



Planning Application Overview from Quantum & Teddington Community Sports Ground CIC

Planning Application: 18/0151/FUL

Former Imperial College Private Ground,
Udney Park Road,
TW11 9BB

Planning Committee date : 26th September 2018



QUANTUM GROUP

Quantum Group

Quantum is an experienced UK-based property specialist

We specialise in the elderly care sector, creating high quality retirement living communities and care homes across the South West and South East of England.

We have an in-depth knowledge of the Over 55s residential sector with developments in Bournemouth, Poole, Taunton, Redhill, Reading and Tunbridge Wells. In Christchurch, Dorset, we have a Joint Venture with the Royal Bournemouth and Christchurch NHS Foundation Trust.

We provide extra care residential houses and apartments through our Platinum Skies brand. Platinum Skies is for people over 55 (although the average age of residents is 82) who want to live independently, in their own home - secure in the knowledge that any changes in circumstance (health, mobility, finance) can be managed in future years.

Our homes are designed with low running costs and low maintenance in mind, and are adaptable for future needs. Domiciliary care and lifestyle services are available on site 24 hours a day.



QUANTUM GROUP

We contribute direct solutions to society's challenges and build a prosperous and sustainable legacy for future generations.

- Create specialist elderly care and dementia facilities
- Provide affordable housing solutions for the elderly
- Reduce demand on the state for elderly social care
- Free up family-size homes to the property market
- Regenerate underused land and property assets
- Reduce rates of delayed transfer of care (bed blocking)
- Reduce loneliness and boost wellbeing for the elderly
- Build beautiful environments that enhance social prosperity

Registered Social Landlord

Platinum Skies Living is a Registered Social Landlord, supported and regulated by Homes England.

In partnership with Quantum Group, we are investing in the creation of vibrant new residential communities that improve well-being and financial security for people in later life.

Through HM Government's innovative Older Person's Shared Ownership scheme, Platinum Skies makes home ownership affordable in the short term and sustainable in the long term.

Customers are able to purchase a chosen % of equity in their new home and pay a government set rent on the remaining equity. This reduces the initial costs for the purchaser, and so frees up their capital for future living and care costs.

Upon completion, Platinum Skies will operate the site, maintain the grounds and take care of its residents' care and lifestyle needs.



Extra care independent living

- We design, build and operate premium quality age-friendly homes
- We provide personalised lifestyle support and care packages
- We manage inclusive communities with fantastic facilities and social activities

Teddington Community Sports Ground CIC

Teddington Community Sports Ground CIC

- ✓ Quantum actively sought representatives from the community to set up the Teddington Community Sports Ground Community Interest Company (TCSG CIC) to partner with them to deliver a scheme for the whole site.
- ✓ A CIC is a limited company trading with a social purpose, or carrying out activities for community benefit, rather than private advantage.
- ✓ Seven local residents have formed the company and are the directors of the TCSG CIC.
- ✓ An advisory group has been set up and consists of many local sports clubs, residents and other organisations to support the CIC board and help develop ideas for the facilities.
- ✓ Its purpose is to create a sustainable, high quality community sports, leisure and social facility, which will be open to the public and can be used by a wide cross-section of local clubs, societies, associations and residents.
- ✓ Subject to planning permission, 9.5 acres of land will be gifted to the CIC, in perpetuity, as part of our commitment to create a community, leisure and sports facility for everyone to use and enjoy indefinitely – irrespective of age, ability or income.
- ✓ Funding will come from development on just 3 acres providing affordable extra care housing for older people and a new, much needed GP's surgery (subject to planning permission).
- ✓ The CIC are actively engaging and communicating its aims and vision for the site to the general public.

Website: <https://www.teddingtonsportsground.com/>



**TEDDINGTON COMMUNITY
SPORTS GROUND CIC**

9.5 acres and facilities transferred to the community

The following built facilities and the freehold title of 9.5 acres will be gifted to the community:

- Multi-functional pavilion with community facilities, sports facilities, crèche, cafe
- High quality Artificial Grass Pitch (AGP)
- MUGA (multi-use games area)
- Turf Rugby Pitch
- Cricket nets
- Public Open Space
- Outdoor Gym
- Fitness Trail
- Children's Playground
- Picnic area
- Community Orchard
- Medicinal Herb Garden
- Riding Arena for Park Lane Stables RDA
- Petanque Courts
- New Zebra Crossing
- Cafe
- Crèche



TCSG CIC directors



Bob Smith - Chair

Teddington resident who has been involved with Teddington Athletic FC for 10 years, including leading the team which ran Udney Park last year under lease from Quantum. Led the “Space to Play” campaign which attempted to purchase Udney Park Playing Fields and now working with the CIC team to create a great community facility in partnership with Quantum.



