

# PLANNING APPLICATION

A public consultation notice from the Wandsworth Planning Service

## Town and Country Planning (Development Management Procedure) (England) Order 2015

Notice under Article 15(1a) of Application for Planning Permission subject to Environmental Impact Assessment and accompanied by an Environmental Statement

### Alton Estate, Roehampton, Regeneration Planning Application

Proposed development at Alton Estate SW15, comprising Roehampton Local Centre, Portswood Place Important Local Parade, Danebury Avenue Housing and improvements to the Central Landscape (Downshire Field)

Visualisation of village square and new Roehampton Local Centre



The Council give notice that Redrow Homes Limited has applied to the Council for planning permission for the redevelopment of part of the Alton Estate in Roehampton as shown on the plan overleaf. The application is for a part outline and a part detailed planning permission for the following proposed development:

- (a) Phased demolition of existing buildings and structures (except Alton Activity Centre community building);
- (b) Mixed-use phased development ranging from 1-9 storeys above ground level comprising 1,103 residential units and up to 9,572 sqm (GIA) of non-residential uses comprising new and replacement community facilities (including library and healthcare facilities, youth facilities, community hall, children's nursery & children's centre) (Class D1); flexible

commercial floorspace (comprising retail (Class A1), financial and professional services (Class A2), café/restaurants (Class A3), hot-food takeaways (Class A5), business (Class B1), and community uses (Class D1); landscaping; removal and replacement of trees; public realm improvements; access improvements; relocation of bus turnaround area; improvements to children's play facilities; provision of energy centre; car & cycle parking; and other highway works incidental to the development. All matters reserved except for Blocks A, K, M, N, O, Q, Portswood Place nursery and community centre and highway/landscape/public realm improvements.

An Environmental Statement has been submitted with the application under the Town and Country Planning (Environmental Impact Assessment) Regulations 2017.

We want to know your views





- 1 Village Square
- 2 Minstead Gardens Bungalows
- 3 Mount Clare
- 4 Roehampton Sports & Fitness Centre
- 5 Alton Activity Centre
- 6 Downshire Field
- 7 Portswood Place
- 8 Chadwick Hall
- 9 Downshire Field Play Space
- 10 Highcliffe Listed Slab Buildings
- 11 Ellisfield Drive & Tangle Grove Point Blocks
- Buildings In Detailed Element Of Hybrid Planning Application
- Buildings In Outline Element of Hybrid Planning Application
- Detailed Element of Hybrid Planning Application
- Outline Element of Hybrid Planning Application

Portswood Place nursery and community facilities

Downshire Field play space

Alton Activity Centre

Roehampton Local Centre multi-purpose community building and village square



## The Proposed Development

The mixed-use development proposals which have been submitted to the Council include the phased demolition of the existing buildings on the site (including 288 residential units, the existing Roehampton Library and retail units on Danebury Avenue and at Portswood Place) and the development of a range of new and replacement buildings and facilities as shown on the plan opposite.

The proposed development comprises:

- 1,103 new homes of mixed size and tenure including replacement and new affordable housing
- A new multi-purpose community building which includes a new and enlarged library, healthcare facilities, youth facilities and a community hall
- A new village square to connect Alton East, Alton West and Roehampton Village
- New and replacement retail and business space, including a food store and other retail units in the Roehampton Local Centre and at Portswood Place
- A new community hub at Portswood Place, including a children's nursery and children's centre, a community hall, a replacement club room for older residents and health uses
- New and replacement play facilities including works to existing play space and facilities at the Alton Activity Centre and Downshire Field
- Public realm improvements
- New bus turnaround area
- Landscape works to Downshire Field.

## Detailed Proposals

Detailed proposals have been submitted for six of the blocks shown on the Plan - Blocks A, K, M, N, O and Q. Together with Portswood Place, Downshire Field and the Alton Activity Centre, these blocks will comprise the first phase of development. The other blocks (B, C, D/E, F, G, H, I & J) are submitted in outline and their detailed design will be subject to later approval.

