

Ham and Petersham Leaders Question Time Event 2017

Issue	Cllr / Officer Responsible	Actions and response
<p>What are the Council's plans to invest strategic CIL on projects in Ham and Petersham identified in the Regulation 123 list?</p>	<p>Community Engagement Manager Information and Business Support Team Manager</p>	<p>The Council is currently in the process of reviewing its already extensive borough wide capital programme plans. This process inevitably requires balancing priorities for spend across the borough as a whole and, as part of this, we will be considering how best to allocate strategic CIL.</p> <p>Allocations will take account of the CIL Regulation 123 list, Infrastructure Delivery Plan and legislative considerations through this assessment.</p>
<p>The local Post Office has applied for planning permission to get metal shutters on the front of their shop. I think it's important we support this.</p>	<p>Cabinet Member for Planning and Strategic Development</p>	<p>No application has been received as of 12th February – time of writing notes. However the Cabinet Member for Planning and Strategic Development will look out for this when it is submitted.</p>
<p>The LBRuT Air Quality Action Plan 2017 includes the objective to 'enhance travel choice and reduce congestion' and a target to increase cycling mode share from 7% in 2014 to 15% in 2026.</p>	<p>Cycling Officer Strategic Transport Team Manager</p>	<p>To encourage more children to cycle to school a cycle network feasibility study is to be initiated to establish existing or future cycling infrastructure in order to extend a safe and secure cycle network. A cycle signing schedule study is also to be initiated in order to establish that the existing routes can be found and followed.</p> <p>A village plan community led and funded feasibility study is</p>

<p>What proposals and projects have been identified for the Ham and Petersham area? Please provide clarification of the status of the ongoing evaluation of legal position to utilise tow-paths</p>		<p>to be initiated in order to find offroad safe routes linking Ham to Petersham.</p> <p>The Ham to Richmond-Wandsworth Quietway is to be built from April 2018 following consultation.</p> <p>Cycle parking has been added to the ward and will continue to be added on request. Secure cycle hangars will be provided as the program allows, there is a list at present to be delivered all over the Borough. The borough will look to accommodate contraflows were it is considered to be of benefit and safe to cyclists and we are currently working on this ongoing program.</p> <p>Cycling on the towpath and in parks and commons is usually unlawful because it is not expressly allowed by a Cycle Track Order, which is the legal instrument that formalises cycling in such locations. The Council recognises that many people use the towpath for leisurely safe cycling. However, the making of Cycle Track Order can be controversial and attract objections from those who do not approve of cycling on the towpaths.</p> <p>There is an ongoing program of maintenance to towpaths where the council is the landowner. The council along with many other councils are in dialogue currently with</p>
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<p>Are there any plans to resurface Ham Street beyond the junction with</p>	<p>Assistant Director Environment and Community Services – Traffic and</p>	<p>The Council is in the process of producing a five-year plan for carriageway and footway treatment across the Borough based on recent asset surveys. Ham Street has been</p>

<p>Sandy Lane and onto Ham House?</p>	<p>Engineering</p>	<p>identified as one of the poorer road conditions and this is being looked at in the roll out programme subject to funding.</p> <p>Ham Street (between Sandy Lane and the car park) is included in the 2018/19 highway maintenance programme for resurfacing. This is subject to approval of the programme at Cabinet.</p>
<p>Ham currently has one of the highest car usage rates in London due. What is the Council proposing to do to ease the congestion on the roads from Ham to Richmond, Kingston and beyond that the additional dwellings the redevelopment of Ham Close will create?</p> <p>How will you improve both the capacity and speed of the current bus services and encourage more people to cycle and walk?</p>	<p>Head of Engineering</p> <p>Strategic Transport Team Manager</p> <p>Programme Manager – Ham Close Redevelopment</p>	<p>There are currently no corridor studies planned in this area.</p> <p>To inform the proposed redevelopment of Ham Close a full Transport Assessment will be commissioned to robustly assess the transport impacts of the development. The extent of this assessment and associated surveys would be agreed with the Local Planning Authority and the GLA and will reflect the feedback from residents to date.</p> <p>A baseline assessment was carried out before the summer in 2016 to provide information on the existing levels of traffic generated by residents living at Ham Close and the parking capacity of the roads in the immediate vicinity of the Close.</p> <p>The Council will continue to press for bus service improvements, including to offset the impact of</p>