Diane Davies

Teddington resident for over 30 years, Local Scout Leader for more than 20 with 3rd Teddington Scout Group. Impressed by potential opportunity for all Teddington residents to benefit from new sport, recreation and community facilities on this site.



Ann McFadyen

Teddington resident and business owner. Passionate about the opportunity to provide Teddington with a community resource it so desperately needs.



Russ Hoadley

Teddington resident, Treasurer of TAFC. Determined to secure viable community and sporting facilities for Teddington.



Gareth Cross

Kingston resident and involved in the operation and management of a successful multi sport community sports club in Teddington for over 25 years. Privileged to be involved with the CIC in this once in a lifetime opportunity to secure a wonderful community facility for the people of Teddington.



Melanie Spencer

Teddington resident and local Group Scout Leader. Determined to secure viable community and sporting facilities for Teddington



Simon Cartmell

Hampton resident with over 20 years running large community sports clubs and related activities in and around Teddington. Having played rugby on the site as a school boy, firmly committed to developing the Udney Park Road playing fields into a sustainable, regularly used asset for everyone in Teddington

TCSG CIC response to Frequently Asked Questions

Q: Would you be able to clarify the following points raised by the Opposition?

1. *The CIC is not independent - this group is funded by the developer and their marketing is the developer's.*

A: The CIC is a group of local people who took the opportunity to work and negotiate with the land owner, Quantum, in order to secure a financially viable proposition for Teddington. We negotiated an increase in the amount of land to be gifted to Teddington (from 7 to 9.5 acres); secured a legally binding agreement to ensure that none of the extra care retirement flats will be occupied until the sports and community facilities are built and handed over to the CIC; secured financial support during the first 3 years of operation so that the site is financially sustainable as it won't be able to generate full revenue from 'day one', and we will receive a percentage share of profits from the retirement flats in order to fund the community project.

Given the failure of the 'Space to Play' campaign and difficulty in securing adequate funds and support from the Teddington community when the private site was originally put on the market by Imperial College, we felt that working with the company that actually owns the site is the best way to secure a positive outcome for Teddington (9.5 acres of private land and modern, fit-for-purpose sports facilities gifted to the community and secured from future development in perpetuity). These negotiations demonstrate that the CIC has been fiercely independent of Quantum, trying to secure what we believe to be in the best interests of the wider community. Now we have a final proposal that the CIC believes is viable, we are aligned with Quantum and support their Planning Application.

2. *The sports facilities and open space are not fully funded.*

A: The CIC has secured a legally binding commitment from Quantum that they will not permit any occupancy of the extra care flats until the sports and community facilities have been constructed and handed over in their entirety to the CIC. This commitment is also included in the Section 106 commitments Quantum will make in the Planning process. The Planning Application speaks about a cost of up to £2.7m to deliver the community assets but identifies £1.77m as committed Quantum funding. This is because the CIC has made a commitment to try to secure grant funding to ameliorate the funding burden on Quantum. However, should such grant funding be unavailable, Quantum are committed to deliver, at its cost, the facility and community open space to CIC agreed designs and specifications.

3. *A Community bid is a realistic option*

A: We are aware of the plans put forward by some members of the public – led by the Friends of Udney Park Playing Fields (FUPPF). However, there are some fundamental reasons why we don't believe their plans are viable or for the benefit of the whole community:

1. They do not own the 12.74 acre site.
2. They have no agreement with the current land owners to obtain any or all of the land.
3. They have no working relationship or funding in place with the current land owners.
4. Their plans for the site shows the majority is for sporting use and therefore fails to deliver a genuine community facility or open space for everyone to use and enjoy.

Q: I thought this site was public property or was certainly open to the public to use?

No. This land is privately owned and always has been. There has been some misunderstanding about this and we would like to clarify that it has never had any public facilities, nor has it ever been used for publicly accessible sports or open space. We, as a community are not losing any sports fields or open space we never had access to – we are gaining 9.5 acres of land for our own community use and it is free!

Q: Will the new facilities be funded by local taxpayers and the Council?

No. The facilities will be built by Quantum at their own expense. Upon completion we will own, run and manage the facilities on behalf of the community, at no cost to the council or taxpayers. We plan to employ local people to help run the facilities.

