

Community Conversation

Teddington/Hampton Wick and South Teddington

Date: 13th Sept 2023

Time: 7.00pm – 9:00pm

Venue: Teddington Baptist Church

AGENDA:

6.30pm – 7.00pm:	Refreshments and Council departmental stall on local issues eg Civic Pride/Community Fund, Night Time Strategy
7.00pm – 7.10pm:	Chairman to give short introduction
7.10pm – 7.20pm:	Review of achievements - Councillors
7.20pm – 8.10pm:	Priority themes discussion ('Question Time' style with questions from the audience)
8.10pm – 8.50pm:	Open questions
8.50pm - 9.00pm:	Event close

Ward members in attendance:

Cllr Phil Giesler (Teddington Ward) *Business and Growth Lead Member*

Cllr Martin Elengorn (Teddington Ward) *Vice Chair of the Environment, Sustainability, Culture and Sports Committee*

Cllr Charlie Engel (Teddington Ward)

Cllr Jim Millard (Hampton Wick and South Teddington Ward) *Deputy Leader and Vice-Chair of the Adult Social Services, Health and Housing Committee*

Cllr Petra Fleming (Hampton Wick and South Teddington Ward)

Cllr. Gareth Roberts (Hampton Ward) *Leader of the Council*

Chair: Nora Kerezovic, United Response in Teddington

Apologies: Cllr Robin Brown (Hampton Wick and South Teddington Ward) *Finance and Resources Lead Member*

Agenda Item One: Update from Councillors

Ward Achievements	
Councillor	Achievements
Teddington Ward	<p>Cllr. Giesler: Implementation of controlled parking zones has led to less parking contentions. Twickenham road cycle lane has seen more cyclists encourage to go on the road. Start on station lifts at Teddington – lift work is now beginning. Elleray Hall currently being retendered for a new contractor to carry out the works. Extensive consultation on regenerating Broad St. Aim is to make it greener and more user friendly. Informer House development has affordable housing which is now being occupied.</p>
Hampton Wick and South Teddington Ward	<p>Cllr Millard: In relation to the Thames water abstraction proposal, Councillors have represented residents' concerns, worked with council officers and the MP in challenging Thames Water. Hampton Wick High St. developments. Hampton Wick Business Network held summer fete, gaining support from schools. School street implemented for Hampton Wick Infant School and St John's School. Resisted planning application for additional storeys for buildings. Pursuing the introduction of a lift at Hampton Wick station' Tree planting, road and pavement repairs. Community events in conjunction with Sheddington and Teddington and Hampton Wick United Charity. Working with the Police and Police Liaison Group to reduce crime and anti-social behaviour. Funding the first 4 bedroom affordable homes to be built in many years, including disabled adaptations.</p>

Agenda item two:

Theme 1	Discussion
<p>Teddington Police Station</p>	<p>Cllr Elengorn: Teddington Police Station belongs to the Metropolitan Office for Police and Crime under the London Mayor. Richmond Council is the planning authority in terms of how to reuse building. MOPAC (Mayors Office for Policing and Crime) has now withdrawn the building from the market and they are carrying out an Estates review across London. Meanwhile recent legislation had been amended to make it clear that the Mayor was not obliged to take the highest offer but could also take account of suitability of new use. In the Local Plan the preferable use for the site was for affordable housing and the doctor's surgery for Park Road Surgery. This was a popular proposal from the Local Plan consultation.</p> <p>Cllr Roberts: There is a need for social housing as many residents are in private rents in temporary accommodation. Twickenham Police Station is close by. Continued pressure on the London Mayor from the MP and Councillors</p> <p>Representative from Police Liaison Group Hampton Wick and South Teddington: Is a small Police satellite facility part of the strategy being put forward?</p> <p>Cllr. Elengorn: A Police facility is not in the Local Plan, but not ruled out.</p> <p>Rep PLG: Need to provide Police provision as part of the new build to allow for a Police presence and base Police cars there as well.</p> <p>Cllr Elengorn: Any parking will need to be for the GP Practice and housing. Currently the sale is deferred as Mayor carrying out overview of estates.</p> <p>Resident: The planning brief needs to specify Police station provision as it worked previously as police station and would work well as Police satellite.</p> <p>Cllr Giesler: Agree with office base in that area, but we need to get balance of surgery and housing right. we will raise the request with the relevant GLA and Met Police contacts for a satellite office for the police to be part of any new development. ACTION</p> <p>Cllr Elengorn: The Local Plan is now with inspectorate, consultation period now closed.</p> <p>Resident: The plans may take 2 years to complete. Will Park Lane GP stay in Teddington?</p> <p>Cllr Elengorn: We cannot control where the GP Practice moves, but the Police Station site would be the perfect location if we can achieve our aim.</p> <p>Cllr Giesler: There is a need for the surgery to move as overflowing. MP has changed primary legislation, but not all decision making is in our control.</p>

