

## SITE ASSESSMENT

### Site details

Site Name	Pools on the Park and surrounds
Site No.	R1
Site address / location	Pools On The Park Old Deer Park Twickenham Road Richmond TW9 2SF
Description of site	Gym & leisure club including swimming pool and landscaping set in SW corner of Old Deer Park
Date of site visit	19/6/2013
Grid reference	X: 517761; Y: 175379
Site area	19,591 sqm
Site proposed by	Old Deer Park Working Group
Ownership (if known)	Leasehold subject to management agreement ID 0427

### Site map with aerial photograph



### Land use details

Existing use and buildings	Leisure club with 2 studios and gym and swimming pool and surrounding landscaped area. 150 space car park to east of buildings. To north of boundary is a Council depot and range
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	of community & leisure buildings/ facilities including children's day nursery, changing rooms, play areas, tennis courts.	
Is the site vacant?	Yes <input type="checkbox"/>	No <input checked="" type="checkbox"/>
Is the site derelict?	Yes <input type="checkbox"/>	No <input checked="" type="checkbox"/>
Occupancy rate	<input checked="" type="checkbox"/> occupied <input type="checkbox"/> under-occupied <input type="checkbox"/> un-occupied	
Other comments	It appears that all the buildings are in use.	

### Site history

Planning application history	(Note that applications for minor changes have not been included)
	Recent application for temporary sale of Christmas trees. Temporary consent for 3 years (2013-2015) from 1st November - 14th January for change of use to retail (between 28th November and 24th December) and storage of Christmas trees. Erection of temporary sales office, temporary storage and office space and adverts. Granted permission 10/7/2013. <a href="http://www2.richmond.gov.uk/plandata2/ShowCaseFile.aspx?appNumber=13/1728/FUL&amp;DocTypeID=1#divShowDocuments">http://www2.richmond.gov.uk/plandata2/ShowCaseFile.aspx?appNumber=13/1728/FUL&amp;DocTypeID=1#divShowDocuments</a>
	DC 11/3528/LBC Overlay existing waterproof coverings and installation of fall restraint systems. Received: 25-Oct-2011    Valid: 13-Dec-2011 Status: granted permission 29-Feb-2012
	DC 10/0579/DD01 Details pursuant to condition U32560 - Luminaires and U32562 Finish of lighting columns Received: 20-Jul-2010    Valid: 06-Aug-2010 Status: granted permission 01-Oct-2010
	DC 10/0579/FUL Improvements to the street lighting within the car park serving Pools on the Park Leisure Centre. Received: 25-Feb-2010    Valid: 08-Mar-2010 Status: granted permission 08-Jun-2010
	DC 06/3305/LBC Removal of external redundant fire escape stairs and relocation of roof access to the rear of the building. Received: 09-Oct-2006    Valid: 19-Jan-2007 Status: withdrawn by the applicant 30-Jan-2008
DC 06/3304/FUL Introduction of a bus stop facility within the Pools on the Park car park area; reconstruction/re-surfacing of car park and other hardstanding associated work; lighting columns and cctv coverage; amended car parking and access layout; alterations to landscaping; and installation of new bollards. Received: 09-Oct-2006    Valid: 19-Jan-2007 Status: granted permission 30-Jan-2008	
DC 05/3815/FUL To increase maximum users of creche from 30 to 36. Extend opening hours from 0800 - 1800 to 0730 - 1830 Monday to Saturday. Received: 22-Dec-2005    Valid: 04-Jan-2006 Status: granted permission 14-Feb-2006	

DC 05/1700/COU

Change of use from sports changing facilities to allow for enlarged creche and sports changing facilities. Internal works only.

Received: 06-Jun-2005 Valid: 09-Jun-2005

Status: granted permission 04-Aug-2005

DC 04/0464/LBC

Internal Alterations And Refurbishment.

Received: 11-Feb-2004 Valid: 11-Feb-2004

Status: granted permission 17-May-2004

DC 01/0926 and 01/0927

Extension And Alterations To Provide Enlarged And Improved Facilities, With Disabled Access And Associated Landscaping Works.

Received: 05-Apr-2001 Valid: 05-Apr-2001

Status: granted permission 31-May-2001

DC 96/3702/LBC

Partial Demolition Of Southern Boundary Wall And Realignment Of Wall (this Application Accompanies A Planning Application Of The Redevelopment Of Old Deer Car Park For A Foodstore. We Will Be Consulting You On That Application When We Have

Received: 05-Nov-1996 Valid: 05-Nov-1996

Status: decided as no further action be taken 04-May-2000

DC 96/1708/LBC

Provision Of Copper Screening To Existing Air Conditioning Plant Located On First Floor Roof.

Received: 30-Jul-1996 Valid: 30-Jul-1996

Status: granted permission 12-Sep-1996

DC 96/0216/LBC

Extension To Accommodate Health And Fitness Facilities And Lift For Disabled Access To Upper Floor.

Received: 25-Jan-1996 Valid: 25-Jan-1996

Status: refused permission 23-May-1996

DC 94/3594/FUL

Extension At First Floor Level To Form New Dance Studio And Changing Facilities And Provision Of Screening To Roof Plant

Received: 07-Dec-1994 Valid: 07-Dec-1994

Status: granted permission 06-Jul-1995

DC 93/0097/FUL Officer: Unknown

External Alterations And Erection Of Boiler Flues In Connection With Refurbishment Works To Pool.

Received: 26-Jan-1993 Valid: 26-Jan-1993

Status: granted permission 29-Apr-1993

DC 91/1374/FUL Officer: Unknown

Erection Of Gas Flues.

Received: 26-Jul-1991 Valid: 26-Jul-1991

Status: granted permission 03-Oct-1991

DC 91/1315/CAC Officer: Unknown

Demolition Of Waterslides Facility Complete With Flumes To 450mm Below Ground Level.

	<p>Received: 18-Jul-1991 Valid: 18-Jul-1991 Status: Decision Unknown 10-Sep-1991</p> <p>DC 89/0456/FUL Officer: Unknown Redevelopment Of Swimming Baths &amp; All Associated Buildings. To Include New Swimming Pool, ice Rink, admin Offices, bars, Gymnasium, sports Shop, injury Clinic, car Park, &amp; Landscaping. Received: 28-Feb-1989 Valid: 28-Feb-1989 Status: Unknown - historic data no records 18-Apr-1989</p>
Section 106	-

### Constraint and opportunities – Land uses

Constraint/opportunity		Commentary
<a href="#">UDP/LDF site</a>	Yes <input checked="" type="checkbox"/> No <input type="checkbox"/>	<p>Proposal site is larger extent than the land parcel which comes up on GIS. It does not include buildings to the north also in Council ownership (changing rooms/ kid's academy - private day nuresry) but includes car park.</p> <p>UDP Proposal R8 (Pools on the Park - Intensification of Sports Use): Increased indoor recreation facilities including possible expansion of health and fitness suite will increase provision for which there is a need. The pools complex is listed Grade II in the List of Buildings of Special Architectural or Historic Interest; its inter-relationship of indoor and outdoor space and its relationship to its parkland setting contribute to its status as an exemplar of 1960s swimming baths design. Any proposed improvements must therefore respect the character of the building and its setting in the Old Deer Park, (which is included in English Heritage's Register of Historic Parks and Gardens at Grade I), the character of the conservation area, and the location adjacent to metropolitan open land, and must not encroach upon the Old Deer Park. Any further development should not encroach on the Old Deer Park area physically and should respect conservation area and historic park status and its location adjacent to metropolitan open land. Car parking should be extensively landscaped to reflect this location. Access by alternative means to the car will be encouraged.</p>
<a href="#">Public Open Space</a>	Yes <input checked="" type="checkbox"/> No <input type="checkbox"/>	Part of site adj car park to Pools on the Park to east, but essentially surrounded by POS designation except for Richmond Athletic side. POS does not cover buildings to north of proposal site, nor Car Parks to the South of the A316, nor carriage and footways.
<a href="#">Public Open Space Deficient</a>	Yes <input type="checkbox"/> No <input checked="" type="checkbox"/>	
<a href="#">Other Open Land of Townscape Importance</a>	Yes <input type="checkbox"/> No <input checked="" type="checkbox"/>	
<a href="#">River Thames Policy Area</a>	Yes <input checked="" type="checkbox"/> No <input type="checkbox"/>	covers entirety of site
<a href="#">River Crane Opportunity Area</a>	Yes <input type="checkbox"/> No <input checked="" type="checkbox"/>	
Potentially contaminated land	Yes <input type="checkbox"/> No <input checked="" type="checkbox"/>	
<a href="#">Area of relative disadvantage</a>	Yes <input type="checkbox"/> No <input checked="" type="checkbox"/>	
Public Rights of Way	Yes <input type="checkbox"/>	

	No <input checked="" type="checkbox"/>	
Other, e.g pylons	Yes <input checked="" type="checkbox"/> No <input type="checkbox"/>	Protected View (Indicative Zone) DMP (View from towpath at Twickenham Bridge to Kings Observatory - Indicative 20 metre buffer.) Protected View DMP (View from St. Margaret's Promenade to Kew Pagoda.) Area proposed for tree planting skirts part of western boundary

### Constraint and opportunities – Key services and accessibility

Constraint/opportunity		Commentary
<a href="#">Employment use</a>	Yes <input type="checkbox"/> No <input checked="" type="checkbox"/>	
<a href="#">Town Centre Boundary</a>	Yes <input type="checkbox"/> No <input checked="" type="checkbox"/>	
<a href="#">Area of Mixed Use</a>	Yes <input type="checkbox"/> No <input checked="" type="checkbox"/>	
<a href="#">Key shopping frontage</a>	Yes <input type="checkbox"/> No <input checked="" type="checkbox"/>	
<a href="#">Secondary shopping frontage</a>	Yes <input type="checkbox"/> No <input checked="" type="checkbox"/>	
<a href="#">Frontage/area subject to specific restrictions</a>	Yes <input type="checkbox"/> No <input checked="" type="checkbox"/>	
<a href="#">PTAL Level</a>	Level 3-6a	site covered by 4 bands from 10-15 (moderate) to 25-40 (excellent) .
Within 400 metres <sup>+</sup> to an Area of Mixed Use	Yes <input checked="" type="checkbox"/> No <input type="checkbox"/>	Kew Road AMU
Within 400 metres <sup>+</sup> to a main Town Centre	Yes <input checked="" type="checkbox"/> No <input type="checkbox"/>	Richmond Town Centre
<a href="#">Within 1 km of a primary school*</a>	Yes <input type="checkbox"/> No <input checked="" type="checkbox"/>	
<a href="#">Within 3 km of a secondary school*</a>	Yes <input checked="" type="checkbox"/> No <input type="checkbox"/>	Orleans Park School, Grey Court School, Christs School
<a href="#">Within 1 km of a GP surgery</a>	Yes <input checked="" type="checkbox"/> No <input type="checkbox"/>	Sayer (Richmond Green), Blake-James (Seymour House), Da Costa (The Vineyard), Griffiths (Paradise Road), Bates (Pagoda Avenue)
Any access constraints	Yes <input checked="" type="checkbox"/> No <input type="checkbox"/>	Access from A316 acceptable providing that no major intensification of use or significant increase in car park. Refer to Mini-Holland proposals which affect part of this site.

### Constraint and opportunities – Environmental designations

Constraint/opportunity		Commentary
Flood zone and 20m EA buffer zone to rivers	1 <input checked="" type="checkbox"/> 2 <input type="checkbox"/> 3a <input type="checkbox"/> 3b <input type="checkbox"/>	
<a href="#">Metropolitan Open Land</a>	Yes <input type="checkbox"/> No <input checked="" type="checkbox"/>	But surrounded on all sides by MOL designation
<a href="#">Green Belt / Major Developed Site in GB</a>	Yes <input type="checkbox"/> No <input checked="" type="checkbox"/>	

<sup>+</sup> as the crow flies

<sup>+</sup> as the crow flies

\* Excluding private schools, free schools etc.

