



**London Borough of Richmond upon Thames**

**Local Plan**

# **Site Allocations**

**Development Plan Document**

## **Pre-Publication consultation on new additional sites**

**Consultation from 9 June 2014 – 21 July 2014**

**June 2014**

## Consultation on new additional sites

The Council is currently preparing the Site Allocations Plan, providing the long term framework which will set out the Council's proposals for land and buildings on significant sites within the borough should they come forward for development.

The Council has already consulted the public on a draft version of the Site Allocations Plan; i.e. the [Pre-publication version](#)<sup>1</sup>, with public consultation from 1 October 2013 until 12 November 2013. The Council analysed and considered all the [submitted responses](#)<sup>2</sup>, some of which have identified a number of new sites, including one change to the boundary of a Metropolitan Open Land (MOL) designation; these are now subject to a further round of public consultation.

This 6-week additional pre-publication consultation, which is open for comment from **Monday 9 June until Monday 21 July 2014**, is only in relation to the new additional sites and the MOL boundary change. There is also an accompanying Sustainability Appraisal Report, which is subject to public consultation; it investigates the likely significant impacts of the new additional sites on the borough and the wider area in terms of the contribution towards sustainability that might arise if the new proposals are implemented. An Addendum Report to the Equalities Impact Assessment has also been prepared and is available as background document.

The consultation materials are available as follows:

- Read the consultation material [online](#) at: [www.richmond.gov.uk/site\\_allocations\\_dpd.htm](http://www.richmond.gov.uk/site_allocations_dpd.htm)
- View the consultation material at the Civic Centre, 44 York Street, Twickenham, TW1 3BZ or in the Borough's main libraries

**Please note that this consultation is only on the new additional proposals as set out in this report. Any policies, text, tables and maps that were previously consulted on are not open to comment; any comments on these will not be considered at this stage.**

You can respond in writing by email or post (there is no formal response form), clearly referencing your comments to the relevant new additional sites and specifying any changes you are seeking to the proposals:

- by **email** to [Ldfconsultation@richmond.gov.uk](mailto:Ldfconsultation@richmond.gov.uk) or
- by **post** to Policy and Design, LB Richmond upon Thames, Civic Centre, 44 York Street, Twickenham, TW1 3BZ

Please note that responses will not be treated as confidential.

**Next stages:** The Council will be analysing and considering all comments received as part of this consultation, and where required, any further changes and amendments will be made to the Publication Version of the Plan.

The final version of the Plan, which will include the new additional sites and the MOL boundary change, will be subject to a further 6-week consultation period in autumn 2014, before it will be submitted later this year to the Secretary of State for independent examination in public.

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<sup>1</sup> All documents from the Pre-publication consultation are available to view at: [www.richmond.gov.uk/prepublication\\_of\\_\\_site\\_allocations\\_dpd.htm](http://www.richmond.gov.uk/prepublication_of__site_allocations_dpd.htm)

<sup>2</sup> [www.richmond.gov.uk/summary\\_of\\_responses\\_officer\\_responses\\_and\\_proposed\\_changes\\_to\\_pre-publication\\_plan\\_-\\_february\\_2014.pdf](http://www.richmond.gov.uk/summary_of_responses_officer_responses_and_proposed_changes_to_pre-publication_plan_-_february_2014.pdf)