Theme 2	Discussion
<p>Thames Water Abstraction</p>	<p>Cllr Millard: Large community response to the proposal to extract water from Teddington to East London and bring treated water from Mogden to the Lock. Consultations have been carried out by Thames Water both privately and publicly. Local Councillors and MP, Munira Wilson, have been championing the cause.</p> <p>Resident: Has everyone signed the petition promoted by Ham Lands and River lobby group?</p> <p>Resident: What are the next steps of the gated process?</p>

Cllr Millard: First period of consultation complete although Thames Water did not have data on the impact on human health for their first period of consultation. For the second stage they say health data will be provided

Cllr. Elengorn: If the project is considered a 'national infrastructure proposal' then this would take the decision out of the borough's hands. But the Council is the owner of some of the land especially Ham Lands as a nature reserve. We need clarity over the level of decision making.

Cllr. Roberts: The Council as a corporate body must not take a line until we know level of decision making ie local or national.

Cllr. Elengorn: On Parliament channel a recent debate was held with the case set by Munira Wilson MP.

Caroline - resident: At the Ham Lands event spoke to a resident about the Israel desalination programme. Thames Water built desalination plant but not well used.

Cllr Millard: We have been told this proposal is the cheapest option.

Michael - resident: Member of Save Ham Lands and River. Sharing information is key to the issue. Thames Water has not been transparent around the issues. Thames Water is required to state which plan they wish to take by the end of the year through the gated process controlled by Ofwat. Environmental groups, community groups and residents have sent a shared statement to be presented alongside Ofwat's review of Thames Water business plan. The Teddington Society, Richmond society, Ham Lands, sports groups and Friends of Moormead Park have supported the statement. The Council could also make a submission at this point.

Cllr Roberts: As the planning authority we must take care not to be misinterpreted, resulting in a prejudicial view for the planning process.

Cllr Elengorn: Ham Lands is of particular concern, and previous proposals to develop on the land were discontinued to protect its nature value.

Resident: The pipeline construction will involve 8 shafts, 6 in Ham Lands. It will potentially destroy 12 acres of habitat, 6 acres permanently. The critique of the Environment Agency (EA) has not been fully answered by Thames Water (The EA Previously blocked plans in 2019). The EA is awaiting an answer by the end of December.

Cllr. Giesler: Individual ward councillors who are not involved in the Planning Committee can support local campaigns.

Cllr Fleming: Disappointed at Thames Water service in leak repair.

Resident: Do we have the level of expertise to understand the complexity of what is on offer by Thames Water; to what extent can council call upon experts in the field?

Cllr Elengorn: Same situation as with Heathrow issues in that it is difficult to replicate the resources of large companies. It would be worth investigating the deeds of Ham Lands land in terms of any covenants on the land, when it was transferred to the council.

Cllr Giesler: There are experts from the Ham Lands groups, EA views on the plan and we can call upon other experts.

Resident: What's the alternative to this plan

Cllr Millard: Thames Water's Water Resources Management Plan proposes building reservoirs as an alternative.

