

Community Board Briefing: CRE Planning Application
Wednesday 11 Nov 6–7 pm, Google Meet

Attendance:	
<ul style="list-style-type: none"> 3 resident/community groups reps 3 Norbiton Ward Councillors 6 Joint Venture partnership reps (JV rep) 	
1.	Apologies given in advance for late arrival of one member
2.	Welcome and Introduction to attendees and new interim Director of Development
.3.	<p>Minutes and Actions.</p> <ul style="list-style-type: none"> a. Accuracy of minutes agreed <p>Matters arising</p> <ul style="list-style-type: none"> b. Piper Hall: progressing and as agreed an update will come to CB with details. A proposal for QMH is being undertaken. No further information available as the session is a briefing on the planning application c. CB minutes: minutes for external distribution can be requested from the clerk and adding the minutes to the website is one of several updates forthcoming d. Members agreed that matters arising was not on the briefing session agenda and would proceed to the briefing as time was limited
4.	<p>Briefing: CRE Planning Application - members taken through a guided presentation that provided an update on the CRE masterplan and phase 1 changes, feedback from consultations, and the planning application.</p> <ul style="list-style-type: none"> a. Cllr Ryder Mills informed colleagues that he will be listening to the briefing, but as chair of the neighbourhood committee and member of the Development Control Committee he will not comment b. It was explained that the planning application is a suite of documents detailing the comprehensive regeneration of CRE covering the masterplan and details on phase 1 c. Outline components of the scheme were presented and explained (use, heights. phasing) d. Details and features of Block B, E and C were given e. Design guidelines were explained to members and that these are very important parameters that are set for the whole scheme to ensure that high-quality design and the key principles of the masterplan are preserved. The JV will be audited against these guidelines in the future f. Terminology around accommodation and tenure breakdown were explained and it was agreed to rename these in the presentation when the presentation is sent to board members g. Board members were informed that the planning application consists of 36 reports and strategies that cover all aspects of the design, impact of

the development, support drawings, masterplan, and parameter plans that set guidelines for future blocks (including boundaries, max-height, and position)

- h. Members were also given an overview of the statements included: design and access statements (e.g. fire access, refuse), community involvement, estate management, construction management, transport assessment, energy statement
- i. The planning application also has a number of technical reports including arboriculture, ecology, daylight and sunlight, biodiversity and net gain assessment, environmental impact assessment
- j. Members were told that although these reports can be very technical and long, that Countryside is here to help explain any reports to board members and residents and help with any questions they have. More than happy to take members and residents through any of the documents.
- k. Members were invited to look over the list of reports and to let the regeneration team know any areas of interest that they would like to know more about
- l. Consultation responses and subsequent changes were also outlined for members including community centre position, block types, vehicle access, general access, reduced height, changed orientation. Members were shown before and after illustrations (i.e. height distribution that has moved away from boundaries and into the central part of the estate). Masterplan changes also included increased sizes of open public space, street alignment to retain existing trees.

Questions/discussions

- m. A member questioned whether retail space is required at the expense of residential need and whether there is flexibility in use in the future. It was confirmed that this comment is noted for later phases and reserved matters
- n. A member asked about heights around Piper Road. The heights around this area were confirmed and it was shown where they have been reduced
- o. It was confirmed that the maximum height is the same at 13 storeys
- p. Tenure distribution was discussed and agreed that the typical floor slide does not show the complete mix and slide would not be used going forward as not representative
- q. The technical planning use class classifications used in phase 1, which is mixed-use, was explained to members. It was confirmed that the regeneration team would be available to support any resident enquiries and explain technical terms etc.
- r. One member asked about spaces for community interaction and it was confirmed that there will be 3 types of spaces: spaces for everyone (e.g. park area), spaces for residents in a particular block (i.e. communal garden), and individual homes (i.e. private spaces like balconies)

	<ul style="list-style-type: none"> s. One member asked about the size of the community centre and it was confirmed that this is over two floors with some areas that are double height. The adjacent retail and commercial space will be used as the regeneration office/marketing suite, but is a designated commercial unit and space is designed for retail in the long term. t. It was noted by one member that the noise impact assessment will be important and it was confirmed that the new buildings will be high quality and airtight, which means they will be much more noise-tight than residents are used to at present. It was also confirmed that a different specification of glazing is used nearer to roads where required u. A member enquired about the 40% parking provision and whether this contradicted the Landlord Offer. It was confirmed that this parking provision level is set to meet requirements and did not contradict the Offer. The Landlord Offer was read out: "if you own a vehicle at the time you move to your new home, you will be allocated a parking space". It was confirmed that this offer is for one car per household. v. A member asked if it was legal to deny a controlled parking zone (CPZ) to new residents and it was confirmed that ET will need to come back on this point [Action: ET] w. This member also flagged for consideration that the Hawks Road junction is a difficult junction x. It was confirmed that all 17 category A trees outlined in the arboricultural report are being maintained. The survey can be provided if required. It was also confirmed that the vast majority of category B trees will also be retained y. The presentation will be shared with CB members but this will be marked as confidential.
6.	<p>AOB:</p> <ul style="list-style-type: none"> a. JV rep noted that this was an important milestone and thanked everyone for their support. It was also added that the LLP has met and had the planning presentation and business plan briefing b. The outgoing CRE regeneration director thanked everyone for their support and input and wished the programme and board well as this would be the last meeting with them. She was, in turn, thanked for all her hard work c. The next meeting will be in mid-January as other actions will take place outside of the CB meetings (i.e. recruitment of new members). The plan is to conclude recruitment in December and invite new members to the January meeting. d. It is noted that one member did not agree with waiting until January to meet. Members discussed and agreed they could meet themselves for matters arising
7.	<p>Next Meeting/s: TBC January 2021</p>

Action	Item	By	Update
1	CPZ applications - new residents	RBK	
2	Send CB members presentation with agreed amendments	RBK	Complete