<a href="#">Historic Parks &amp; Gardens</a>	Yes <input checked="" type="checkbox"/> No <input type="checkbox"/>	Entire proposal site covered by this designation. 1 : Royal Botanic Gardens incl Old Deer Park
Tree Preservation Orders	Yes <input type="checkbox"/> No <input checked="" type="checkbox"/>	
<a href="#">SSSI</a>	Yes <input type="checkbox"/> No <input checked="" type="checkbox"/>	
<a href="#">Other Site of Nature Importance</a>	Yes <input type="checkbox"/> No <input checked="" type="checkbox"/>	But designation covers part of Old Deer Park
<a href="#">Conservation Area</a>	Yes <input checked="" type="checkbox"/> No <input type="checkbox"/>	CA 57 - Old Deer Park covers entirety
Listed Building(s)	Yes <input checked="" type="checkbox"/> No <input type="checkbox"/>	16/01/1996. II. Swimming Baths)
Building(s) of Townscape Merit	Yes <input type="checkbox"/> No <input checked="" type="checkbox"/>	
Archaeological Priority Area	Yes <input checked="" type="checkbox"/> No <input type="checkbox"/>	Entirety

### Surrounding land

Surrounding land uses	<p>Adjoining sites are also covered by various designations including Historic Park and Garden status, MOL.</p> <p>Adjoining uses are:</p> <p>Canons Health club/ Richmond Athletic to North East which are covered by MOL and Historic Parks amongst others but not POS.</p> <p>Royal Mid Surrey Golf Course to north {MOL, POS &amp; Historic Park}. Various outdoor sports/ recreational facilities/ play space/ day nursery/ depot to the immediate north &amp; west.</p> <p>A316 to south, with Old Deer Park Car Parks to south of highway.</p>
<a href="#">Relevant surrounding designations</a>	Site in question is highly constrained with MOL, POS, CA, TPA designations on adjoining land. see Map.
Commentary on relationship with nearby and other proposal sites	<p>Privately-run leisure uses adjacent (Canons) &amp; Athletic Ground, and Council-operated sports facilities to immediate north of proposal site.</p> <p>Of significance is the Old Deer Park CP to the south, separated by the A316.</p>

### Summary and Overview

#### Summary of assessment:

The whole area is highly protected by planning designations. The designations on this site were considered at the UDP Inquiry and agreed by the Inspector to be appropriate. The Council does not consider that there have been any changes in circumstances since then which would make the designations inappropriate and therefore does not propose to make any alterations.

The Council would like to make the best use of this key site, however the UDP proposal site description is considered still to be valid and it is proposed to take this forward unchanged.

#### Information from Sustainability Appraisal:

**Summary of assessment:** With the exception of Waste and Travel, the intensification of sports uses on this site would largely have positive impacts. It is however a highly constrained leisure centre and car park and impacts upon transport/travel, landscape, designated parks and open spaces will depend upon any detailed design of the intensified sports uses.

**Possible Mitigation:** (*measures to mitigate likely negative effects and enhance positive effects* )

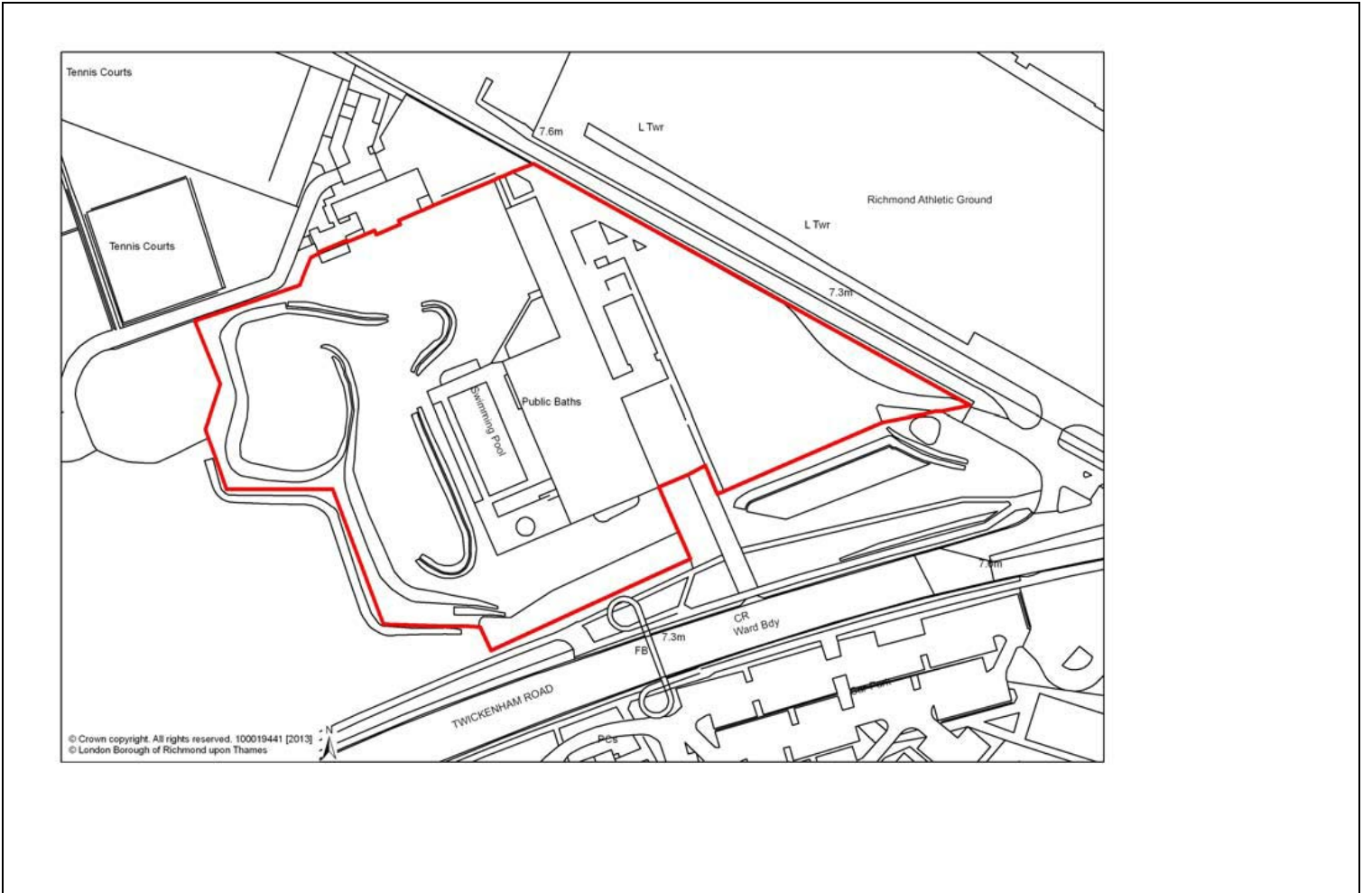
Any further development should respect conservation area and historic park status and its location adjacent to MOL. Any proposals for intensification or redevelopment should have no adverse impacts on the local and strategic road network including local parking provision. More activity and development on this site will inevitably generate more waste but this can be mitigated through the application of waste hierarchy and reuse of demolition waste.

**Council's preferred use and justification (pre-publication):**

Proposal - Intensification of sports use  
 Justification - Increased indoor recreation facilities including possible expansion of health and fitness suite will increase provision for which there is a need. The pools complex is listed Grade II in the List of Buildings of Special Architectural or Historic Interest; its inter-relationship of indoor and outdoor space and its relationship to its parkland setting contribute to its status as an exemplar of 1960s swimming baths design. Any proposed improvements must therefore respect the character of the building and its setting in the Old Deer Park, (which is included in English Heritage's Register of Historic Parks and Gardens at Grade I), the character of the conservation area, and the location adjacent to metropolitan open land, and must not encroach upon Old Deer Park. Any further development should not encroach on the Old Deer Park area physically and should respect conservation area and historic park status and its location adjacent to metropolitan open land. Car parking should be extensively landscaped to reflect this location. Access by alternative means to the car will be encouraged.

**Proposal for publication:**

Proposal  
 Intensification of sports use  
 Justification  
 Increased indoor recreation facilities including possible expansion of health and fitness suite will increase provision for which there is a need. The pools complex is listed Grade II in the List of Buildings of Special Architectural or Historic Interest; its inter-relationship of indoor and outdoor space and its relationship to its parkland setting contribute to its status as an exemplar of 1960s swimming baths design. Any proposed improvements or additional development must ensure the preservation of the special interest of the Listed complex and sustain their significance; preserve or enhance the character or appearance of the conservation area and registered park in which the complex and its landscaped setting are located and sustain their significance; and respect the parkland character of the Metropolitan Open Land, avoiding encroachment into the area beyond the boundary of the Site and the present public sports changing-rooms and club-room building and Council maintenance-depot for the Park. Car parking should be extensively landscaped to reflect this location. Access by alternative means to the car will be encouraged. Any proposed improvement or additional development should have regard to the relevant policies set out in the Crown Estate's The Old Deer Park Landscape Strategy, 1999.