Q: Why have you only got 2 pitches?

We have 2 full sized pitches. One is a 3G artificial pitch (there is an under provision of artificial pitches in the Borough). This pitch can be used for multiple sports including football, rugby and hockey and can be used far more regularly than traditional grass pitches which have limited hours of use and require far more maintenance and rest periods. (For instance, a turf pitch can only realistically be used for 7-9 hours a week whilst a floodlit 3G pitch could be used up to 80 hours a week)

The other is a full sized grass pitch for both rugby and football. We are also building a MUGA which again has multiple uses and is not dependent on the weather. This can be used for tennis, netball and basketball etc.

This arrangement of pitches will result in considerably more sport being played on the site than has historically happened. It also frees up space for a new public park (with outdoor gym and trim trail) for the benefit of the community.

Q: How will the TCSG CIC be managed?

The existing management structure of the TCSG CIC is a Board of 7 experienced directors who are facilitating the fair and broad representation of the community including clubs, residents and associations. Additionally, an Advisory Group has been formed to create a management body for the CIC that is fully representative of the local community. The CIC Board and administrative staff will manage the day-to-day activity of the site and it will be run and managed by qualified staff, employed by and under the direction of the TCSG CIC

Key Benefits

- **Owned by the Community, run by the Community, for the Community**
Run by experienced local organisation leaders, who share a passion for sport and their community.
- **Not Just for Sports**
Accessible to everyone, the 9.5 acres will provide a variety of sports and leisure facilities including paths, trim trail, playground, crèche, café and picnic area, all with full disabled access.
- **State of the Art Facilities**
A much-needed multi-functional pavilion with community facilities, together with high quality pitches and courts, creating a social hub for local residents.
- **Encouraging Healthy Living**
Providing new, accessible public open space where local people can walk, exercise and take part in community activities, helping to enrich their lives, health and well-being.
- **From Exclusive to Inclusive**
Taking closed private land and creating a fantastic open space in the heart of Teddington for all the community to use and enjoy - regardless of age, ability or income; protected and safeguarded forever.



The Proposals

Site Plan



9.5 ACRES OF PUBLIC COMMUNITY, SPORTS AND LEISURE FACILITIES

- 3 Public Open Space/Park
- 4 Outdoor Gym
- 5 Community Orchard
- 6 Medicinal Herb Garden
- 7 Fitness Trail
- 8 High quality multi-use artificial pitch
- 9 Turf Rugby/Football pitch
- 10 Picnic Area
- 11 Café
- 12 Children's Playground
- 13 2 x Club size Petanque Courts
- 14 Crèche
- 15 Multi-functional pavilion with community facilities
- 16 Coach/Minibus drop off
- 17 Pedestrian Crossing
- 18 MUGA (multi-use games area)
- 19 Park Lane Stables riding arena predominately for therapeutic riding for the disabled (RDA)
- 20 Cricket Nets



2 OLDER PEOPLE'S EXTRA CARE COMMUNITY

- 107 Extra Care Apartments and Communal facilities
- Health and Beauty Salon
- Restaurant and Bar
- Care facilities
- Communal lounge



1 NEW GP SURGERY:

- 12 GP consulting rooms including dedicated training rooms
- Pharmacy
- Nurses consulting room
- Minor surgery room
- Treatment room
- Physio/baby clinic/meeting room
- 2 Waiting room areas with children's play area
- Onsite parking plus drop off/pick up point
- Lift between floors
- Pedestrian access from Udney Park Road, Kingston Lane and Cromwell Road
- Secure Cycle spaces



Extra Care apartments



Converted Clubhouse



New GP Surgery



THE PARK ROAD SURGERY

37 Park Road, Teddington, Middlesex TW11 0AU

Telephone: 020-8977-5481 Fax: 020-8977-7882

Partners

Dr. Alexandra Patton MA MB Bchir(Hons) MRCGP
Dr. Julian Bradley MB BS FRCP FRCGP
Dr. Nicolette Potts BSc MBChB MRCGP MPH DPhil
Dr. Sean Gallagher MBChB MRCGP
Dr. Nicholas Grundy MA(Hons) MBBS MRCGP

Practice Associates

Dr. Linda Cheung MB BS MRCGP
Dr. Brinda Paramothayan BSc(Hons) MBChB MRCGP
Dr. Francesca Gilbert MRCGP
Dr. Sophie Harris MRCGP

Practice Manager

Emma Nicholls BA(Hons)

27th July 2017

Introduction

Park Road Surgery is a high-performing NHS GP surgery with a patient list size of 13,153 as of today's date. We are currently located in a converted Victorian house at 37 Park Road, Teddington TW11 0AU, and have been at this site for over 40 years. The existing premises are fully developed, and should serve a maximum of 3,800 patients, meaning that we are accommodating about 10,000 excess patients. This severely limits the practice's ability to respond to the healthcare needs of our population in a timely fashion, to expand on the employment and teaching/training opportunities we offer, and to deliver outstanding care.