Cllr Giesler: As Munira made clear in the recent Parliamentary Debate on the plans, the alternative scheme for a new connection between the Severn and the Thames was widely supported and had the

	<p>added benefit of revitalising some of the canal infrastructure in the area, but this was dropped by Thames Water. This would seem to be an excellent alternative</p> <p>Resident: As a civil engineer you would normally put forward alternatives, but the legal parameters may be taken out of the hands of the local authorities. But we are making our views known. The problem with alternative schemes is that higher costs equal higher water prices.</p> <p>Cllr Giesler: The degree of engagement and information provided by Thames Water showed that the competence of consultation was lacking.</p>
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Theme 3	Discussion
<p>Udney Park</p>	<p>Cllr. Elengorn: This is a repetition of what happened before in that the site was purchased by somebody with unrealistic expectations of planning possibilities. Quantum’s proposal was totally at odds with the policies of the Richmond Local Plan. They have sold to Leisure Focus. Unfortunately, Leisure Focus would not meet with the MP as they are going to sell the land, but the Council has not been formally informed so cannot invoke the procedures of an ‘asset of community value’. There is no communication at present.</p> <p>Resident: Chair of Udney Park Playing Fields Trust which was an informal friends group which became a trust when Imperial College put Udney Park on the market 9 years ago. Sport England and the Councillors defeated the speculative plan by Quantum. As a community are we powerless while the owner is silent? The Section 106 policy protects the maintenance of the park and there has been breaches of Section 106; The Section 106 agreement controls the height of the boundary hedge, a hoarding has been erected without planning permission, the condition of the pavilion, a 100 year old listed building, could be addressed by a Section 215 notice</p> <p>Cllr Elengorn: With private property there are limited rights for the Council to intervene. The Pavilion is locally listed but not protected by being on the national statutory list. The Council believes it can only serve a Section 215 Untidy Site Notice if the condition of the site affects the general amenity of the area which it does not in this case.</p> <p>Resident: As part of the Local Plan consultation the local Trust submitted a draft Conservation Area appraisal believing Conservation Area status would make it easier to enforce maintenance of the site. Will the Council review its decision not to designate the site as a Conservation Area?</p> <p>Cllr Elengorn: Conservation Area status provides stronger powers regarding new development but only very limited new powers regarding maintenance. The Environment Committee has declined to carry out a Conservation Area appraisal for this site and has indeed ended for the time being further Conservation Area appraisals.</p> <p>Philip Barnes: Director of the Trust, it could be considered a conservation area as canal tow paths have been made a conservation area. Further thought, many sports clubs are homeless and need the facility. Would the Council reconsider compulsory purchase?</p> <p>Cllr. Roberts: No, this is not something the Council favours</p>

Theme 4 – Mid Rise Zone Teddington	Discussion
	<p>Cllr Elengorn: The Local Plan has to be in general conformity with the Mayor's London Plan which in turn has to be consistent with the national planning policy framework set by Government. Richmond has the second smallest target for housing due to the constraints on land, particularly the protected green land, therefore there is limited space for new buildings. We believe we can meet our contribution to the Mayor's growth policies through mid-rise rather than high rise buildings. The evidence based planning ARUPS carried out, reviewed moderate sized mid-rise zones potentially in Richmond, Hampton Hill, Twickenham, Teddington and Whitton. We are not obliged to develop these sites, but the review recommends where mid-rise could be. In Teddington, one side of Station Rd and Informer House and land nearby were proposed, but this was not well received. The Teddington Society presented their objections.</p> <p>Resident: What about schooling provision, sewerage, GPs, impact on roads of such development?</p> <p>Cllr Elengorn: Any planning application must consider these aspects.</p> <p>Cllr Millard: Section 106 and CIL money can be used for infrastructure requirements to be implemented.</p> <p>Rosemary: Teddington Society Planning Group, we objected to mid-rise. Local plan recognises business park for mid-rise development, but it is important for employment. The Council must protect local employment.</p> <p>Cllr Elengorn: The policy on height is not at odds with the policy on use. The consideration of employment needs is equally important.</p> <p>Resident: Loss of employment was quoted for refusal of housing on Udney Park Rd site for a paint yard which employs 4 people and now a nursery is proposed there.</p> <p>Cllr Elengorn: Currently reviewing application for that site. Housing was rejected a few years ago. No decision has been made on that application.</p>
Theme 5	Discussion
High Street – Public Realm Improvement	<p>Cllr Giesler: Firstly, we have injected funds into all of our high streets this year to enable in each case the local business groups to promote and publicise their own high streets and particularly their wonderful range of locally owned shops. Furthermore, as you will know, we have just completed consultation on improvements to Broad St, often seen as a poor cousin for the High Street. We were very pleased to see strong support for the scheme and we are now working through the comments to see what additional thoughts we can build in. We were disturbed to hear the plans for The Halifax to close. This was the last bank within Teddington. MP and I have spoken with the Halifax and we note their efforts to work with the Post Office to offer bank services</p> <p>Cllr Fleming: Hampton Wick is often seen as the poorer cousin to Teddington. The Council has been working with High St traders and has set up the Hampton Wick Business Network which works alongside the HWA.</p>