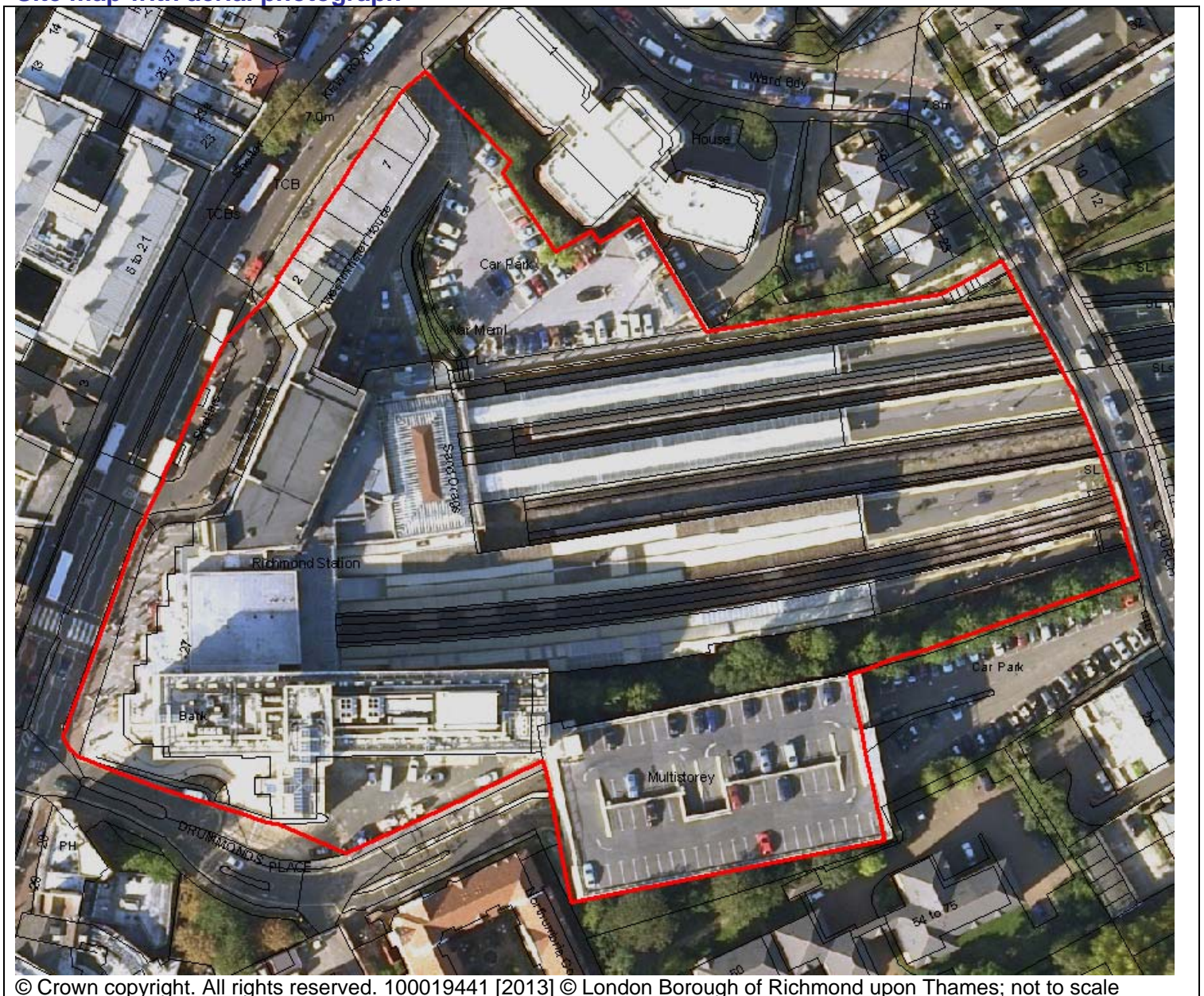


### SITE ASSESSMENT

#### Site details

Site Name	Richmond BR Station
Site No.	RI 2
Site address / location	Kew Road, Richmond, TW9 2NA
Description of site	British Rail overland & London Underground Station
Date of site visit	19/6/2013
Grid reference	X: 518121; Y: 175168
Site area	18,350 sqm
Site proposed by	Planning Brief in place.
Ownership (if known)	Network Rail.

#### Site map with aerial photograph



**Land use details**

Existing use and buildings	Transport interchange.	
Is the site vacant?	Yes <input type="checkbox"/>	No <input checked="" type="checkbox"/>
Is the site derelict?	Yes <input type="checkbox"/>	No <input checked="" type="checkbox"/>
Occupancy rate	<input checked="" type="checkbox"/> occupied <input type="checkbox"/> under-occupied <input type="checkbox"/> un-occupied	
Other comments	Improvements to station are underway, including pedestrianisation of Station forecourt.	

**Site history**

Planning application history	10/3047/CON - Extension of platforms 1 and 2. Decided as no objection with provisos 01-Dec-2010  Global House - 99/0926 - Change Of Use Of Part First Floor & Second Floor To Slimming And Fitness Club (d2 Use) granted permission 13-Jan-2000  Plus other fairly minor applications relating to retail units in the station.
Section 106	-

**Constraint and opportunities – Land uses**

Constraint/opportunity	Commentary
<p>Yes <input type="checkbox"/></p> <p>No <input type="checkbox"/></p> <p><a href="#">UDP/LDF site</a></p>	<p>R6- TRANSPORT INTERCHANGE / RAILTRACK CONCOURSE / COMPREHENSIVE RETAIL /BUSINESS USE/ COMMUNITY/ ENTERTAINMENT/ RESIDENTIAL/ PARKING</p> <p>The comprehensive redevelopment of this 5.5 ha site to provide an improved interchange (in terms of convenience and safety) between trains and all other means of transport particularly buses, and incorporate improved pedestrian permeability, access (particularly for people with disabilities), cycle access, parking and bus standing facilities. Good information systems to aid interchange are important. An intensive mix of town centre uses could include most of those included in the proposal, it is desirable that they include larger modern retail units, entertainment and meeting facilities and office accommodation in order to enhance the town centre and relieve other parts of the centre where entertainment uses cause unacceptable pressures. The uses should enhance the vitality and viability of the town through complementing existing town centre uses. The proposal should provide additional benefits to the town centre. A third of any housing should be affordable housing; the remainder should be small units with no on-site parking. The provision of other parking will be in accordance with the operational needs of the proposed development, bearing in mind the good public transport accessibility, and should not unreasonably add to the traffic congestion on town centre streets. A reduction in longer term parking for commuters will be sought. The existing pedestrian right of way linking Church Road and the station should be retained. To improve public information systems and access for people with disabilities. The scheme should maintain local distinctiveness and have regard for conserving or enhancing the character and appearance of the town centre conservation area at this key entrance to the town. The Council has prepared a planning brief for the site and will consider using its statutory powers to compulsory purchase land that is required to bring forward a comprehensive and integrated scheme.</p>

<a href="#">Public Open Space</a>	Yes <input type="checkbox"/> No <input checked="" type="checkbox"/>	
<a href="#">Public Open Space Deficient</a>	Yes <input type="checkbox"/> No <input checked="" type="checkbox"/>	
<a href="#">Other Open Land of Townscape Importance</a>	Yes <input type="checkbox"/> No <input checked="" type="checkbox"/>	
<a href="#">River Thames Policy Area</a>	Yes <input type="checkbox"/> No <input checked="" type="checkbox"/>	
<a href="#">River Crane Opportunity Area</a>	Yes <input type="checkbox"/> No <input checked="" type="checkbox"/>	
Potentially contaminated land	Yes <input checked="" type="checkbox"/> No <input type="checkbox"/>	Station Goods Yard, car park
<a href="#">Area of relative disadvantage</a>	Yes <input type="checkbox"/> No <input checked="" type="checkbox"/>	
Public Rights of Way	Yes <input checked="" type="checkbox"/> No <input type="checkbox"/>	runs adjacent to the most northern Platform from Church Road
Other, e.g pylons	Yes <input type="checkbox"/> No <input type="checkbox"/>	

### Constraint and opportunities – Key services and accessibility

Constraint/opportunity		Commentary
<a href="#">Employment use</a>	Yes <input type="checkbox"/> No <input checked="" type="checkbox"/>	
<a href="#">Town Centre Boundary</a>	Yes <input checked="" type="checkbox"/> No <input type="checkbox"/>	
<a href="#">Area of Mixed Use</a>	Yes <input type="checkbox"/> No <input type="checkbox"/>	n/a
<a href="#">Key shopping frontage</a>	Yes <input type="checkbox"/> No <input checked="" type="checkbox"/>	
<a href="#">Secondary shopping frontage</a>	Yes <input checked="" type="checkbox"/> No <input type="checkbox"/>	retail units facing Kew Road
<a href="#">Frontage/area subject to specific restrictions</a>	Yes <input checked="" type="checkbox"/> No <input type="checkbox"/>	Restrict A3 in 27-32 The Quadrant
<a href="#">PTAL Level</a>	Level 6a	Excellent
Within 400 metres <sup>+</sup> to an Area of Mixed Use	Yes <input type="checkbox"/> No <input checked="" type="checkbox"/>	Kew Road AMU, Sheen Road AMU
Within 400 metres <sup>+</sup> to a main Town Centre	Yes <input checked="" type="checkbox"/> No <input type="checkbox"/>	Within Richmond Town Centre
<a href="#">Within 1 km of a primary school*</a>	Yes <input checked="" type="checkbox"/> No <input type="checkbox"/>	Windham Nursery School, Marshgate Primary School, St Elizabeths Catholic Primary School
<a href="#">Within 3 km of a secondary school*</a>	Yes <input checked="" type="checkbox"/> No <input type="checkbox"/>	Orleans Park School, Grey Court School, Christs School, Shene School
<a href="#">Within 1 km of a GP surgery</a>	Yes <input checked="" type="checkbox"/> No <input type="checkbox"/>	Sayer (Richmond Green), Blake-James (Seymour House), Da Costa (The Vineyard), Griffiths (Paradise Road), Bates (Pagoda Avenue), Cooper (Queens Medical Centre)
Any access constraints	Yes <input type="checkbox"/>	

<sup>+</sup> as the crow flies

<sup>+</sup> as the crow flies

\* Excluding private schools, free schools etc.

No **Constraint and opportunities – Environmental designations**

Constraint/opportunity		Commentary
Flood zone and 20m EA buffer zone to rivers	1 <input checked="" type="checkbox"/> 2 <input type="checkbox"/> 3a <input type="checkbox"/> 3b <input type="checkbox"/>	
<a href="#">Metropolitan Open Land</a>	Yes <input type="checkbox"/> No <input checked="" type="checkbox"/>	
<a href="#">Green Belt / Major Developed Site in GB</a>	Yes <input type="checkbox"/> No <input checked="" type="checkbox"/>	
<a href="#">Historic Parks &amp; Gardens</a>	Yes <input type="checkbox"/> No <input checked="" type="checkbox"/>	
Tree Preservation Orders	Yes <input type="checkbox"/> No <input checked="" type="checkbox"/>	
<a href="#">SSSI</a>	Yes <input type="checkbox"/> No <input checked="" type="checkbox"/>	
<a href="#">Other Site of Nature Importance</a>	Yes <input type="checkbox"/> No <input checked="" type="checkbox"/>	
<a href="#">Conservation Area</a>	Yes <input checked="" type="checkbox"/> No <input type="checkbox"/>	CA 17 Central Richmond
Listed Building(s)	Yes <input type="checkbox"/> No <input checked="" type="checkbox"/>	
Building(s) of Townscape Merit	Yes <input checked="" type="checkbox"/> No <input type="checkbox"/>	1982 82/687
Archaeological Priority Area	Yes <input checked="" type="checkbox"/> No <input type="checkbox"/>	

**Surrounding land**

Surrounding land uses	Office to the north of the Station site, with some residential on Church Road, to the south continuation of town centre uses adjacent to Kew Road and adjoining car park.
<a href="#">Relevant surrounding designations</a>	Conservation Area status covers the surrounding area, as does archaeological priority area. Most of surrounding sites are within the TCB.
Commentary on relationship with nearby and other proposal sites	

**Summary and Overview****Summary of assessment:**

A key town centre site which is a BR & LU station. Currently completing improvements to the station forecourt. Potential for a large development here which could provide for a variety of uses. Suggest no change to UDP proposal.

**Information from Sustainability Appraisal:****Summary of assessment:** *(likely sustainability impact of the option)*

This option for a comprehensive redevelopment of the existing site would have overall very positive impacts, particularly in relation to providing and improving public transport interchanges and adding to the vitality and viability of Richmond Town Centre.

**Possible Mitigation:** *(measures to mitigate likely negative effects and enhance positive effects )*

Waste – more activity and development on this site will inevitably generate more waste but this can be mitigated through the application of waste hierarchy and reuse of demolition waste.

**Council's preferred use and justification (pre-publication):**

## Proposal

Redevelopment of station and concourse to further improve transport interchange, uses to include retail, business, community, leisure, entertainment and residential including affordable units

## Justification

Retention of station and comprehensive development over the tracks to provide an intensive mix of town centre uses at this important site at the gateway to the town. Existing offices within the site could be redeveloped as part of the scheme or retained. Uses to include larger retail units, leisure or entertainment, offices and residential, including affordable units. The proposal should bring additional benefits to the town centre and enhance the vitality and viability of the town by complementing and linking well with existing uses. The provision of parking should be in accordance with the operational needs of the development, bearing in mind the good public transport accessibility and should not unreasonably add to traffic congestion on town centre streets. A reduction in longer term parking for commuters will be sought. Design to complement the existing station and take account of the conservation area. Note that the Council is proposing to apply an Article 4 Direction to retain Council control over loss of offices on this site.

