



**All Residents
Putney Vale Estate
Stroud Crescent, SW15**

Wandsworth Council

Housing & Regeneration Department
The Town Hall, Wandsworth High Street,
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Date: 14th April 2021

Dear Resident,

Update on council-led development site – 178-204 Stroud Crescent, Putney Vale

Further to our previous letter dated 12th February 2021 and following on from the online consultation events on Monday 22nd and Tuesday 23rd February 2021, we are writing to update you on the feedback we received at these events and to provide further details of how we will be addressing the comments and suggestions we received.

We would like to thank everyone who provided feedback at the online events, during which we set out our plans for the new development to the rear of 178-204 Stroud Crescent. Whilst these were our final consultations before submitting a planning application, we would like to reassure you that there will be further opportunities for residents to comment on the scheme as part of the formal planning consultation process.

The key concerns and comments raised by residents at our online consultation events are set out below, together with the actions we will be taking to address your feedback:

1. **Concerns about the impact on parking:** Some residents feel that there is currently insufficient resident parking on the estate and are concerned that the new development would make this situation worse, with increased demand for parking from contractors during the build and from new residents on completion.

Action: The development as currently proposed will include six new car parking spaces alongside secured cycle parking, which is in line with planning policies and Mayor of London guidance. As part of our initial assessment of the site, we carried out a parking stress survey. This indicated that the existing parking spaces on site should meet current demand. However, following the online consultations, we passed your concerns regarding the lack of parking on to the Estate's Area Team. They informed us that their team had recently arranged for the removal of a number of abandoned vehicles and anticipate that any remaining vehicles will be removed shortly. In addition, they advised that the temporary contractor sheds, which had been taking up a number of parking spaces, have now been removed.

Given your comments regarding the lack of parking and noting the recent work carried out by the Estate's Area Team to free up existing spaces, we have decided to conduct an additional parking survey to help us better understand the current situation on the estate. The results of this parking survey will feed into the proposal that we will shortly put forward

for planning approval. Residents will be given the opportunity to comment on our proposals as part of the planning application process. At this time, the impact of the proposed development on parking availability within the estate will also be reviewed by the Local Planning Authority, together with our Construction Management Plan, which will include details of how we will manage contractor parking during the build.

2. **Concerns that the proposed play area will encourage anti-social behaviour:** Some residents are concerned that the new play area will be susceptible to anti-social behaviour and have expressed a preference for the space to be used to provide additional parking, rather than play facilities.

Action: Whilst we understand that some residents have reservations about the provision of a new play area, we believe that it is important to provide high quality, open and accessible play facilities for our younger residents. Moreover, in schemes such as these, we are required by Wandsworth Planning Policy to make up for the net loss of open space by providing improved quality replacement spaces, such as play areas. The suggested replacement of the play area with additional parking would therefore be in direct conflict with planning policy and would also go against Mayor of London guidance, which emphasises the importance of reducing car use.

In relation to possible anti-social behaviour, we have noted your concerns and reported these to the Estate's Area Team. Whilst the Area Team has informed us that reports of anti-social behaviour on the estate are comparatively very low, we would like to reassure residents that we have taken your concerns on board and can confirm that the proposed play area will meet Secured by Design Standards. Accordingly, we will ensure that the play area is well lit, well observed and well designed.

3. **Concerns about impact on wildlife:** A number of residents are concerned that the development will result in the potential loss of habitat for wildlife.

Action: We have already conducted an initial Environmental Assessment of the site and will shortly be carrying out an additional Ecological Survey to further understand what wildlife is present on the site and to consider what steps are required to mitigate the impact of the development. Our final Environmental Assessment will be reviewed as part of the planning application process.

4. **Concerns about construction noise and pollution:** Residents are worried about increases in noise and pollution levels during the construction phase of the development.

Action: As with any development, there will be a level of disturbance during the construction phase. However, we wish to assure you that we have experience of delivering developments of this type and will require our contractors to keep disruption to a minimum. In this respect, contractors must work to relevant industry standard guidelines and good practice to minimise the impact of works, for example by sticking to permitted working hours. In addition, we will require our contractors to provide exceptional levels of resident liaison and site management, ensuring they provide project management and lead contact information so that local residents know who to contact should they have any concerns.

5. **Concerns about overlooking of the school:** Some residents are concerned that the new development will overlook the adjoining school, Thomas's Putney Vale.

Action: We have consulted with the school and discussed overlooking concerns. They have confirmed that the building closest to the proposed development is the sports facility with high level windows. Whilst the distance between the proposed block and the school site exceeds minimum prescribed distances, in order to further address overlooking

concerns, we have incorporated additional tree planting into our designs to provide further screening on the boundary with the school.

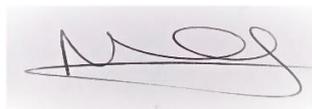
What happens next?

Having taken on board the comments and suggestions we received from you during the consultation process, we are currently preparing a planning application. It is important to highlight that we need to maximise the number of new homes on site, so that the Council can address the urgent need for affordable rented accommodation. Our scheme, which has been shaped by both your recent and previous feedback, aims to provide much-needed housing for Wandsworth residents alongside new secure and accessible communal garden areas and play facilities.

We anticipate that the planning application will be submitted late May 2021. At this point, further statutory consultation will take place as part of the planning application process and neighbouring residents will receive letters from the Local Planning Authority inviting them to comment on our submitted plans.

In the meantime, should you have any further queries regarding our proposals, please contact the Development Team at developmentteam@richmondandwandsworth.gov.uk

Yours Faithfully,



Mark Eastmond
Development Project Manager
Housing Strategy and Development