

Homes for
Wandsworth



ASHBURTON SOUTH



Public Consultation Invitation

Thank you to everyone who has taken the time to provide feedback on the proposals to provide new homes for council rent on small sites across the Ashburton Estates.


We recognise that the idea of any new development can raise concern in the community, and we want you to know that we are listening to those concerns and working on balancing the needs of residents.

We held a drop-in session for the local community in November 2022 to introduce the sites that are under consideration as part of the Borough-wide Homes for Wandsworth development programme. All feedback provided since then has allowed us to build a good understanding of your concerns, priorities, and ideas for the Estates. In this flyer you will find a summary of the feedback we've received so far.

Ashburton South Public Exhibition


 Friday, 28 April 2023
from 5.00pm to 8.00pm

 Saturday, 29 April 2023
from 10.00am to 6.00pm

 Granard Primary School, Main Hall,
Cortis Road, London, SW15 6XA
*Please enter via the main entrance
on Cortis Road.*

Ashburton South Online Webinar

 Wednesday, 3 May 2023
from 6.00pm to 8.00pm

 This webinar will be hosted on the Zoom platform. Please register in advance to attend the webinar via our website

We would like to invite you to the first of our formal consultation events for the sites within **Ashburton South Estate** to hear your views on our proposals.

At this event we will be sharing the emerging proposals, which have been shaped by the early feedback we've received from the local community and discussions with the local planning authority.

Focused events will follow soon for sites around **Whitnell Way**.

There is still work to be done as the team prepares the final proposals over the coming months. Consultation and engagement with the local community are at the heart of the process. It is important to us that we capture the thoughts, feelings, and ideas from the local community to ensure that the very best schemes can be brought forward.

These events in April will be followed by consultation in autumn 2023, to invite feedback on more refined versions of the development proposals.

Regardless of the form of development that is ultimately proposed, please be reassured that **no existing homes in either of the Ashburton Estates will be demolished as part of future proposals.**

It is the intention that the Homes for Wandsworth programme will deliver well-designed new homes, built to achieve high environmental and sustainability standards. Alongside the proposals for new homes, we are excited to talk with you about ideas for potential enhancements to the Ashburton Estates that the Homes for Wandsworth investment may be able to deliver. For Ashburton South, we are particularly keen to engage with you about the Estate's green spaces, community space, and opportunities for play. Come and join us at our public exhibition to get those conversations started!

Please turn over to find out more about the feedback received so far and our responses to the top questions from Ashburton South residents.

The Homes for Wandsworth Programme

There is an exceptional need for new homes in the Borough with, at present, over 11,000 applicants on the Council's housing waiting list, over 2,400 of whom are classified as homeless.

Wandsworth Borough Council (WBC) approved a development programme in 2017, with the aim to build 1,000 new homes across the Borough on sites within WBC ownership.

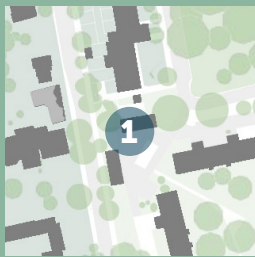
Following the 2022 elections, WBC has been targeting a series of actions to address the housing crisis Wandsworth faces. One of these is the Homes for Wandsworth programme's focus on council homes. This will deliver 1,000 council homes – over 500 more than previously planned.

These homes will be delivered for local people and will be normally allocated to existing Council tenants from the estate, or the wider vicinity, who have an existing priority due to their homes either being overcrowded or underoccupied. This will then free up homes for those on the waiting lists.

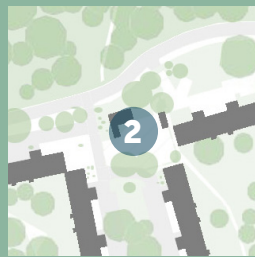
The sites on the Ashburton South Estate were chosen after a comprehensive site assessment process, managed by WBC, which has taken place over the last five years.

To find out more please visit: www.wandsworth.gov.uk/housing/council-led-development/

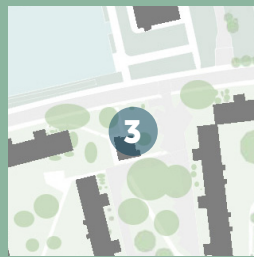
The following sites across the Ashburton South Estate are currently under consideration:



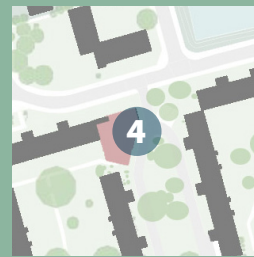
Innes Gardens West



Innes Gardens East



Hayward Gardens West



Hayward Gardens East



Cortis Road

What we have learned so far

Listening carefully to the feedback provided since our drop-in session in November 2022 has allowed us to build a strong understanding of the Ashburton South community, and the aspects of the proposals that are of particular interest or concern to local people. Thank you to everyone who has provided feedback to us.

The feedback and comments received since November 2022 have been our guidelines for developing emerging proposals for the sites and for wider enhancements to the Estate that could be delivered by these proposals.