		<p>development. The proposed Ham Close development would not necessarily generate excessive additional car trips, owning a car is not the same as using it. Supplying adequate off-street parking is necessary not to encourage car use but to prevent overspill parking on local streets.</p> <p>Additionally, where development does occur a proportion of the resulting Community Infrastructure Levy is retained to be spend locally. Local people are encouraged to propose suggestions for transport and highways infrastructure.</p> <p>We will be amending our car club contracts to try and incentivise car club activity in the area.</p>
<p>The road from Ham Common to Ham Gate is getting very busy and dangerous. Can I request a natural break to be placed there so that so that when you drive into Ham Gate people can see they have a series of points to pull in safely and wait or other cars to pass?</p>	<p>Assistant Director Environment and Community Services – Traffic and Engineering</p> <p>Head of Engineering</p>	<p>Officers are investigating the provision of passing spaces here.</p>

<p>Electric Vehicle Charging Points – proposal to have a charging point outside the library? And what is the strategy for ECVP’s across the borough?</p>	<p>Strategic Transport Team Manager</p>	<p>Proposal for charging points near library are currently being reviewed. The Strategy for the borough can be accessed at https://www.richmond.gov.uk/services/roads_and_transport/vehicles/electric_vehicle_charging_points</p>
<p>Concern that there is an old cottage in the conservation area being destroyed with permission (Ham parade).</p>	<p>Strategic Applications Manager</p>	<p>Demolition of an unlisted building in a conservation area without planning permission is a criminal offence. The Council’s Enforcement Team are looking to instigate prosecution proceedings.</p>
<p>Ham Close – Is it right that the development would come right to the older people’s home and that the whole open space area would go rather than just the strip of the playing field?</p> <p>Is the nursery school going or staying?</p>	<p>Programme Manager – Ham Close Redevelopment</p>	<p>The Autumn 2016 consultation proposals for the ‘Future of Ham Close’ show a change to the western boundary of Ham Close with the neighbouring Woodville Centre and council-owned St. Richard’s Church of England Primary School playing field.</p> <p>The new boundary would be approximately 13 metres closer to the Woodville Centre. However, this would still be over 17 metres away from the Woodville Centre building itself.</p> <p>The Council is working closely with the groups who use the Woodville Centre (KISH nursery, the Guides, Ham and Petersham SOS and the manager of the day centre) to help develop an appropriate solution for the outside space and car park.</p>

		<p>There are no plans to move the KISH nursery from the Woodville Centre.</p>
<p>The children who attend the Woodville Road nursery are currently spending 60/70% of their time outside in the green space. However with their outdoor policy and the development going on how will we protect against children breathing in polluted air during the building phase?</p>	<p>Programme Manager – Ham Close Redevelopment</p>	<p>Local Plan policies include requirements to consider the impact of new development on air quality. The Council has through the Local Plan Examination Hearings suggested an amendment to Policy LP 10 to ensure, in line with the London Plan, all developers commit to at least ‘Emissions Neutral’ development and not lead to further deterioration of existing poor air quality. A Construction Management Plan (CMP) is required for all major developments to manage and limit environmental disturbances (such as noise, vibration and dust) during construction and demolition.</p> <p>Also, Environmental Health does condition all major construction sites for both noise and air quality to reduce emissions of dust and particulate matter from construction and demolition activities. Risk assessments are required for each phase of the development and controls must be identified for prevention and suppression of dust and fully implemented for the duration of the entire construction. For example, water sprays could be used to control dust generation during the redevelopment of Ham Close, however this will be very limited in phase 1 as this is new-build with no demolition.</p>