	<p>There has been support of the High St. with community events. The Public Realm Investment Fund is being used by Council Officers from the Economic Development Office in conjunction with traders to produce a plan for Hampton Wick.</p> <p>Resident: What is the development plan for Teddington High St in terms of carbon net zero, electric charging points and becoming more cycle friendly?</p> <p>Cllr Giesler: Councillors are looking at active transport, and to reduce the need for cars. The High St is good for public transport, but the High St is a busy thorough fare and therefore less bike friendly.</p> <p>Cllr Roberts: 500+ electric car chargers are being installed. There is currently an engagement process for Richmond town centre improvements and the Nighttime Strategy.</p> <p>Cllr Elengorn: There is planning application for 10 charging points in the M and S car park.</p> <p>Cllr Giesler: Public realm improvements in Templeton Place, Hampton Hill with benches, planters and decorated hoardings.</p> <p>The Nighttime strategy is making sure that high streets from 6pm – 6am are safe, vibrant, and that residents have the ability to enjoy evening/night use.</p> <p>Resident: Rubbish on the High Street on Fridays from flats above shops.</p> <p>Cllr Elengorn: The new Head of Waste is pursuing this subject. There are now bins on Heath Road, Twickenham, for residential use. It is planned to have similar roadside lockable bins in Teddington for residents, prior to December.</p> <p>Resident: Support for Stanley Rd parade?</p> <p>Cllr Giesler: It is an area to be supported and there has been promotion of local businesses there. The Local Plan emphasises the importance of secondary parades.</p> <p>Resident: The High St, Teddington is very unstable for people with walkers with marketing boards, trees. It is difficult to negotiate.</p> <p>Cllr Giesler: We have had complaints about the uneven pavements. We will raise specific concerns with the Officers ACTION</p> <p>Resident: Waste issues, current contractors are very untidy in their collection. Can we actively influence the mix of retailers?</p> <p>Cllr Giesler: The Local Plan promotes diversity in retail outlets. But we cannot dictate to retailers, it is dependent on market forces.</p> <p>Cllr Roberts: Recently did tour with waste contractors to point out deficiencies. We need residents to report instances and then we can issue penalties.</p> <p>Cllr Elengorn: The Government changed planning rules on high streets. The Council has little control over change of use of retail sites when no planning permission is required.</p> <p>Resident: Can the Causeway also be considered in the plans? Could it be turned into pedestrianised zone?</p> <p>Cllr. Giesler: There are no plans at the moment. But happy to look at in the future.</p>
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Agenda Item three: open floor questions

Headline Topic: Elleray Hall	
Question 1	Keith Atkinson: What is the estimated cost of the new centre?
Response	Cllr Giesler: It has been difficult as there is high construction cost inflation. The difference between the figures at the time of the Feb '21 Committee approval and the position now is £2.26M We remain committed to Elleray Hall.

	<p>Resident: Although support services for elderly people, do we need to expand the services, there are plenty of community spaces already.</p> <p>Cllr Millard: The current building is difficult to heat and has high running costs.</p> <p>Resident: Why not make the new building carbon neutral?</p> <p>Cllr Giesler: The new building has been approved at Planning Committee and is in line with all guidance on carbon neutrality. It will be a significant improvement on the existing structure It will be multi use building, with dedicated areas for the increasing older population. The contractor had to pull out due to external cost rises, but the new tenders are to be considered shortly.</p> <p>Cllr Roberts: The Richmond Housing Partnership site replacing the current Elleray Hall, will be providing 100% affordable housing.</p>
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