The detailed proposals comprise 654 replacement and new homes, and include the new multi-purpose community building and new library; the new village square; replacement food store and retail units and the new community hub and children's centre at Portswood Place. Details are shown on the plan and set out below:

### Block A

Multi-purpose community building providing:

- 40 affordable homes on upper floors
- A new library, café, health facility, community hall and youth facilities

### Block K

- 230 private tenure homes

### Block M

- 107 private tenure homes

### Block N

- 121 private tenure homes
- 1,000 sq m of retail floorspace

### Block O

- 40 private tenure homes
- 643 sq m of business floorspace
- New food store and pharmacy

### Block Q

- 116 affordable homes

### Downshire Field

- Landscaping works
- Alterations to play space
- A 1km marked running, walking and cycle loop

### Portswood Place

New community hub providing:

- Children's nursery and children's centre,
- A multi-functional hall for shared use with the local community
- A separate pavilion building providing space for health facilities, a new Club Room for older residents and a retail unit

### Alton Activity Centre

- Alterations to play facilities including play zones for different age groups and a half sized multi-use games area (MUGA)



Illustrative view of Portswood Place community hub

# How to view the Planning Application documents

The details set out in this leaflet are a summary of the proposed development. Details of the application, Environmental Statement, plans and other documents submitted with the application are available to view online at [www.wandsworth.gov.uk/planning](http://www.wandsworth.gov.uk/planning) by entering the

reference number **2019/2516** in the Planning Quick Search. To view documents of the application including any drawings, please select 'View Associated Application Documents & Make Online Comments for Live Applications'.

A paper copy of the application documents will also be available to view at Roehampton Library, 2 Danebury Ave, London SW15 4HD.

The Library is open at the following times:

<b>Monday</b>	<b>09.00-19.00</b>
<b>Wednesday</b>	<b>09.00-19.00</b>
<b>Friday</b>	<b>09.00-17.00</b>
<b>Saturday</b>	<b>10.00-14.30</b>

Planning officers will be available in the Library to answer any questions you may have relating to the planning application documents at the following times:

**Monday 24 June 2019** between 10.00-13.00  
**Saturday 6 July 2019** between 10.00-13.00  
**Wednesday 10 July 2019** between 16.00-19.00

You can view the electronic version of the application documents at the Town Hall Customer Care Centre located on Wandsworth High Street. You will also be able to view paper copies of the proposal at the Town Hall by making a request giving at least 48 hours notice of your intention to visit the Planning Department by emailing

[planning@wandsworth.gov.uk](mailto:planning@wandsworth.gov.uk) or by telephoning (020) 8871 7620 and stating the application files you wish to view. The planning reception is located in the Environment and Community Services Department, Town Hall Wandsworth, High Street, SW18 2PU and is open between 9am and 5pm Monday to Friday (excluding Bank Holidays).

## How to comment on the Planning Application

If you wish to comment on this planning application, you can:

- Submit your comments online at [www.wandsworth.gov.uk/planning](http://www.wandsworth.gov.uk/planning); or
- Write to us by email to [planning@wandsworth.gov.uk](mailto:planning@wandsworth.gov.uk); or
- Write to us by letter at the following address:

Planning Service  
Environment and Community Services Department  
Town Hall Wandsworth  
High Street  
SW18 2PU

**Comments should be submitted by 22nd July 2019 quoting the application reference number: 2019/2516.**

**Any comments received later than this date will still be considered whilst the Local Planning Authority is assessing the planning application.**

Comments should include your name and address, the application number and the site address in any correspondence (including e-mail). You do not have to provide your telephone number or email address. Please do not include this information (including on the online form) if you do not want it to be published on our website. If you are sending a letter, it is advisable not to sign it if you do not want your signature to appear on the website. If you choose to comment by sending us an email, then to avoid your email address also appearing on this website, send your comments as an attachment to the email. The Council encourages comments to be made by email or the website, both of which will be automatically acknowledged electronically. There will be no acknowledgement to letters, however all comments will be available for public viewing on the Council's website within 3 working days of receipt.


## How you can find out more

If you would like more information or wish to discuss the application please contact:

**Janet Ferguson**  
**Phone: (020) 8871 7959**

Due to the high volume of comments we receive, we are unable to enter into written correspondence. The final decision of the Council will be available online.

If you are not the property owner, please share this leaflet with the owner.

Signed: 

**On behalf of Wandsworth Council**  
18th June 2019