		<p>The Council ensures that all plant and equipment on site complies with latest standards for nitrogen oxides through the Non Road Mobile Machinery (NRMM) conditions which are set at the planning stage and enforced by Environmental Health officers on site.</p> <p>The CMP will also include the management of working hours and construction traffic and we would work with residents, the local community and stakeholders as this is developed to ensure it is appropriate. Further details on the CMP will be shared with residents through further public consultation. Note that the new homes being built adjacent to the Woodville Centre / KISH nursery will take circa 14 months to complete so the noise / disruption will be for a limited period of time.</p>
<p>My home is Ham Close will be evaluated by a chartered surveyor and it will be priced by a developer. The difference is 50%. The majority of leaseholders are already retired and so we cannot afford this. We will have no choice to stay.</p>	<p>Programme Manager – Ham Close Redevelopment</p>	<p>RHP has confirmed with the Council that if a leaseholder wishes to sell they will be offered the market value of their property on a ‘no scheme world’ basis (i.e. the valuer will ignore the effects of the proposed redevelopment on the value of the property). They achieve this by considering sales from other similar properties within the locality which are unaffected by the redevelopment.</p> <p>As part of RHP’s commitment to offer everyone the opportunity to remain in their community they will offer a</p>

		<p>Shared Equity scheme for a new flat on a like-for-like basis i.e. the same number of bedrooms as their current flat. The current market value of the property will be converted into a percentage of the new property. This means that if a current homeowner of a one bedroom home currently worth £300,000, RHP will offer the leaseholder a new one bedroom home. This new home may be worth £400,000, so the leaseholder = would own 82.5% of the new home and RHP will have a charge on the property of 17.5%. The leaseholder would not be expected to pay rent or interest on RHP's share. The leaseholder would be expected to put in their home-loss payment (10% of market value) towards the equity share purchased.</p> <p>Evidence from completed regeneration schemes in London shows that regeneration schemes actually significantly enhance values in the area once completed and so this will be a benefit to those on the estate and in the locale who own their homes.</p>
<p>The Ham close development will bring an additional 100 cars.</p>	<p>Programme Manager – Ham Close Redevelopment</p>	<p>Should redevelopment go ahead a full Transport Assessment will be commissioned to robustly assess the transport impacts of the development. The extent of this assessment and associated surveys would be agreed with the Local Planning Authority and the GLA and will reflect the feedback from residents to date.</p>

		<p>A baseline assessment was carried out before the summer in 2016 to provide information on the existing levels of traffic generated by residents living at Ham Close and the parking capacity of the roads in the immediate vicinity of the Close. To find out more please click here.</p> <p>The proposals for the boundary change at St. Richard’s show the school currently has circa 15,500m² of school playing field. The proposed disposal of 687m² (approximately 4%) would result in there being approximately 14,800m² of playing field. This exceeds the minimum requirements set out by the Department for Education of approximately 10,000m² for the school.</p>
<p>I live on Woodville Road – I entirely agree that redevelopment is much better but we are facing overdevelopment. The concern is the loss of green spaces as this is one reason that people move to this area. We live in a cul-de-sac which already has more cars.</p> <p>If we could extend the K5 bus route that would be</p>	<p>Programme Manager – Ham Close Redevelopment</p>	<p>There would be a S106 agreement between RHP and the Council to make contributions to the local area and community. In addition, the Housing Infrastructure Bid submitted by LBRuT includes additional funds for infrastructure, and an element of this funding has been identified for improving the K5 and 371 bus services to help improve connections to Kingston town centre as well as Richmond. The Council and RHP will work closely with Kingston Council, TfL and other relevant partners on this work.</p> <p>RHP is willing to sensitively manage the design of the buildings along boundaries. The planning application for</p>

<p>perfect. What I do not like about the development is that the balconies are facing Woodville road which means that there is not privacy for them or us – balconies should be on the side of the building.</p>		<p>the redevelopment of Ham Close will involve extensive consultation as the designs are developed. Some of the methods which could be used to minimise the impact of the new homes are orientating the buildings so living rooms do not face in certain directions and using opaque glass on any balconies to restrict views.</p>
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