Despite this our list continues to grow by about 2.4% annually, and we anticipate significant further pressures on our service from additional list growth from the current residential developments on Waldegrave Road and at Teddington Studios. We have been actively seeking new premises for eight years, and have been working with the CCG, NHS England, specialist medical developers, and the local council in an effort to achieve this.

Richmond CCG

Our need is recognised as urgent by the CCG, who have written in support of our premises need separately; their governing body minutes from 21st June 2016 note that we are a "key priority", describe our current building as "no longer fit for purpose", and we are listed in their Estates Strategy as a priority.

NHS England

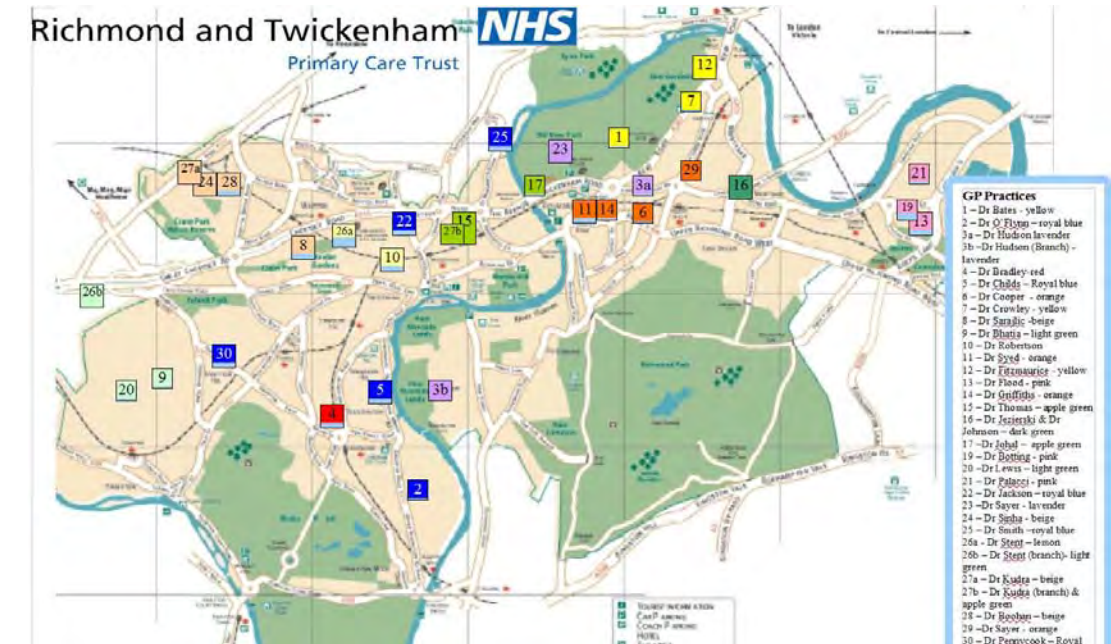
The CCG have a direct relationship with NHSE regarding premises, and the practice has supported their application for capital funding from national sources to support our need. Our situation is discussed regularly at primary care meetings by the CCG, and NHSE are supportive via our Local Area Team of the practice's need to relocate.

Richmond Council

We have been in discussions with Richmond Council since July 2014 over two sites which they own, and the possibility of co-locating health and social care elements on one of these. These negotiations were originally handled by the specialist healthcare developer Medicx / Octopus Health without success, and were subsequently reopened by the practice. We have continued to discuss these sites with Council Officers, Local Councillors, and the Cabinet Member with overall responsibility for Estates, emphasising the local healthcare need, the benefits in terms of social prescribing of the co-location of health and social care, and the ways in which the proposed development would support the Council's Local Plan, Village Plan, and their Primary Care Strategy. Despite this, the Council have blocked any attempt on our part to draw up plans accommodating either a community centre or charitable office space as part of a redevelopment, despite mutual enthusiasm from the surgery and from the community organisations, and as of May 2017 declared the option closed. Although they have since, under pressure from us, reopened negotiations, the practice and our Patient Participation Group do not feel their approach to date gives us any confidence that they are taking our need, and by extension the health need of the local population, seriously.