**Proposal for publication:**

## Proposal

Redevelopment of station and concourse to further improve transport interchange, uses to include retail, business, community, leisure, entertainment and residential including affordable units

## Justification

Retention of station and comprehensive development over the tracks to provide an intensive mix of town centre uses at this important site at the gateway to the town. Existing offices within the site could be redeveloped as part of the scheme or retained. Uses to include larger retail units, leisure or entertainment, offices and residential, including affordable units. The proposal should bring additional benefits to the town centre and enhance the vitality and viability of the town by complementing and linking well with existing uses. The provision of parking should be in accordance with the operational needs of the development, bearing in mind the good public transport accessibility and should not unreasonably add to traffic congestion on town centre streets. A reduction in longer term parking for commuters will be sought. Design to complement the existing station and take account of the conservation area. It is recognised that there are residential uses in close proximity to the site and that both the physical form and land uses should not detract from the amenity of existing residents.

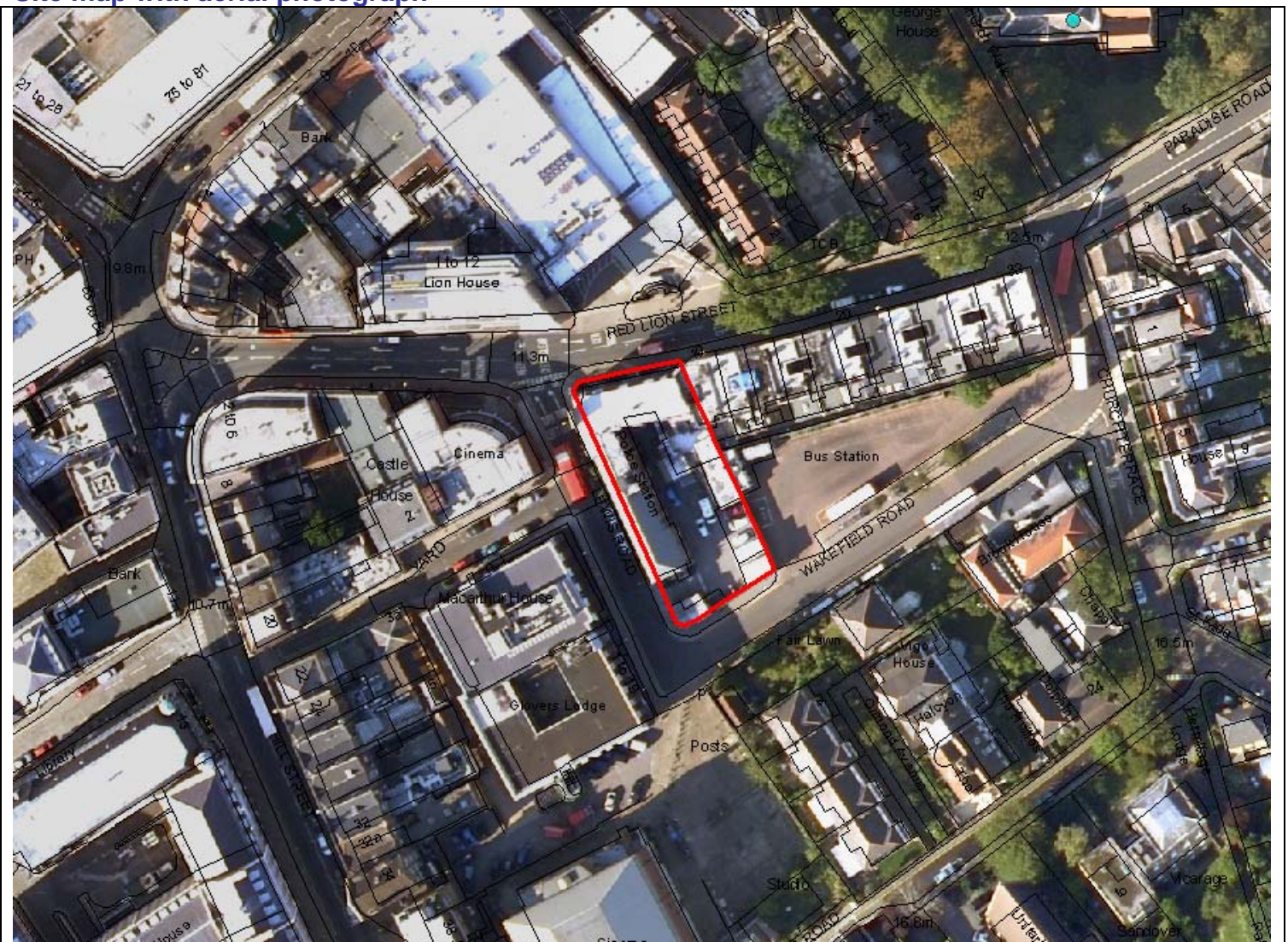
Note that the Council is proposing to apply an Article 4 Direction to retain Council control over loss of offices on this site.

## SITE ASSESSMENT

### Site details

Site Name	Richmond Police Station
Site No.	RI 3
Site address / location	Richmond Police Station, 8 Red Lion Street, Richmond, TW9 1RW
Description of site	Police station
Date of site visit	19/6/2013
Grid reference	X: 517860; Y: 174731
Site area	951 sqm
Site proposed by	Officers
Ownership (if known)	Private

### Site map with aerial photograph



© Crown copyright. All rights reserved. 100019441 [2013] © London Borough of Richmond upon Thames; not to scale

### Land use details

Existing use and buildings	Police station
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Is the site vacant?	Yes <input type="checkbox"/> No <input checked="" type="checkbox"/>	
Is the site derelict?	Yes <input type="checkbox"/> No <input checked="" type="checkbox"/>	
Occupancy rate	<input checked="" type="checkbox"/> occupied	<input type="checkbox"/> under-occupied <input type="checkbox"/> un-occupied
Other comments		

### Site history

Planning application history	13/4739 – in progress - Retention of existing Red Lion Street and Lewis Road facades; demolition of rear of building, construction of mixed use development comprising 17 x 1 bed and 11 x 2 bed flats (including 8 affordable units) and 513sqm A1 retail floorspace, with associated landscaping
	97/2174 Installation Of Vehicle Barrier. Received: 29-Sep-1997 Valid: 29-Sep-1997 decided as no objection raised 14-Nov-1997
	94/0028/C84 Erection Of Telephone Room, Cycle Shed And Alteration To Elevation Of Boundary Wall. Received: 10-Jan-1994 Valid: 10-Jan-1994 decided as no objection raised 14-Feb-1994 Unknown
Section 106	-

### Constraint and opportunities – Land uses

Constraint/opportunity	Yes <input type="checkbox"/> No <input checked="" type="checkbox"/>	Commentary
<a href="#">UDP/LDF site</a>	Yes <input type="checkbox"/> No <input checked="" type="checkbox"/>	
<a href="#">Public Open Space</a>	Yes <input type="checkbox"/> No <input checked="" type="checkbox"/>	
<a href="#">Public Open Space Deficient</a>	Yes <input type="checkbox"/> No <input checked="" type="checkbox"/>	
<a href="#">Other Open Land of Townscape Importance</a>	Yes <input type="checkbox"/> No <input checked="" type="checkbox"/>	
<a href="#">River Thames Policy Area</a>	Yes <input type="checkbox"/> No <input checked="" type="checkbox"/>	
<a href="#">River Crane Opportunity Area</a>	Yes <input type="checkbox"/> No <input checked="" type="checkbox"/>	
Potentially contaminated land	Yes <input type="checkbox"/> No <input checked="" type="checkbox"/>	McArthur House & Glovers Lodge to the west coming up (former engineering works)
<a href="#">Area of relative disadvantage</a>	Yes <input type="checkbox"/> No <input checked="" type="checkbox"/>	
Public Rights of Way	Yes <input type="checkbox"/> No <input checked="" type="checkbox"/>	
Other, e.g pylons	Yes <input type="checkbox"/> No <input checked="" type="checkbox"/>	

### Constraint and opportunities – Key services and accessibility

Constraint/opportunity	Yes <input type="checkbox"/> No <input type="checkbox"/>	Commentary
<a href="#">Employment use</a>	Yes <input type="checkbox"/> No <input type="checkbox"/>	Elements would have been employment generating.

<a href="#">Town Centre Boundary</a>	Yes <input checked="" type="checkbox"/> No <input type="checkbox"/>	
<a href="#">Area of Mixed Use</a>	Yes <input type="checkbox"/> No <input type="checkbox"/>	n/a
<a href="#">Key shopping frontage</a>	Yes <input type="checkbox"/> No <input checked="" type="checkbox"/>	
<a href="#">Secondary shopping frontage</a>	Yes <input type="checkbox"/> No <input checked="" type="checkbox"/>	adj 10-32 RED LION ST.
<a href="#">Frontage/area subject to specific restrictions</a>	Yes <input type="checkbox"/> No <input checked="" type="checkbox"/>	
<a href="#">PTAL Level</a>	Level	Excellent
Within 400 metres <sup>+</sup> to an Area of Mixed Use	Yes <input checked="" type="checkbox"/> No <input type="checkbox"/>	East Twickenham AMU
Within 400 metres <sup>+</sup> to a main Town Centre	Yes <input checked="" type="checkbox"/> No <input type="checkbox"/>	Within Richmond Town Centre
<a href="#">Within 1 km of a primary school*</a>	Yes <input checked="" type="checkbox"/> No <input type="checkbox"/>	Vineyard Primary School
<a href="#">Within 3 km of a secondary school*</a>	Yes <input checked="" type="checkbox"/> No <input type="checkbox"/>	Orleans Park School, Grey Court School, Christs School
<a href="#">Within 1 km of a GP surgery</a>	Yes <input checked="" type="checkbox"/> No <input type="checkbox"/>	Sayer (Richmond Green), Blake-James (Seymour House), Da Costa (The Vineyard), Griffiths (Paradise Road), Johal (Twickenham Park)
Any access constraints	Yes <input checked="" type="checkbox"/> No <input type="checkbox"/>	Red Lion Street = local distributor road. Bus station adjacent. No major issue access issues with redevelopment. Should scheme include retail, servicing would need to be after hours. Could potentially share loading/ unloading bay with other retailers.

### Constraint and opportunities – Environmental designations

Constraint/opportunity		Commentary
Flood zone and 20m EA buffer zone to rivers	1 <input checked="" type="checkbox"/> 2 <input type="checkbox"/> 3a <input type="checkbox"/> 3b <input type="checkbox"/>	
<a href="#">Metropolitan Open Land</a>	Yes <input type="checkbox"/> No <input checked="" type="checkbox"/>	
<a href="#">Green Belt / Major Developed Site in GB</a>	Yes <input type="checkbox"/> No <input checked="" type="checkbox"/>	
<a href="#">Historic Parks &amp; Gardens</a>	Yes <input type="checkbox"/> No <input checked="" type="checkbox"/>	
Tree Preservation Orders	Yes <input type="checkbox"/> No <input checked="" type="checkbox"/>	To south of site
<a href="#">SSSI</a>	Yes <input type="checkbox"/> No <input checked="" type="checkbox"/>	
<a href="#">Other Site of Nature Importance</a>	Yes <input type="checkbox"/> No <input type="checkbox"/>	
<a href="#">Conservation Area</a>	Yes <input checked="" type="checkbox"/> No <input type="checkbox"/>	CA17 Central Richmond

<sup>+</sup> as the crow flies

<sup>+</sup> as the crow flies

\* Excluding private schools, free schools etc.



Listed Building(s)	Yes <input type="checkbox"/> No <input checked="" type="checkbox"/>	
Building(s) of Townscape Merit	Yes <input checked="" type="checkbox"/> No <input type="checkbox"/>	09/03/1982. 82/01822/BTM. 8 Red Lion Street Richmond Surrey TW9 1RW. Building of Townscape Merit.
Archaeological Priority Area	Yes <input checked="" type="checkbox"/> No <input type="checkbox"/>	

### Surrounding land

Surrounding land uses	Town centre site, adjoining secondary shopping frontage. Site adjacent Wakefield Road bus station. To the west Odeon cinema. On Lewis Road - gym & office Plus construction of development underway : 09/2420/FUL Erection of a four storey mixed use block with basement, providing eleven flats and 193sq.m of B1 office space, in addition to two car parking spaces and fourteen cycle parking spaces.
<a href="#">Relevant surrounding designations</a>	CA designation.
Commentary on relationship with nearby and other proposal sites	Would need to take account of operation of bus station.