The top three factors you consider most important in creating a successful community are:



Having access to outdoor and social spaces



Being close to trees and nature



Adequate car and cycle parking provision

You supported, in principle, our initial thoughts about:



The need to provide new homes for council rent



Opportunities for improvements across the Estate



Further engagement opportunities to view development proposals

You wanted us to consider in particular:



Existing parking pressure on the Estate



Preserving the Estate's existing green spaces, play spaces and trees



The feeling of a lack of space for residents across the Estate

Repairs and maintenance

We have heard from the Ashburton South community about frustrations and concerns with repairs and maintenance failures that are affecting their homes and daily lives. WBC is investing significantly in recruiting new staff to respond to such matters and ensure that existing council residents feel better supported. Please continue to report any issues you are experiencing, so that WBC has a complete picture of the current needs of the Ashburton South Estate.

We are looking at the following key areas that will be essential features of any final proposals for Ashburton South. What are your ideas for these key areas?



Building design and form



Better solutions for refuse collection and storage



Opportunities for biodiversity enhancements



Landscape, open spaces and play spaces



Community spaces



Improving access around the Estate

We will be running focused workshop events on play spaces, open spaces, community spaces and landscape. Please come along to the Public Exhibition to leave your contact details with us if you would be keen to participate in those sessions. Alternatively, you can let us know if you are interested by getting in touch via any of the contact details provided on the back page.

Your questions and concerns

The table below provides a response to the four topics that the Ashburton South Community Engagement Team has been most frequently asked about. You will find a fuller list of Frequently Asked Questions on the project website, which seeks to provide a response to all direct questions received so far.

Question	Response
Will parking be lost and, if so, will it be replaced elsewhere?	Parking capacity surveys for the Estate are underway. The parking needs of new residents are being assessed, and both will inform the emerging proposals. This includes the planning policy requirement to ensure that adequate parking for people with reduced mobility is provided. The design team is also looking at potential improvements to parking availability across the Estate through options for reconfiguring existing parking areas. The final proposed parking strategy will be the subject of scrutiny when the planning applications are submitted.
What would happen to existing green areas, seating areas and trees?	The existing green spaces would be enhanced with seating added and/or replaced, should any existing areas be removed. The design team is working with the WBC's tree officer and an independent tree specialist to agree a plan to retain as many trees as possible. If it is shown that the removal of an existing tree is necessary, it would be replaced. If a large, mature tree needs to be replaced, two semi-mature trees will be planted in its place.
What is going to happen to the existing play spaces?	The design team is assessing the quality of the play areas across the Estate, to see the extent to which the existing areas could be enhanced. Any loss of existing play area will be re-provided within close walking distance. We would very much like to work with residents and young people on the Estates to design any new, enhanced play space together. Views on the Estates' play areas are actively encouraged at the upcoming April and May 2023 consultation events, to allow us to capture the community's aspirations and ideas.
Will the developments make the Estate too densely populated?	Any development scheme will be required to meet a number of planning requirements, including consideration of density, overlooking, loss of light and amenity and how these matters have been considered and addressed within the proposals. Prior to any planning application being submitted, we will undertake several impact assessments and surveys, such as daylight/sunlight studies which will be submitted and available for public access. These will be duly considered as part of the planning process and local residents will have the opportunity to comment on the application's plans and reports once it's been submitted.

Have your say

We will be holding a Public Exhibition on **Friday, 28 April 2023 from 5.00pm to 8.00pm and Saturday, 29 April 2023 from 10.00am to 6.00pm at Granard Primary School's Main Hall (Cortis Road, SW15 6XA).**

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The Public Exhibition will be an opportunity for you to meet the project team, find out more about the emerging proposals for the sites across Ashburton South and share your thoughts with us. All feedback received will be considered as the emerging proposals are developed further.

We are also hosting an Online Webinar on Wednesday 3 May 2023 from 6.00pm to 8.00pm where the project team will present the emerging proposals and answer any questions you may have through a dedicated Q&A session. If you would like to attend the Webinar, please register your interest through our website below.

On 2 May 2023, our website will be updated to include details of the emerging proposals and all information from the Public Exhibition, including our feedback form to leave your comments. A recording of the Public Webinar will be made available on the website by 5 May 2023.

There are many ways you can get involved with the emerging proposals. We would encourage you to visit the Ashburton South website by scanning the QR code or visiting the web address below to find out more and sign-up to receive email updates about the project.

We are inviting your feedback up to **Wednesday, 31 May 2023 (midnight).**

We will be holding focused public consultation events for the sites at **Whitnell Way** in May 2023 and will be advertising details shortly.

Contact us

If you would like a copy of our consultation materials in another format, such as large print, audio, or another language, or have any other queries please contact us.



0207 446 6869



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We understand that not everyone has access to the internet or is comfortable navigating websites and commenting online. You can therefore also give us a call, send us an email or send post to us with any questions, and we will be very happy to assist with your enquiries.

Please scan here
with a smartphone
camera to view
our website