The community we serve

The practice is in the Teddington and Hampton locality of the London Borough of Richmond-upon-Thames, which serves approximately 52,000 patients through six GP practices (Broad Lane, Hampton Hill Medical Centre, Hampton Medical Centre, Hampton Wick Surgery, Park Road Surgery, Thameside Medical Practice). These are shown in the cluster map below; although this dates from 2012 there have been no changes in the practice's immediate locality since then, although there has been one GP surgery closure and one merger into new premises in the wider CCG area.



The local Council treats Teddington as a "District Centre" with regards to planning policy, and it is one of the five main town centres of the borough¹. Teddington and parts of Hampton are among the least deprived areas in the country, although there is within-ward deprivation particularly around Hampton North. The practice's current list size is about 25% more than the population of the Teddington Ward, reflecting that our catchment extends into five neighbouring wards of the borough, and our list is approximately 8% of the population of Richmond.

Benefits of the proposed scheme to the local population

Access to health

The proposed new surgery on the former Imperial College playing fields would dramatically improve access to healthcare for local residents, with capacity increasing by an estimated 105,000 appointments annually. It would particularly benefit those groups disproportionately disadvantaged by the poor physical access and DDA compliance of the current building, specifically those with children, mobility issues, and disabilities. It offers the local CCG a building tailor-made for providing additional networked services at scale, and the practice already employs doctors with special interests in areas including dermatology, diabetes, and minor surgery.

Employment and Training

As a local employer, we currently employ 31 staff, are a training practice for medical students, junior doctors, GP trainees, and have trainee pharmacists and apprentices from Kingston Adult Education at the practice. We are also looking at offering space which could be used by physiotherapists and other allied healthcare professionals, and for community use. The new surgery would increase employment and training opportunities in management, administrative, and clinical roles, with the training of doctors and nurses key to national plans for the future of the NHS including the *Five Year Forward View* and the *GP Forward View*.

¹ [Richmond Council Planning & Development](http://www.richmond.gov.uk/planning_and_development_teddington.htm) http://www.richmond.gov.uk/planning_and_development_teddington.htm

Capacity for population growth

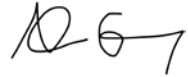
The GP surgery will extent to c.1050m² of Gross Internal Area (GIA), and this is calculated based on the practice's current list size plus 10% growth in line with the guidance in *Health Building Notes 11*. As such, the proposed new surgery would cater for just over 14,400 patients in ideal conditions; given that at present we are delivering a service to almost that number in less than 30% of the recommended space, the practice are confident we could accommodate more patients in future if required.

Conclusion

Park Road Surgery are in urgent need of a new building to accommodate what is the second-largest list in the borough, and that need is recognised by the CCG, by NHS England, by the Council's planning department (who acknowledged our need at a concept meeting on a different site), and by our patients. We regard the proposed Udney Park development as offering an outstanding opportunity to deliver a state-of-the-art new GP surgery, fit for the needs of our patients, in conjunction with the residential and sporting components of the development. We would also highlight that, despite eight years of looking, and extensive discussions with landlords, developers, and LBRuT itself about alternative sites, this is the only option open to the practice. We cannot continue caring for 10,000 additional patients indefinitely, and we cannot wait any longer for options which have failed to bear any fruit over the past eight years.

Our need is urgent and immediate, and we urge the planners to approve the development on behalf of the practice and the healthcare needs of our 13,000 patients.