### Summary and Overview

#### Summary of assessment:

Town centre site. No major transport issues. Take into account bus station nearby.  
Counter service moved to Kew Road. Building currently in use by Metropolitan Police, who have declared site surplus to requirements and are seeking alternative uses. Building is a BTM and in a Conservation Area, could be converted to residential.

#### Information from Sustainability Appraisal:

##### Summary of assessment: *(likely sustainability impact of the option)*

Overall considered to have positive sustainability impacts, with possible minor negative impacts on waste. Redevelopment may contribute to the vitality and viability of the town centre and provide some opportunity for commercial development, thus resulting in a more diverse economy. It would also provide more housing, which should also improve the townscape, enhance the Conservation Area and improve the BTM.

##### Possible Mitigation: *(measures to mitigate likely negative effects and enhance positive effects )*

Waste – more activity and development on this site will inevitably generate more waste but this can be mitigated through the application of waste hierarchy and reuse of demolition waste.

#### Council's preferred use and justification (pre-publication):

Proposal – Commercial on ground floor, residential above, including affordable  
Justification – Subject to re-provision of the Police service, commercial and residential use, including affordable units. Smaller units preferred due to town centre location and subject to satisfactory conversion of this Building of Townscape Merit.

#### Proposal for publication:

Proposal – Commercial on ground floor, residential above, including affordable  
Justification – Subject to re-provision of the Police service, commercial and residential use, including affordable units. Smaller units preferred due to town centre location and subject to satisfactory conversion of this Building of Townscape Merit.

## SITE ASSESSMENT

### Site details

Site Name	Richmond Athletic Association Ground
Site No.	RI 4
Site address / location	The Richmond Athletic Association Ground, Old Deer Park, Kew Foot Road, Richmond
Description of site	Rugby Ground with Grandstand, pavillion and club house
Date of site visit	19/6/2013
Grid reference	X: 517936; Y: 175566
Site area	99,343 sqm
Site proposed by	LBRuT officers & ODPG
Ownership (if known)	Owned by Crown, leased to Richmond Rugby.

### Site map with aerial photograph



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**Land use details**

Existing use and buildings	Rugby Ground with covered seating to the SW. Depending on extent of site, to north Richmond Athletic Ground, buildings in use and to the SW open playing fields/ parking	
Is the site vacant?	Yes <input type="checkbox"/>	No <input checked="" type="checkbox"/>
Is the site derelict?	Yes <input type="checkbox"/>	No <input checked="" type="checkbox"/>
Occupancy rate	<input checked="" type="checkbox"/> occupied <input type="checkbox"/> under-occupied <input type="checkbox"/> un-occupied	
Other comments	Officer proposal & ODP Group to upgrade the stand.	

**Site history**

Planning application history	<p>Recent &amp; more significant applications:</p> <p>08/4193/ADV Relocation of existing match day free standing sign box. Received: 18-Nov-2008 Valid: 17-Dec-2008 refused permission 11-Feb-2009. Appeal dismissed on 02-Jun-2009</p> <p>07/4420/FUL Provision of space for and operation of a mobile diagnostic facility comprising diagnostic unit, support unit and generator, minor alterations to hardstanding and provision of pedestrian paving. Received: 08-Nov-2007 Valid: 14-Jan-2008 refused permission 10-Mar-2008</p> <p>07/3262/FUL Temporary siting of small portakabin for office use (16ft x 9ft) for 7 weeks 19 November to 29 December 2007 on private road adjacent to Kew Foot Road, shielded by a high wall between it and Kew Foot Road and be in the footprint of the scaffold tower with inflatable santa. Temporary change of use of bowling green for sale of christmas trees. Received: 14-Sep-2007 Valid: Unknown In Progress</p> <p>99/1530 Change Of Use To Provide Temporary Facilities To Host An International Rugby Festival During Rugby World Cup: October/november 1999. Received: 26-Jul-1999 Valid: 26-Jul-1999 granted permission 16-Sep-1999</p> <p>98/1050 Change Of Use And Alterations From Golf Driving Range Accommodation To Gymnasium/academy For Youth. Received: 13-May-1998 Valid: 13-May-1998 withdrawn by the applicant 03-Sep-1998</p> <p>98/1051 Partial Demolition Of Part Of One Wing Of Driving Range. Received: 13-May-1998 Valid: 13-May-1998 decided as no further action be taken 17-Jun-1998</p> <p>98/0862 Temporary Structures To Improve Safety And Comfort Of Spectators. Received: 06-May-1998 Valid: 06-May-1998 refused permission 15-Dec-1998</p> <p>97/2713 Minor Extension To Existing Spectator Stand To Form A Changing Room For Referees/officials. Received: 23-Dec-1997 Valid: 23-Dec-1997 granted permission 17-Feb-1998</p> <p>97/1454 Temporary Hospitality Building For A Period Of No Longer Than 2 Years To Provide Accommodation For Richmond F C Rugby Club. Received: 20-Jun-1997 Valid: 20-Jun-1997 refused permission 11-Sep-1997. Appeal withdrawn on 03-Jun-1998</p> <p>97/1360 Retention Of New Entrance Feature To Front Elevation Of Clubhouse. Upgrading Of External Finishes, Internal Alterations Received: 10-Jun-1997 Valid: 20-Jun-1997 granted permission 02-Sep-1997</p> <p>97/1013 Retention Of Temporary Accommodation Comprising Gymnasium And Physiotherapy Suite And Storage Containers Until August 1999 Received: 06-May-1997 Valid: 04-Jun-1997 granted permission 11-Sep-1997</p> <p>97/0843 Demolition Of Derelict Timber Stand. Erection Of New Temporary Seating For Approx 2500 Spectators, Standing Accommodation For Approx 4700 Spectators, Three Temporary Food And Drink Kiosks And Alterations To Location And Height Of Perimeter Received: 14-Apr-1997 Valid: 24-Apr-1997 refused permission 11-Sep-1997. Appeal withdrawn on 03-Jun-1998</p>
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	<p>95/1654/FUL Erection Of Disabled Viewing Terrace, Ramped Access, Toilet Facilities And Kiosk At North West Corner Of Stand Received: 31-May-1995 Valid: 31-May-1995 granted permission 02-Aug-1995</p> <p>95/0307/FUL Extension To Offices, Erection Of Covered Entrance To Pitch, Erection Of New Bin Store Received: 07-Feb-1995 Valid: 07-Feb-1995 granted permission 17-May-1995</p> <p>92/1263/FUL Alter And Extension Of Driving Range And Construct New Shop &amp; Ball Issue Building To Replace Existing Cabins, Resurface Existing Car Park. Received: 17-Jul-1992 Valid: 17-Jul-1992 granted permission 12-Nov-1992</p> <p>88/1882 Retention of hardstanding areas for use for parking in association with the use of the Athletics Ground as a recreational centre. Received: 15-Aug-1988 Valid: 15-Aug-1988 granted permission 06-Feb-1989</p> <p>88/1882/FUL Retention Of Hardstanding Areas For Use For Parking In Association With The Use Of The Athletics Ground As A Recreational Centre Received: 15-Aug-1988 Valid: 15-Aug-1988 granted permission 03-Oct-1988</p> <p>87/2037 Retention of hardstandings for parking of cars. Received: 13-Nov-1987 Valid: 13-Nov-1987 refused permission 13-Apr-1988</p>
Section 106	-

### Constraint and opportunities – Land uses

Constraint/opportunity	Commentary
<a href="#">UDP/LDF site</a> Yes <input type="checkbox"/> No <input checked="" type="checkbox"/>	
<a href="#">Public Open Space</a> Yes <input type="checkbox"/> No <input checked="" type="checkbox"/>	NOT POS
<a href="#">Public Open Space Deficient</a> Yes <input type="checkbox"/> No <input checked="" type="checkbox"/>	
<a href="#">Other Open Land of Townscape Importance</a> Yes <input type="checkbox"/> No <input checked="" type="checkbox"/>	
<a href="#">River Thames Policy Area</a> Yes <input checked="" type="checkbox"/> No <input type="checkbox"/>	
<a href="#">River Crane Opportunity Area</a> Yes <input type="checkbox"/> No <input checked="" type="checkbox"/>	
Potentially contaminated land Yes <input type="checkbox"/> No <input checked="" type="checkbox"/>	
<a href="#">Area of relative disadvantage</a> Yes <input type="checkbox"/> No <input checked="" type="checkbox"/>	
Public Rights of Way Yes <input type="checkbox"/> No <input checked="" type="checkbox"/>	
Other, e.g pylons Yes <input checked="" type="checkbox"/> No <input type="checkbox"/>	Protected View from St. Margaret's Promenade to Kew Pagoda.

### Constraint and opportunities – Key services and accessibility

Constraint/opportunity	Commentary
<a href="#">Employment use</a> Yes <input checked="" type="checkbox"/> No <input type="checkbox"/>	
<a href="#">Town Centre Boundary</a> Yes <input type="checkbox"/> No <input checked="" type="checkbox"/>	
<a href="#">Area of Mixed Use</a> Yes <input type="checkbox"/> No <input checked="" type="checkbox"/>	

<a href="#">Key shopping frontage</a>	Yes <input type="checkbox"/> No <input checked="" type="checkbox"/>	
<a href="#">Secondary shopping frontage</a>	Yes <input type="checkbox"/> No <input checked="" type="checkbox"/>	
<a href="#">Frontage/area subject to specific restrictions</a>	Yes <input type="checkbox"/> No <input checked="" type="checkbox"/>	
<a href="#">PTAL Level</a>	Level	“Very good”
Within 400 metres <sup>+</sup> to an Area of Mixed Use	Yes <input checked="" type="checkbox"/> No <input type="checkbox"/>	Kew Road AMU
Within 400 metres <sup>+</sup> to a main Town Centre	Yes <input checked="" type="checkbox"/> No <input type="checkbox"/>	Richmond Town Centre
<a href="#">Within 1 km of a primary school*</a>	Yes <input checked="" type="checkbox"/> No <input type="checkbox"/>	Marshgate Primary School, Windham Nursery School
<a href="#">Within 3 km of a secondary school*</a>	Yes <input checked="" type="checkbox"/> No <input type="checkbox"/>	Orleans Park School, Grey Court School, Christs School
<a href="#">Within 1 km of a GP surgery</a>	Yes <input checked="" type="checkbox"/> No <input type="checkbox"/>	Sayer (Richmond Green), Blake-James (Seymour House), Da Costa (The Vineyard), Griffiths (Paradise Road), Bates (Pagoda Avenue)
Any access constraints	Yes <input type="checkbox"/> No <input type="checkbox"/>	

### Constraint and opportunities – Environmental designations

Constraint/opportunity		Commentary
Flood zone and 20m EA buffer zone to rivers	1 <input checked="" type="checkbox"/> 2 <input type="checkbox"/> 3a <input type="checkbox"/> 3b <input type="checkbox"/>	
<a href="#">Metropolitan Open Land</a>	Yes <input checked="" type="checkbox"/> No <input type="checkbox"/>	
<a href="#">Green Belt / Major Developed Site in GB</a>	Yes <input type="checkbox"/> No <input checked="" type="checkbox"/>	
<a href="#">Historic Parks &amp; Gardens</a>	Yes <input checked="" type="checkbox"/> No <input type="checkbox"/>	1 : Royal Botanic Gardens incl Old Deer Park.
Tree Preservation Orders	Yes <input type="checkbox"/> No <input checked="" type="checkbox"/>	But, CA designation
<a href="#">SSSI</a>	Yes <input type="checkbox"/> No <input checked="" type="checkbox"/>	
<a href="#">Other Site of Nature Importance</a>	Yes <input type="checkbox"/> No <input checked="" type="checkbox"/>	Essentially borders site (ODP)
<a href="#">Conservation Area</a>	Yes <input checked="" type="checkbox"/> No <input type="checkbox"/>	CA57 Old Deer Park
Listed Building(s)	Yes <input checked="" type="checkbox"/> No <input type="checkbox"/>	19/11/1997. II. Pavilion At Richmond Athletic AssociationKew Foot RoadRichmondSurrey. Pavilion at Richmond Athletic Ground.
Building(s) of Townscape Merit	Yes <input checked="" type="checkbox"/> No <input type="checkbox"/>	22/06/2004. 04/00038/BTM. Wall To Old Deer ParkKew Foot RoadRichmondSurrey. Building of Townscape Merit.
Archaeological Priority Area	Yes <input checked="" type="checkbox"/> No <input type="checkbox"/>	DLO33473. Kew Gardens and the Old Deer Park.

