreement RHP must pay any compensation costs to the Council in advance of the Council having to pay them to a landowner. The Council has agreed that it will fund process costs for these to be repaid by RHP, as invoiced by the Council.

15 COMMENTS OF THE DIRECTOR OF RESOURCES

15.1 The Director of Resources comments that the estimated capital costs required for the CPOs and other elements required to deliver this scheme are set out in Table below.

| Item | 2022/23 | 2023/24 | 2024/25 | 2025/26 | 2026/27 | Funded by: |
|--|--------------|--------------|--------------|--------------|--------------|--|
| | £000 | £000 | £000 | £000 | £000 | |
| MUGA, sports pitches and associated works | 395 | - | - | - | - | Land receipt |
| Woodville Centre gated entrance and associated works | 405 | - | - | - | - | Council |
| Design Fees | 70 | - | - | - | - | Land receipts, unless scheme does not go ahead at which point this will be a Council cost. |
| CPO – fees | 86 | 86 | 86 | 86 | 86 | RHP as covered by an indemnity agreement. The Council will invoice RHP for the costs. |
| CPO – acquisition costs | 2,500 | 2,500 | 2,500 | 2,500 | 2,500 | RHP as covered by an indemnity agreement. Most acquisitions will be direct between RHP and leaseholder otherwise RHP will pay the Council prior to any acquisition payments. |
| Community Facility | - | 2,360 | 2,355 | - | - | Land receipt |
| Total Capital Expenditure | 3,456 | 4,946 | 4,941 | 2,586 | 2,586 | TOTAL £18.515m |
| Funded By: | | | | | | |
| Reimbursements from RHP | 2,586 | 2,586 | 2,586 | 2,586 | 2,586 | Total £12.930m |
| Specific Land Receipts | 465 | 2,360 | 2,355 | - | - | Total £5.180m |
| Council | 405 | - | - | - | - | Total £0.405m |
| Total Capital Financing | 3,456 | 4,946 | 4,941 | 2,586 | 2,586 | TOTAL £18.515m |

15.2 This requires the approval of additions to the capital programme totalling £18.515m. Of this sum, £5.18m will be funded from the recycling of specific land receipts (already earmarked for this purpose) and £12.93m through reimbursements from RHP under the indemnity agreement. The remaining £405,000 are specific costs the Council has agreed to fund that aren't a first call on the estimated land disposal receipts. This cost falls directly to the Council with a consequential increase in the borrowing requirement. At the most recent review this would represent an increase in the annual revenue cost to the Council of about £24,000, based on an annuity loan over 20 years. These additions are being incorporated into the approved capital programme in the capital review paper elsewhere on the committee agenda.

15.3 The indemnity agreement requires RHP to put the Council 'in funds' prior to any CPO taking place which therefore mitigates any risk to the Council. The Council has to recognise the payments made in relation to the CPO as capital expenditure (and separately account for the reimbursement as capital income) and therefore is required to approve capital budgets equivalent to the gross cost of the scheme.

16 COMMENTS OF THE HEAD OF LEGAL SERVICES (SOUTH LONDON LEGAL PARTNERSHIP)

16.1 This paper and the referenced draft Statement of Reasons set out the rationale for the Council to support the making of a CPO for the purposes of delivering regeneration and betterments to the Borough through the Scheme and that such decision is considered reasonable in a public law sense. Officers have considered the matters referred to in this report with the support of external advisors and set out in this paper all relevant matters including the merits of proceeding with this CPO and the Scheme.

17 WIDER CORPORATE IMPLICATIONS

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|---|
| POLICY IMPLICATIONS/CONSIDERATIONS |
| [All relevant policies are being considered and advice sought where required.] |
| RISK CONSIDERATIONS |
| [A full project risk register is kept by the RHP and Hill project management team.] |
| EQUALITY IMPACT CONSIDERATIONS |
| RHP commissioned an Equalities Impact Assessment from Greengage in July 2022 (appended at Appendix 3 of this Report) |
| ENVIRONMENTAL CONSIDERATIONS |
| An Environment Statement in compliance with the Environmental Impact Assessment regulations was submitted as part of the Planning Application and has been scrutinised by the Local Planning Authority. |

18 BACKGROUND INFORMATION

Corporate Plan

Local Plan

Strategic Housing Market Assessment 2016, London Borough of Richmond upon Thames

London Borough of Richmond upon Thames Housing and Homelessness Strategy 2021 – 2026, London Borough of Richmond upon Thames

Climate Change and Sustainability Strategy, London Borough of Richmond upon Thames

Cycling Strategy and Active Travel Strategy, London Borough of Richmond upon Thames

Prince's Foundation for Building Communities Report, 2013

Uplift Regeneration Study (consultation document), 2015

Masterplan (consultation and feedback document), 2016

Documents and feedback from resident workshops and events 2016- present

Documents from Ham Close Consultation 2021

RHP Customer Offer, 2016

RHP Customer Offer FAQs dated January, April and July 2017 and 2020

TPAS Review of Customer Offer, 2017

RHP Newsletters 2015-2022

Equality Impact Assessment 2022, Greengage

The London Plan 2021, Mayor of London

Local Plan 2018 and re-adopted in 2020, London Borough of Richmond upon Thames

Ham and Petersham Neighbourhood Plan

Emerging Local Plan (Regulation 18 stage Consultation draft), London Borough of Richmond upon Thames

National Planning Policy Framework (July 2021), Department for Levelling Up, Housing and Communities

Good Practice Guide to Estate Regeneration 2018, Mayor of London

Guidance on Compulsory Purchase and the Crichel Down Rules, Department for Levelling Up, Housing and Communities

19 BACKGROUND PAPERS

Cabinet report dated 22 February 2018

Cabinet Report dated 15 November 2018

Finance, Policy and Resource Committee Resolution dated 21 September 2021

20 APPENDICES

Appendix 1 – Order Map

Appendix 2 – Statement of Reasons

Appendix 3 – Equality Impact Assessment

21 CONTACTS

Paul Chadwick

Director of Environment and Community Services

Paul.Chadwick@richmondandwandsworth.gov.uk