Yours sincerely,



Dr. Nicholas Grundy

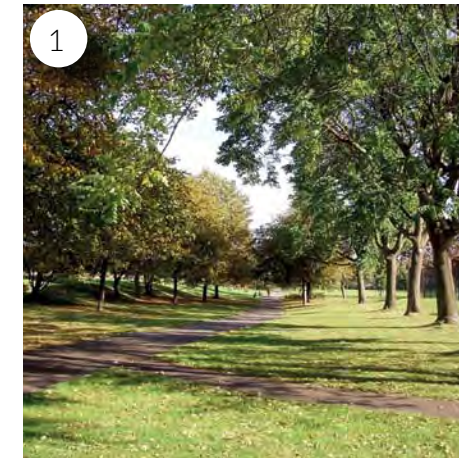
New 3G Playing Pitch



New Community and Sports Pavilion



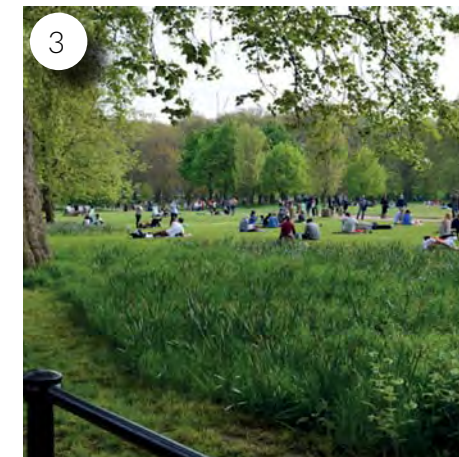
New Public Park



Parkland Walk



Fitness Trail



Parklands Open Space



Outdoor Gymnasium



Wildlife Pond



Community Orchard

New Public Park



Background and Public Consultation

A brief history of the site

- The former Imperial College London (ICL) private ground was originally part of the estate owned by Robert Fullerton Udney, who died in 1802.
- Late 1930s – the private playing fields became the property of Lord Beaverbrook, who later gave the land to St Mary's Hospital Medical School.
- 1938 - the playing fields were renamed St Mary's Hospital Medical School Athletic Ground.
- 1988 - became the property of Imperial College London (ICL) through its merger with St Mary's Hospital Medical School.
- Late 2015 - Quantum acquired the 12.74 acre site from Imperial College London
- From the 1920's until its acquisition in 2015, the site has always been in **private** ownership with controlled access granted to select groups



LBRuT's ageing demographic

The LBRuT Core Strategy recognises the acute shortage of housing, particularly affordable housing for families, and the need to provide housing to meet local requirements, particularly for the increasing number of **one person households, for older people and those with restricted mobility (paragraph 5.1.5).**

LBRuT is ranked joint second for the highest percentage of population aged 90+ in all London Boroughs.

LBRuTs Extra Care Housing Evidence Base Dec 2015

Improve planning and design policies to offer older Londoners more choice, whether they are active older people, downsizers or in need of specialist and extra care homes, and by making it easier for owner-occupiers to adapt their homes when they want others including carers and lodgers to live with them.

HOMES FOR LONDONERS – A Manifesto for all Londoners – (Sadiq Khan March 2016)

“..Kingston hospital has one of the highest level of Delayed Transfer of Care (DToC) of all London Trusts”

NHS England Delayed Transfer of Care Pan London Review – March 2016

Richmond has the highest proportion of people aged over 75 and living alone in London (51% Richmond vs 35% for London)

Joint Health & Wellbeing Strategy 2016-2021

The need for increased provision of older people's housing including the need to deliver a range of products (including shared equity), in mixed tenure developments. The strategy also highlights the benefits of new supply to the London housing market, in encouraging down-sizing.

Revised London Housing Strategy Policy 33 (2014)

Richmond's Out of Hospital Care Strategy 2014-2017 sets out plans to provide services that are personalised, integrated and closer to home i.e. in community settings. The strategy identifies the scope for extra care housing to reduce the number of admissions to residential care.

48% of households aged 65 and over in LBRuT have two or more spare bedrooms - equating to approx. 6,700 households.

This indicates that a large proportion of the older population are under-occupying their homes.

LBRuTs Retirement Housing Review 2016

LBRuT residents have among the highest life expectancies in both London and the UK.

Current estimates are 88.2 years for women and 85.5 years for men.

LBRuTs Retirement Housing Review

LBRuTs Older People's Supported Accommodation Review (2008) recognises the potential for extra care provision to help older people maintain their independence.

Supporting LBRuT's commitment to Sport, Health & Well-Being

The London Plan (2016)

The London Plan is the spatial development strategy for London consolidated with alterations since 2011. With regards to sporting facilities specifically, it states:

- Development proposals that increase or enhance the provision of sports and recreation facilities will be supported. Wherever possible, multi-use public facilities for sport and recreational activity should be encouraged.
- Sports and recreation facilities are important parts of the social infrastructure, providing a range of social and health benefits for communities and neighbourhoods.
- The Mayor will work with local authorities, national sports governing bodies, Sport England, sporting foundations and trusts, the private sector and others to provide investment to support the development of new facilities or the refurbishment of existing facilities.

"All people in Richmond are able to achieve their full potential, live their lives with confidence and resilience, and access quality services that promote independence and deliver value for money"

Richmond's Health and Wellbeing Vision

The Young People's Council work plan on Physical health encourages wider participation in use of local leisure activities – Section 4.4

LBRuT CCG The Joint Children and Young People's Health Strategy and Commissioning Plan 2014 -2017

24,000 (16%) of Adults in LBRuT are physically inactive.