<sup>+</sup> as the crow flies

<sup>+</sup> as the crow flies

\* Excluding private schools, free schools etc.

## Surrounding land

Surrounding land uses	Bounded on three sides by the historic park and associated designations, to the west by Pools in the Park.
<a href="#">Relevant surrounding designations</a>	To the north of the Athletic Ground - area poorly provided with public open space. OOLTI to SE corner. Kew Road MUA.
Commentary on relationship with nearby and other proposal sites	POTP site opposite is relevant.

## Summary and Overview

### Summary of assessment:

Site is very sensitive - MOL, Historic Park, CA, Pavillion listed, Protected view. Not POS.  
Reasonably high PTAL rating. Walkable from Richmond Station.

### Information from Sustainability Appraisal:

#### Summary of assessment: *(likely sustainability impact of the option)*

Overall positive and negative impacts; positive particularly in relation to improving leisure and recreational services in a location very close to Richmond town centre, contributing to the local economy and providing jobs.  
**Possible mitigation:** More activity and development on this site will inevitably generate more waste but this can be mitigated through the application of waste hierarchy and reuse of any demolition waste. Any new development proposal has to contribute to the enhancement of the Conservation Area and ensure that there are no harmful impacts on the historic park & garden, designated MOL and protected view. There should be no loss of designated open land or negative impacts on historic park & garden.

### Council's preferred use and justification (pre-publication):

**Proposal**  
Retain as sports ground and upgrade stands  
**Justification**  
It is recognised that this important sports facility needs to be upgraded to meet future needs. Any new sports development should seek to improve the appearance of this site which is in a highly protected historic open area. Any enabling development or increase in existing development footprint would need to be fully justified in the context of prevailing policies for development in Metropolitan Open Land.

### Proposal for publication:

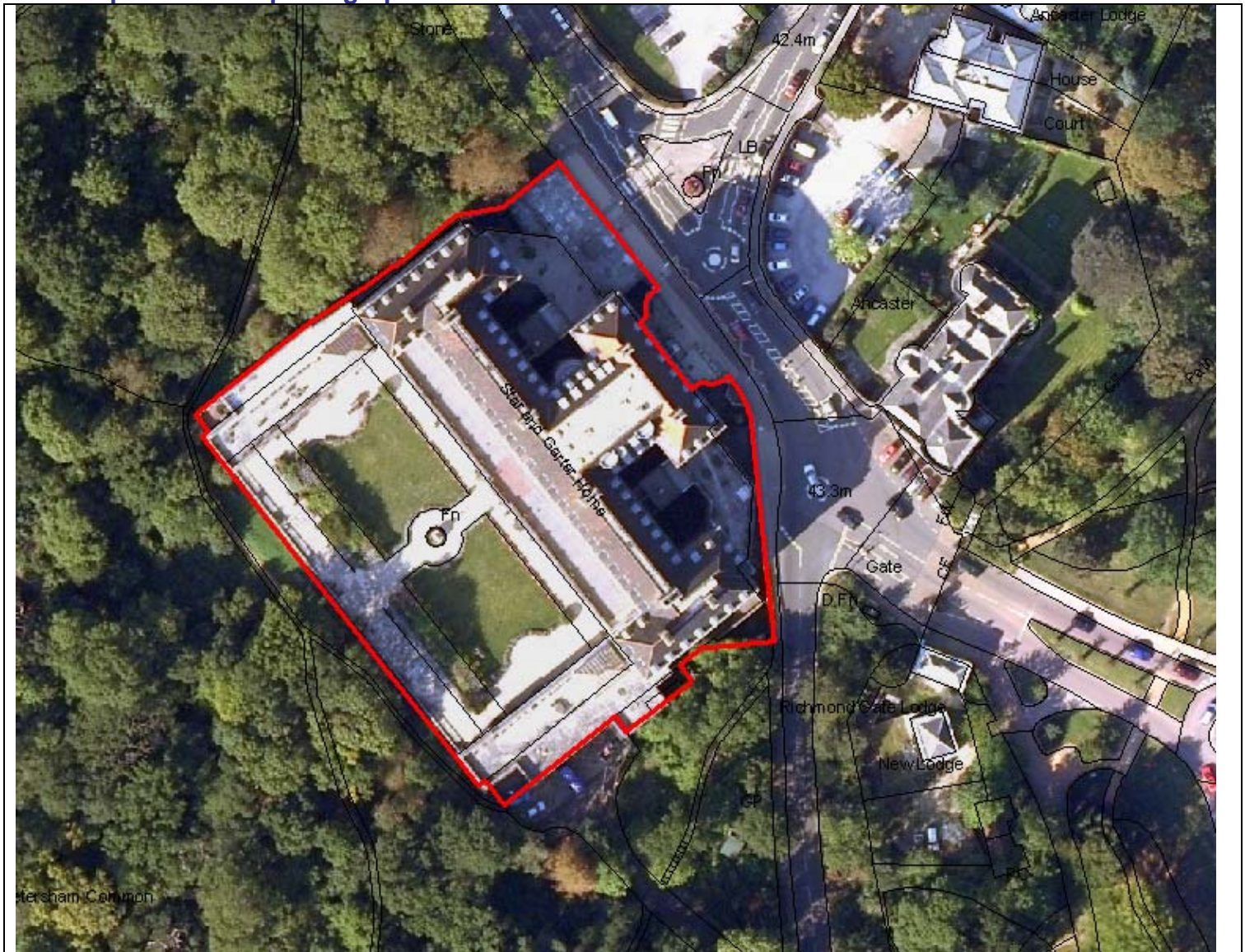
**Proposal**  
Retain as sports ground, relocate and upgrade stands and improve existing sports facilities.  
**Justification**  
It is recognised that this important sports facility needs to be upgraded to meet future needs. Any new sports development should seek to improve the appearance of this site which is in a highly protected historic open area. Any uses not appropriate to MOL or increase in existing development footprint would be limited to the minimum necessary to achieve viability and this would need to be justified through detailed financial analyses. Any proposed improvements or additional development must ensure the preservation of the special interest of the Listed buildings, buildings of townscape merit and their settings and sustain their significance, and preserve or enhance the character or appearance of the conservation area and registered park in which the complex and its landscaped setting are located. Any proposed improvement or additional development should have regard to the relevant policies set out in the Crown Estate's The Old Deer Park Landscape Strategy, 1999.

## SITE ASSESSMENT

### Site details

Site Name	Royal Star and Garter
Site No.	R11
Site address / location	ROYAL STAR AND GARTER HOME, RICHMOND HILL, LONDON
Description of site	A Grade II Listed care home for ex-Service men and women (with ancillary uses ) located at the top of Richmond Hill.
Date of site visit	
Grid reference	X: 518416; Y: 173739
Site area	6,840 sqm
Site proposed by	The Royal Star & Garter Homes & officers
Ownership (if known)	London Square

### Site map with aerial photograph



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**Land use details**

Existing use and buildings	Grade II Listed former care home for ex-Service men and women (with ancillary offices and residential)	
Is the site vacant?	Yes <input checked="" type="checkbox"/>	No <input type="checkbox"/>
Is the site derelict?	Yes <input type="checkbox"/>	No <input checked="" type="checkbox"/>
Occupancy rate	<input type="checkbox"/> occupied <input type="checkbox"/> under-occupied <input checked="" type="checkbox"/> un-occupied	
Other comments		

**Site history**

Planning application history	Site brief available: <a href="http://www.richmond.gov.uk/star_and_garter_brief_lr-2.pdf">http://www.richmond.gov.uk/star_and_garter_brief_lr-2.pdf</a> Includes recent and/or significant results:	
	DC 04/2942/FUL	Reconstruction of an existing external retaining wall adjacent to rear loading dock. granted permission 02-Nov-2004
	DC 00/0328	Refurbishment Of The Occupational Therapy Dept At B Floor Level. granted permission 18-Apr-2000
	DC 00/0326	Office Infills At 'd' Floor Level To East And West Wings. granted permission 03-Apr-2000
	DC 00/0327	Office Infills To East And West Wings To 'd' Floor. granted permission 03-Apr-2000
	DC 99/0882	Internal & External Balustrade To Comply With Approved Document K Of The Building Regulations. granted permission 01-Jun-1999
	DC 98/2205	Erection Of Conservatory granted permission 28-Oct-1998
	DC 97/2243	Existing Open Plan Ward Refurbished To Form Individual Rooms. granted permission 31-Oct-1997
	DC 97/1775	Widening Of Access Road Onto Star And Garter Hill And Provision Of Off-street Parking. Erection Of Retaining Wall With Steps Up To Common refused permission 23-Oct-1997
	DC 96/2523/FUL	Construction Of Link At Lower Ground Floor Level 1 Between Main Building And Existing Lower Wing And Use Of One Staff Flat Within Lower Wing As Additional Office Space granted permission 18-Nov-1996
	DC 94/2147/LBC	Refurbishment Of Existing Ward And Staff Areas In Ward D1 Minor Alterations To Windows granted permission 04-Oct-1994
	DC 90/1673/LBC	Erection Of Two Day Rooms At D Floor Level granted permission 12-Nov-1990
	DC 85/0859	Addition of glazed porch at front entrance of hospital building to form draught lobby. (Amended Plan No. 959/SG 305B and 306B received on 23.9.85). granted permission 09-Oct-1985
DC 79/0792	The provision of external link corridor between occupational Therapy room and active treatment area B floor. granted permission 13-Sep-1979	
	13/4410 LBC and 13/4409 not yet decided - Change of use from care home (use class C2) to residential (use class C3), comprising 86 dwelling units, including reconfiguration of the listed building and minor demolition to modern additions, new basement car park and associated landscaping.	
Section 106	-	

**Constraint and opportunities – Land uses**

Constraint/opportunity	Commentary
<a href="#">UDP/LDF site</a> Yes <input type="checkbox"/> No <input checked="" type="checkbox"/>	Site Brief has been adopted for this site (Aug 2008). <a href="http://www.richmond.gov.uk/star_and_garter_brief_lr-2.pdf">http://www.richmond.gov.uk/star_and_garter_brief_lr-2.pdf</a>
<a href="#">Public Open Space</a> Yes <input type="checkbox"/> No <input checked="" type="checkbox"/>	But surrounded to north west, south & west



<a href="#">Public Open Space Deficient</a>	Yes <input type="checkbox"/> No <input checked="" type="checkbox"/>	
<a href="#">Other Open Land of Townscape Importance</a>	Yes <input type="checkbox"/> No <input checked="" type="checkbox"/>	
<a href="#">River Thames Policy Area</a>	Yes <input checked="" type="checkbox"/> No <input type="checkbox"/>	
<a href="#">River Crane Opportunity Area</a>	Yes <input type="checkbox"/> No <input checked="" type="checkbox"/>	
Potentially contaminated land	Yes <input type="checkbox"/> No <input checked="" type="checkbox"/>	
<a href="#">Area of relative disadvantage</a>	Yes <input type="checkbox"/> No <input checked="" type="checkbox"/>	
Public Rights of Way	Yes <input type="checkbox"/> No <input checked="" type="checkbox"/>	Several skirting the site.
Other, e.g pylons	Yes <input checked="" type="checkbox"/> No <input type="checkbox"/>	Critical Drainage Cover – whole site Group8_005. Petersham [Richmond]. Landmark Protected Vista 24 covering part of Terrace (Star & Garter), White Lodge protected Vista in vicinity. Protected View in vicinity.

### Constraint and opportunities – Key services and accessibility

Constraint/opportunity		Commentary
<a href="#">Employment use</a>	Yes <input type="checkbox"/> No <input checked="" type="checkbox"/>	
<a href="#">Town Centre Boundary</a>	Yes <input type="checkbox"/> No <input checked="" type="checkbox"/>	
<a href="#">Area of Mixed Use</a>	Yes <input type="checkbox"/> No <input checked="" type="checkbox"/>	
<a href="#">Key shopping frontage</a>	Yes <input type="checkbox"/> No <input checked="" type="checkbox"/>	
<a href="#">Secondary shopping frontage</a>	Yes <input type="checkbox"/> No <input checked="" type="checkbox"/>	
<a href="#">Frontage/area subject to specific restrictions</a>	Yes <input type="checkbox"/> No <input checked="" type="checkbox"/>	
<a href="#">PTAL Level</a>	Level 1B	Very poor
Within 400 metres <sup>+</sup> to an Area of Mixed Use	Yes <input type="checkbox"/> No <input checked="" type="checkbox"/>	
Within 400 metres <sup>+</sup> to a main Town Centre	Yes <input type="checkbox"/> No <input checked="" type="checkbox"/>	
<a href="#">Within 1 km of a primary school*</a>	Yes <input checked="" type="checkbox"/> No <input type="checkbox"/>	St Elizabeths Catholic Primary School, Vineyard Primary School, Russell Primary School
<a href="#">Within 3 km of a secondary school*</a>	Yes <input checked="" type="checkbox"/> No <input type="checkbox"/>	Christs School, Grey Court School, Orleans Park School, Shene School
<a href="#">Within 1 km of a GP</a>	Yes <input checked="" type="checkbox"/>	Da Costa (The Vineyard), Cooper (Queens Medical Centre)

<sup>+</sup> as the crow flies

<sup>+</sup> as the crow flies

\* Excluding private schools, free schools etc.

<a href="#">surgery</a>	No <input type="checkbox"/>	
Any access constraints	Yes <input checked="" type="checkbox"/>	
	No <input type="checkbox"/>	

### Constraint and opportunities – Environmental designations

Constraint/opportunity		Commentary
Flood zone and 20m EA buffer zone to rivers	1 <input checked="" type="checkbox"/>	
	2 <input type="checkbox"/>	
	3a <input type="checkbox"/>	
	3b <input type="checkbox"/>	
<a href="#">Metropolitan Open Land</a>	Yes <input type="checkbox"/> No <input checked="" type="checkbox"/>	
<a href="#">Green Belt / Major Developed Site in GB</a>	Yes <input type="checkbox"/> No <input checked="" type="checkbox"/>	
<a href="#">Historic Parks &amp; Gardens</a>	Yes <input type="checkbox"/> No <input checked="" type="checkbox"/>	Adjacent Richmond Park
Tree Preservation Orders	Yes <input type="checkbox"/> No <input checked="" type="checkbox"/>	
<a href="#">SSSI</a>	Yes <input type="checkbox"/> No <input checked="" type="checkbox"/>	Adj Richmond Park
<a href="#">Other Site of Nature Importance</a>	Yes <input type="checkbox"/> No <input checked="" type="checkbox"/>	Not covering site, to west, north west & south.
<a href="#">Conservation Area</a>	Yes <input checked="" type="checkbox"/> No <input type="checkbox"/>	CA 5
Listed Building(s)	Yes <input checked="" type="checkbox"/> No <input type="checkbox"/>	30/05/1990. II. Royal Star And Garter Home Richmond Hill Richmond Surrey TW10 6RR. Royal Star and Garter Home.
Building(s) of Townscape Merit	Yes <input type="checkbox"/> No <input checked="" type="checkbox"/>	
Archaeological Priority Area	Yes <input type="checkbox"/> No <input checked="" type="checkbox"/>	Adj Richmond Park

### Surrounding land

Surrounding land uses	See above.
<a href="#">Relevant surrounding designations</a>	Site is sensitive with various designations surrounding the site itself and Richmond Park in close proximity.
Commentary on relationship with nearby and other proposal sites	These sites are in one of the most prominent locations in the Borough just to the south of the historic riverside of Richmond town centre and at the entrance to Richmond Park. This is a highly sensitive site lying within the Richmond Hill Conservation Area (No 5), surrounded by other listed buildings and partly within the Thames Policy Area.

### Summary and Overview

#### Summary of assessment:

A key historic landmark which is no longer needed as a Home. This Listed Building to be converted in line with the adopted brief.

**Information from Sustainability Appraisal:****Summary of assessment:** *(likely sustainability impact of the option)*

Overall positive impacts. This key landmark, Grade II Listed, provided a care home for ex-service men/women. As it is now no longer needed as a care home, redeveloping the existing land and building would make better and more efficient use of this land.

**Possible Mitigation:** *(measures to mitigate likely negative effects and enhance positive effects )*

Need to take account of cumulative impacts on local area, amenity and neighbouring properties due to the proposed increase in uses on this site. This is a highly sensitive site and therefore any proposal should improve and enhance the listed building and Conservation Area. More activity and development on this site will inevitably generate more waste but this can be mitigated through the application of waste hierarchy and reuse of demolition waste. There should be no impacts on local traffic and parking services.

**Council's preferred use and justification (pre-publication):**

Proposal – Mixed uses including hotel, other institutional use or residential, including affordable, retention of chapel.

Justification – New uses should take account of the special qualities of this important Listed Building much of which could lend itself well for conversion to hotel or other institutional use or residential, including affordable housing. Certain areas within the listed building could be compromised by conversion into residential units and these areas could be used independently or ancillary to the main use for community or commercial uses such as conference/meeting facilities, office, leisure (gym, spa), café or restaurant uses. The mix and range of proposed uses will need to be compatible with each other, including any residential use.

**Proposal for publication:**

Proposal – Mixed uses including hotel, other institutional use or residential, including affordable, retention of chapel.

Justification – New uses should take account of the special qualities of this important Listed Building much of which could lend itself well for conversion to hotel or other institutional use or residential, including affordable housing. Certain areas within the listed building could be compromised by conversion into residential units and these areas could be used independently or ancillary to the main use for community or commercial uses such as conference/meeting facilities, office, leisure (gym, spa), café or restaurant uses. The mix and range of proposed uses will need to be compatible with each other, including any residential use.

## SITE ASSESSMENT

### Site details

Site Name	Friars Lane Car Park
Site No.	RI 6
Site address / location	Friars Lane Car Park, Richmond
Description of site	Car park
Date of site visit	
Grid reference	X: 517590; Y: 174752
Site area	1,524 sqm
Site proposed by	Officers
Ownership (if known)	LBRuT

### Site map with aerial photograph



### Land use details

Existing use and buildings	Car park
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Is the site vacant?	Yes <input type="checkbox"/> No <input checked="" type="checkbox"/>	
Is the site derelict?	Yes <input type="checkbox"/> No <input checked="" type="checkbox"/>	
Occupancy rate	<input type="checkbox"/> occupied <input checked="" type="checkbox"/> under-occupied <input type="checkbox"/> un-occupied	
Other comments	Town centre car park - could accommodate a more intensive use.	

### Site history

Planning application history	Site Brief adopted Feb 2006. <a href="http://www.richmond.gov.uk/friar_s_lane_planning_brief.pdf">http://www.richmond.gov.uk/friar_s_lane_planning_brief.pdf</a>
Section 106	-

### Constraint and opportunities – Land uses

Constraint/opportunity		Commentary
<a href="#">UDP/LDF site</a>	Yes <input checked="" type="checkbox"/> No <input type="checkbox"/>	R4 FRIARS LANE CAR PARK Proposal- HOUSING - Justification - Sufficient parking elsewhere in town, redevelopment for residential use will enhance the conservation area PARK and improve the amenities of residents. Adequate replacement parking spaces for the disabled will be provided on-street at Richmond Green.
<a href="#">Public Open Space</a>	Yes <input type="checkbox"/> No <input checked="" type="checkbox"/>	
<a href="#">Public Open Space Deficient</a>	Yes <input type="checkbox"/> No <input checked="" type="checkbox"/>	
<a href="#">Other Open Land of Townscape Importance</a>	Yes <input type="checkbox"/> No <input checked="" type="checkbox"/>	
<a href="#">River Thames Policy Area</a>	Yes <input type="checkbox"/> No <input checked="" type="checkbox"/>	Surrounding site to north, south and west.
<a href="#">River Crane Opportunity Area</a>	Yes <input type="checkbox"/> No <input checked="" type="checkbox"/>	
Potentially contaminated land	Yes <input checked="" type="checkbox"/> No <input type="checkbox"/>	Brewing & malting
<a href="#">Area of relative disadvantage</a>	Yes <input type="checkbox"/> No <input checked="" type="checkbox"/>	
Public Rights of Way	Yes <input type="checkbox"/> No <input checked="" type="checkbox"/>	
Other, e.g pylons	Yes <input checked="" type="checkbox"/> No <input type="checkbox"/>	The area slopes down towards the River which will need to be taken into consideration.

### Constraint and opportunities – Key services and accessibility

Constraint/opportunity		Commentary
<a href="#">Employment use</a>	Yes <input type="checkbox"/> No <input checked="" type="checkbox"/>	
<a href="#">Town Centre Boundary</a>	Yes <input type="checkbox"/> No <input checked="" type="checkbox"/>	
<a href="#">Area of Mixed Use</a>	Yes <input type="checkbox"/> No <input checked="" type="checkbox"/>	
<a href="#">Key shopping frontage</a>	Yes <input type="checkbox"/> No <input checked="" type="checkbox"/>	
<a href="#">Secondary shopping</a>	Yes <input type="checkbox"/>	

<a href="#">frontage</a>	No <input checked="" type="checkbox"/>	
<a href="#">Frontage/area subject to specific restrictions</a>	Yes <input type="checkbox"/> No <input checked="" type="checkbox"/>	
<a href="#">PTAL Level</a>	Level 6A	Excellent
Within 400 metres <sup>+</sup> to an Area of Mixed Use	Yes <input type="checkbox"/> No <input type="checkbox"/>	East Twickenham AMU
Within 400 metres <sup>+</sup> to a main Town Centre	Yes <input checked="" type="checkbox"/> No <input type="checkbox"/>	Richmond Town Centre
<a href="#">Within 1 km of a primary school*</a>	Yes <input type="checkbox"/> No <input checked="" type="checkbox"/>	
<a href="#">Within 3 km of a secondary school*</a>	Yes <input checked="" type="checkbox"/> No <input type="checkbox"/>	Christ's School, Grey Court School, Orleans Park School
<a href="#">Within 1 km of a GP surgery</a>	Yes <input checked="" type="checkbox"/> No <input type="checkbox"/>	Griffiths (Paradise Road Surgery), Da Costa (The Vineyard), Johal (Twickenham Park Surgery), Sayer (Richmond Green Medical Centre)
Any access constraints	Yes <input checked="" type="checkbox"/> No <input type="checkbox"/>	The site is on a double bend on a narrow two-way road. See paras 4.9 to 4.12 in Planning Brief.