LBRuT Sport & Fitness Services Action Plan (2014-2015)

- Provide more opportunities for adults and young people to take part in sport.
- Develop more opportunities for people to learn new skills through sport and fitness.
- Retain and improve existing sports facilities and develop new ones where there is need.
- Ensure there is legacy benefit from major events such as the 2015 Rugby World Cup.
- Enhance partnership working and consultation to improve the delivery and effectiveness of sport and fitness services.

Around 21% of primary school Children in LBRuT are obese or overweight.

Joint Health & Wellbeing Strategy 2016-2021

The residential area to the South and South East of the site is clearly highlighted as an area lacking in public open space.

LBRuT Local Plan Proposals Map – adopted July 2015

Promote positive conditions and places for children, young people and families to grow, learn, work and play and be safe.

Joint Health & Wellbeing Strategy 2016-2021

There are also limitations on access to sport facilities based at school sites and colleges during term time and demands for additional activities in parks and open spaces.

Financial barriers are also reported, with many fitness clubs requiring individual membership.

There is need for greater focus on the cultural, social and mental wellbeing element and minimising the focus on just the health benefits of physical activity.

JSNA Quarterly Newsletter January 2017

The need for new primary care in LBRuT

“ There is already a significant lack of primary care healthcare space in Teddington, with the two surgeries located in the ward collectively having 574m² against a recommended size of 1370m², meaning they have 41.9% of the space NHS best practice guidance would suggest they should.”

**Park Road Surgery,
Teddington - representation
to LBRuT Local Plan 2017**

“ ...The existing primary care estate in South West London requires development and investment to deliver the scale of provision required to support the new models of care.

Overall there is a shortfall of space against standard measures and a preponderance of unsuitable premises.”

**NHS South West London Five
Year Forward Plan -2016**

“ There is an increasing demand for healthcare provision locally, particularly in Teddington, and the council is working with service providers to identify any property opportunities that will assist to support wider community benefits, and modern fit for purpose healthcare facilities. “

Draft Village Plan March 2017

“ Richmond CCG's priority is for provision of more health services based in the community, and there is a need in the Teddington Ward for increased community space to accommodate these”.

Local Plan (Health Impact Assessment), 7.24

“ All of us should be ashamed at the state of many of London's GP practices: the condition of most practices is 'poor' or acceptable', and a staggering three - quarters of London's GP practices are in need of rebuild or repair.”

**The Londonwide Better Health For London
report (<http://www.londonhealthcommission.org.uk/our-work/publications/>)**

“ Park Road Surgery is prioritised in the Richmond Clinical Commissioning Group's Estate Strategy. Across the Borough GP surgeries have a mean of 37% less space than they should, with Park Road the second worst off at 71% undersized. Park Road Surgery is the second-biggest practice in the Borough and the second-most undersized. “

**Richmond CCG Estates Strategy
April 2014**

“ The Richmond and Twickenham Primary Care Trust has raised the need for doctors' surgeries to meet current and projected demand; currently GPs across the Borough have large patient lists, and new facilities are needed to meet demand and offer expanded services at the local level.

**LBRuT Core Strategy
adopted 2009**

Public Consultation

JANUARY 2016 - ONGOING

One to one meetings with over 1,500 stakeholders, residents, businesses, local groups, schools and associations.

MARCH-MAY 2016

Public Consultation started with the opening of the Community Hub.

JULY AND SEPTEMBER 2016

Community Update newsletters sent to 10,000 residents and businesses in Teddington and Hampton Wick Wards.

NOVEMBER 2016

Website launched.

DECEMBER 2016

3 day public exhibition showing latest proposals, attended by nearly 300 people.

MARCH 2017

Launch of Teddington Community Sports Group Community Interest Company (TCSG CIC).

MARCH 2017

Community Update newsletter to 10,000 residents and businesses in Teddington and Hampton Wick Wards.

APRIL 2017

Main sponsor to Teddington 800 community celebrations.

JUNE 2017

Final Public Exhibition prior to submitting formal planning application.

JUNE 2017 TO PRESENT

Ongoing communications and planning updates



Overview of feedback

Over 1500 local stakeholders have been directly engaged in the process and communication has been ongoing with over 8000 local stakeholders in the Teddington and Hampton Wick wards throughout the process

Feedback was encouraged and gathered both through one to one engagement with key stakeholders and through the stages of public consultation carried out to date.