### Constraint and opportunities – Environmental designations

Constraint/opportunity		Commentary
Flood zone and 20m EA buffer zone to rivers	1 <input checked="" type="checkbox"/> 2 <input type="checkbox"/> 3a <input type="checkbox"/> 3b <input type="checkbox"/>	Part of site bounded by SFRA 3b Functional Floodplain.
<a href="#">Metropolitan Open Land</a>	Yes <input type="checkbox"/> No <input checked="" type="checkbox"/>	
<a href="#">Green Belt / Major Developed Site in GB</a>	Yes <input type="checkbox"/> No <input checked="" type="checkbox"/>	
<a href="#">Historic Parks &amp; Gardens</a>	Yes <input type="checkbox"/> No <input checked="" type="checkbox"/>	
Tree Preservation Orders	Yes <input type="checkbox"/> No <input checked="" type="checkbox"/>	
<a href="#">SSSI</a>	Yes <input type="checkbox"/> No <input checked="" type="checkbox"/>	
<a href="#">Other Site of Nature Importance</a>	Yes <input type="checkbox"/> No <input checked="" type="checkbox"/>	
<a href="#">Conservation Area</a>	Yes <input checked="" type="checkbox"/> No <input type="checkbox"/>	CA 4 Richmond Riverside
Listed Building(s)	Yes <input type="checkbox"/> No <input checked="" type="checkbox"/>	
Building(s) of Townscape Merit	Yes <input type="checkbox"/> No <input checked="" type="checkbox"/>	
Archaeological Priority Area	Yes <input checked="" type="checkbox"/> No <input type="checkbox"/>	

### Surrounding land

Surrounding land	See above. Functional floodplain. TPA.
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<sup>+</sup> as the crow flies

<sup>+</sup> as the crow flies

\* Excluding private schools, free schools etc.

uses	
<a href="#">Relevant surrounding designations</a>	Area subject to protective designations relating to the River and floodplain. Development will need to respect neighbouring residential amenity. See full assessment in planning brief.
Commentary on relationship with nearby and other proposal sites	See planning brief.

## Summary and Overview

<b>Summary of assessment:</b>
Site assessed as part of production of adopted planning brief. This site is in a prominent location close to the historic riverside of Richmond town centre. Within a conservation area, visible from the River Thames and within the Thames Policy Area and surrounded by listed buildings it is a highly sensitive and constrained site. Any redevelopment proposals will have a significant impact on the character and appearance of the surrounding area and will have to be of the highest design quality.
<b>Information from Sustainability Appraisal:</b>
<p>Summary of assessment: (likely sustainability impact of the option)</p> <p>Whilst there may potentially be some negative impacts in relation to waste and transport, this site could provide much needed homes; it would replace a car park, thus making better use of previously developed land and contributing to the Conservation Area and the setting of surrounding listed buildings.</p> <p>Possible Mitigation: (measures to mitigate likely negative effects and enhance positive effects )</p> <p>Travel – ensure any redevelopment proposal would have no impacts on local parking provision. Waste – more activity and development on this site will inevitably generate more waste but this can be mitigated through the application of waste hierarchy. Flood risk – To mitigate the impacts of flooding, a flood risk assessment and a flood emergency plan should be required for any detailed proposals to ensure that the development and its residents are safe during a flood event. Given that the existing site is largely hard-standing, there may be an opportunity to increase the amount of permeable surfacing as part of redeveloping the existing site, thus providing some mitigation during a flood event.</p>
<b>Council's preferred use and justification (pre-publication):</b>
<p>Proposal: Residential</p> <p>Justification - Redevelopment for residential use will enhance the conservation area and improve the amenities of residents</p>
<b>Proposal for publication:</b>
<p>Proposal: Residential</p> <p>Justification - Redevelopment for residential use will enhance the conservation area and improve the amenities of residents</p>

### SITE ASSESSMENT

#### Site details

Site Name	Orchard, Garden and Market Roads
Site No.	EMP22 - R16
Site address / location	Orchard, Garden and Market Roads, Richmond
Description of site	Larger site identified in past for industrial and warehousing. SPD never adopted as under attrition for housing developments
Date of site visit	3/5/2013
Grid reference	X: 519230; Y: 175606
Site area	13,892 sqm
Site proposed by	owner
Ownership (if known)	Harepath

#### Site map with aerial photograph



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**Land use details**

Existing use and buildings	removals firm, storage, car repairs, book depository , offices, and vehicle parking for car van hire. Also a small parade of shops, + fish and chip shop office building in use as children's nursery on road frontage, new flats on former employment /office sites and a fire station	
Is the site vacant?	Yes <input type="checkbox"/> No <input checked="" type="checkbox"/>	
Is the site derelict?	Yes <input type="checkbox"/> No <input checked="" type="checkbox"/>	
Occupancy rate	<input checked="" type="checkbox"/> occupied <input type="checkbox"/> under-occupied <input type="checkbox"/> un-occupied	
Other comments	Behind Fire station (needs 24hour access)	

**Site history**

Planning application history	(Not a complete list) Express Dairies 13/4648 – not yet decided Demolition of existing commercial building and erection of a mixed use development containing a doctor's surgery and 31 residential units ranging from 1 to 3 bed with associated parking and amenity space.
Section 106	Analysis of the planning application history/Section 106's is not relevant for this site, because it is proposed to designate it as a Key Employment Site

**Constraint and opportunities – Land uses**

Constraint/opportunity		Commentary
<a href="#">UDP/LDF site</a>	Yes <input type="checkbox"/> No <input checked="" type="checkbox"/>	
<a href="#">Public Open Space</a>	Yes <input type="checkbox"/> No <input checked="" type="checkbox"/>	
<a href="#">Public Open Space Deficient</a>	Yes <input type="checkbox"/> No <input checked="" type="checkbox"/>	
<a href="#">Other Open Land of Townscape Importance</a>	Yes <input type="checkbox"/> No <input checked="" type="checkbox"/>	
<a href="#">River Thames Policy Area</a>	Yes <input type="checkbox"/> No <input checked="" type="checkbox"/>	
<a href="#">River Crane Opportunity Area</a>	Yes <input type="checkbox"/> No <input checked="" type="checkbox"/>	
Potentially contaminated land	Yes <input checked="" type="checkbox"/> No <input type="checkbox"/>	Covering most of site.
<a href="#">Area of relative disadvantage</a>	Yes <input type="checkbox"/> No <input checked="" type="checkbox"/>	
Public Rights of Way	Yes <input type="checkbox"/> No <input checked="" type="checkbox"/>	
Other, e.g pylons	Yes <input type="checkbox"/> No <input type="checkbox"/>	

**Constraint and opportunities – Key services and accessibility**

Constraint/opportunity		Commentary
<a href="#">Employment use</a>	Yes <input checked="" type="checkbox"/> No <input type="checkbox"/>	

<a href="#">Town Centre Boundary</a>	Yes <input type="checkbox"/> No <input checked="" type="checkbox"/>	
<a href="#">Area of Mixed Use</a>	Yes <input type="checkbox"/> No <input checked="" type="checkbox"/>	
<a href="#">Key shopping frontage</a>	Yes <input type="checkbox"/> No <input checked="" type="checkbox"/>	
<a href="#">Secondary shopping frontage</a>	Yes <input type="checkbox"/> No <input checked="" type="checkbox"/>	
<a href="#">Frontage/area subject to specific restrictions</a>	Yes <input type="checkbox"/> No <input checked="" type="checkbox"/>	
<a href="#">PTAL Level</a>	Level 3	Moderate
Within 400 metres <sup>+</sup> to an Area of Mixed Use	Yes <input type="checkbox"/> No <input checked="" type="checkbox"/>	
Within 400 metres <sup>+</sup> to a main Town Centre	Yes <input type="checkbox"/> No <input checked="" type="checkbox"/>	
<a href="#">Within 1 km of a primary school*</a>	Yes <input checked="" type="checkbox"/> No <input type="checkbox"/>	Holy Trinity CE Primary School, Marshgate Primary School, Darell Primary School, Sheen Mount Primary School, Windham Nursery School, Kew Riverside Primary School
<a href="#">Within 3 km of a secondary school*</a>	Yes <input checked="" type="checkbox"/> No <input type="checkbox"/>	Christs School, Shene School
<a href="#">Within 1 km of a GP surgery</a>	Yes <input checked="" type="checkbox"/> No <input type="checkbox"/>	Bates (Pagoda Avenue), North Road Surgery, Weeks (Deanhill Road), Queens Medical Centre, Seymour House
Any access constraints	Yes <input type="checkbox"/> No <input checked="" type="checkbox"/>	

### Constraint and opportunities – Environmental designations

Constraint/opportunity		Commentary
Flood zone and 20m EA buffer zone to rivers	1 <input checked="" type="checkbox"/> 2 <input type="checkbox"/> 3a <input type="checkbox"/> 3b <input type="checkbox"/>	
<a href="#">Metropolitan Open Land</a>	Yes <input type="checkbox"/> No <input checked="" type="checkbox"/>	
<a href="#">Green Belt / Major Developed Site in GB</a>	Yes <input type="checkbox"/> No <input checked="" type="checkbox"/>	
<a href="#">Historic Parks &amp; Gardens</a>	Yes <input type="checkbox"/> No <input checked="" type="checkbox"/>	
Tree Preservation Orders	Yes <input type="checkbox"/> No <input checked="" type="checkbox"/>	
<a href="#">SSSI</a>	Yes <input type="checkbox"/> No <input checked="" type="checkbox"/>	
<a href="#">Other Site of Nature Importance</a>	Yes <input type="checkbox"/> No <input checked="" type="checkbox"/>	
<a href="#">Conservation Area</a>	Yes <input type="checkbox"/> No <input checked="" type="checkbox"/>	
Listed Building(s)	Yes <input type="checkbox"/>	

<sup>+</sup> as the crow flies

<sup>+</sup> as the crow flies

\* Excluding private schools, free schools etc.

	No <input checked="" type="checkbox"/>	
Building(s) of Townscape Merit	Yes <input type="checkbox"/> No <input checked="" type="checkbox"/>	
Archaeological Priority Area	Yes <input type="checkbox"/> No <input checked="" type="checkbox"/>	

### Surrounding land

Surrounding land uses	Sainsburys superstore adjacent to site on west. Housing to east and south. Fire Station on northern side
<a href="#">Relevant surrounding designations</a>	Proposed area for tree planting
Commentary on relationship with nearby and other proposal sites	Well located industrial site with direct access to main strategic highway . There are concerns from existing employment occupiers over pressure for car parking from the residents of the new flats

### Summary and Overview

<b>Summary of assessment:</b>
Mixed industrial site with capacity for larger lorries . Access to strategic road network, close to North Sheen station , main roads, and retail superstore. Industrial environment under threat from recent housing developments.
<b>Information from Sustainability Appraisal:</b>
<b>Summary of assessment:</b> <i>(likely sustainability impact of the option)</i> Identifying and designating this locally important industrial estate through the Site Allocations Plan will secure the long-term future of this employment site. It would retain a number of different business, commercial and community uses of a suitable size in an appropriate location with good road access and parking provision in an area outside the town centre that has been identified for primarily industrial/storage uses. No mitigation required.
<b>Council's preferred use and justification (pre-publication):</b>
Proposal Designate as key employment site
<b>Proposal for publication:</b>
Proposal Designate as key employment site