A range of different comments have been raised throughout the consultation process and a high level summary of the most frequently received comments, in no particular order, include:

Positive Comments

- Previously underutilised private land is at long last being opened up to the community.
- It will provide much needed sports facilities for everyone.
- As well as sports, provision of good community space is welcomed.
- Elderly care and retirement living is needed in the area.
- A new GP facility is needed for Park Road Surgery in the local area.
- Benefits provided to the community will outweigh the loss of open space.

Concerns

- Impact on the local area with an increase in traffic and proposed access.
- Impact of having a doctors surgery in the area.
- Proposed scale and density on open space
- Impact of community sports facilities and public open space on the surrounding residential area.
- Impact of construction in the surrounding area.
- Loss of any playing fields - it should not be built on.
- The land should not have been sold to Quantum.

As it has never been open to the wider community and if it is managed properly I see no reason to not like what is being proposed.

The ground has never been particularly useful for the community of Teddington, this will change that dramatically for the better.

We have lived here for 50 years and the site has always been private.

I commend you on your consultation process.

Doctors surgery is a good idea.

What assurance can you give me that the majority will be used for playing fields?

If a mixed development scheme is not provided it will remain an underutilised piece of land and no one will benefit.

I was very anti Quantum at the beginning but now I love what you are doing – you are really thinking about the community and giving 8 acres to the community forever is brilliant.

Ensure it is public open space with children's play area and not just for sport.

Keep all the site for sports and open it up to the public to use!

The increased elderly population might impact on local services.

I have lived on Udney Park Road for the last 12 years and I think it is an intelligent plan, the area is not being used and the community get most of the land for free – love the new home for the surgery.

Concerns if further planning permission will be sought for more homes.

The site is at long last being opened up to the community.

Good luck with the planning application, this will benefit us all!

Possible anti social behaviour with new sporting facilities and open space.

Land should not have been sold to Quantum.

Giftng of the open space to the community is great.

Please complete this asap!

Planning Policy

Economically, Environmentally & Socially Sustainable

An opportunity to deliver enhanced sporting and community facilities, alongside new public open space and 100% affordable, care-led accommodation for the elderly with publicly accessible healthcare services.

This triple approach secures a sustainable, inclusive future for the site, the benefits of which underpin national and local planning policy.



Planning Policy

We recognise adopted policy LP 14 that looks to protect open space.

BUT

- ✓ Policy enables flexibility as long as the proposal's benefits outweigh potential harm.
- ✓ A value judgement needs to be taken on the overall merits of the scheme against the loss of a small amount of open space and the potential impact on the character and appearance of the site.
- ✓ Under planning law there is no such thing as 'setting a precedent' for any future planning applications with similar issues, as each scheme needs to be determined on its own merits.
- ✓ The Mayor of London has made it very clear that suburban areas of London will need to become denser.
- ✓ This scheme protects this open space in the long term – whatever happens with policy in the future - and provides new public open space and community facilities forever.



Key benefits of the proposals

- ✓ Significant new public open space (gifted to the TCSG CIC as custodians of the Community) to enrich the life, health and well being of residents and visitors.
- ✓ Enhanced play and sporting opportunities for all ages and abilities.
- ✓ 3G Pitch significantly increases the number of hours of sport played throughout the year in comparison with previous provision of turf pitches.
- ✓ Space for local schools, clubs, groups and associations to have access to a wide range of community, sports and recreational facilities.
- ✓ A modern multi-use Pavilion, open to the public. Built and managed at no cost to the Council or the taxpayer.
- ✓ Affordable housing solutions for older people, designed for independent living in a safe and secure environment.
- ✓ Enhanced biodiversity and habitat creation.
- ✓ A sustainable long term legacy for future generations.
- ✓ A new GP surgery to help address the demands of the growing number of NHS patients in an already heavily subscribed catchment area.
- ✓ Extra care accommodation stimulates 'downsizing' and frees up much needed family sized housing onto the open market.
- ✓ Employment opportunities.
- ✓ Older persons retirement communities offer communal living, with associated 'soft services' and care provision that help sustain independence and reduce loneliness.
- ✓ Retirees make important economic contributions through local spending.
- ✓ Retirees are active citizens and help to sustain community cohesion.
- ✓ Reduce rates of delayed transfer of care (bed blocking).
- ✓ Reduced demand on elderly social care as residents live independently in a supported environment for longer.



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