## List of new additional sites and proposals

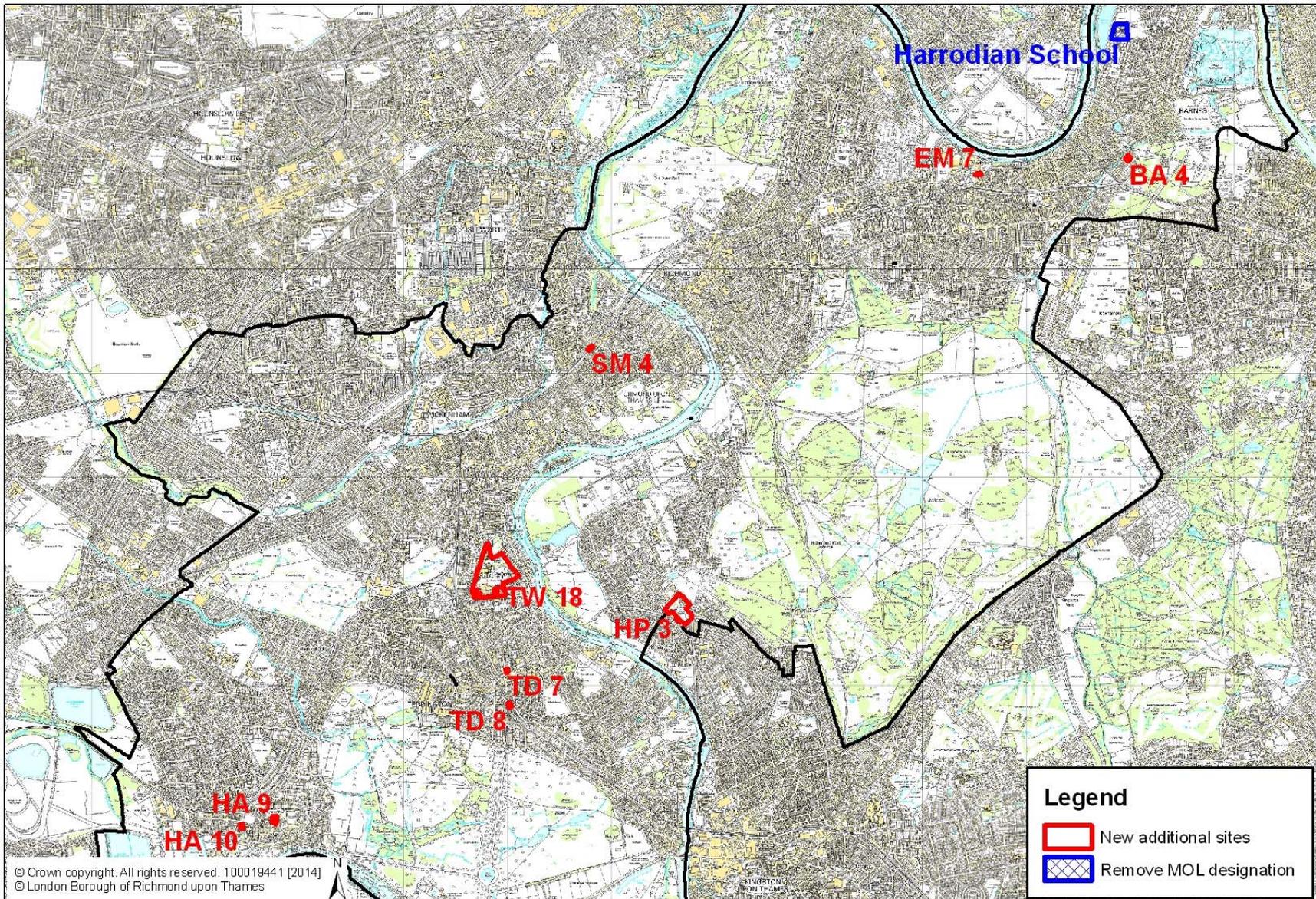
The following nine new additional sites are subject to this consultation:

- HA 9 – Hampton Traffic Unit
- HA 10 – Hampton Delivery Office
- TD 7 – Teddington Delivery Office
- TD 8 – Teddington Station
- TW 18 – St Mary's University College
- SM 4 – St Margarets Station
- BA 4 – Barnes Green Police Station
- EM 7 – Mortlake and Barnes Delivery Office
- HP 3 – Cassel Hospital

In addition, there is one proposed change to the boundary of an existing MOL designation:

- Harrodian School

### Overview map of new additional sites and change to MOL boundary

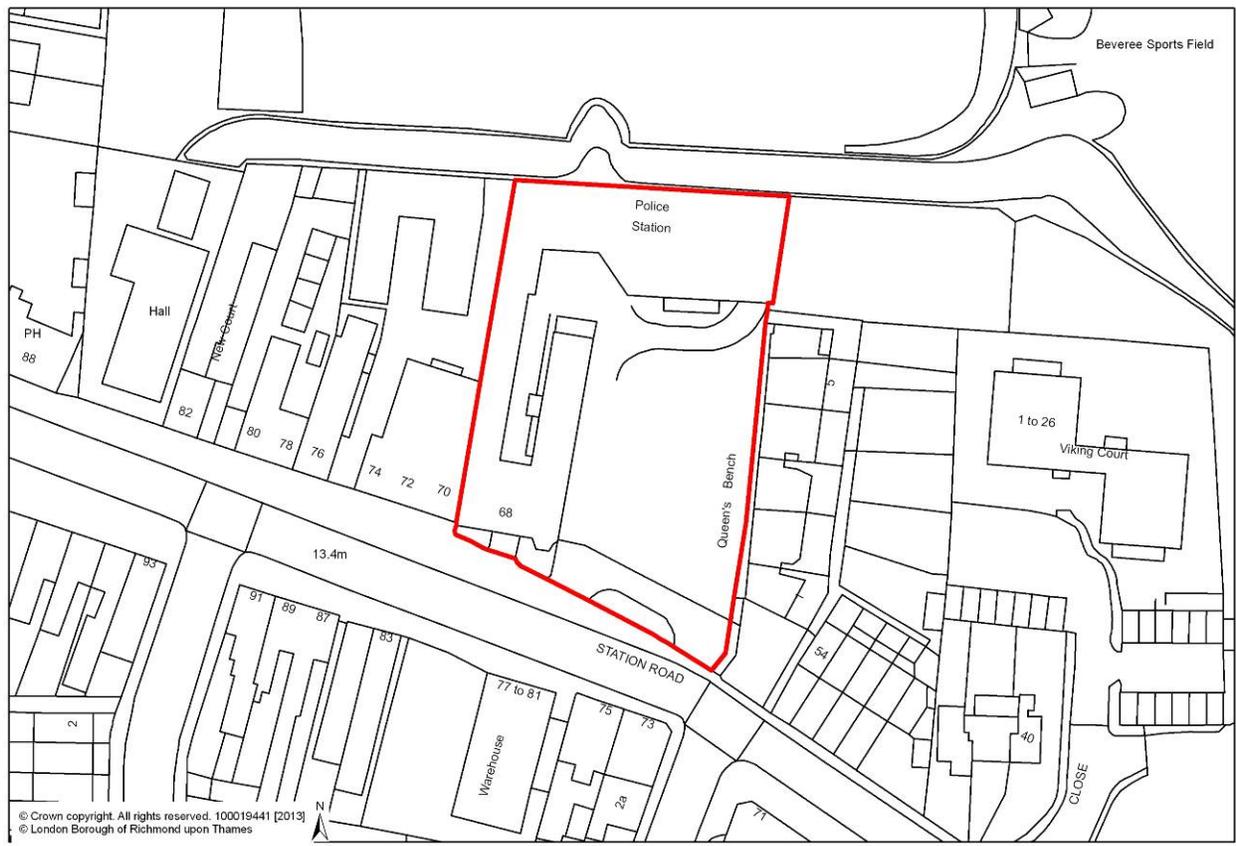


**HA 9 Hampton Traffic Unit, 60-68, Station Road, Hampton****Proposal**

Residential use, including affordable units.

**Justification**

If site becomes surplus, re-use of building fronting Station Avenue and redevelopment of rear area for residential use, including affordable housing. The creation of a pedestrian link through the site between Station Avenue and Beveree Sports Ground. The Building of Townscape Merit on the Station Avenue frontage to be retained.



Proposal Site HA 9 Hampton Traffic Unit, 60-68, Station Road, Hampton

## HA 10 Hampton Delivery Office, Rosehill, Hampton

### Proposal

Residential, including affordable units.

### Justification

If site becomes surplus, redevelopment for residential use, including affordable units designed to complement the surrounding residential area.



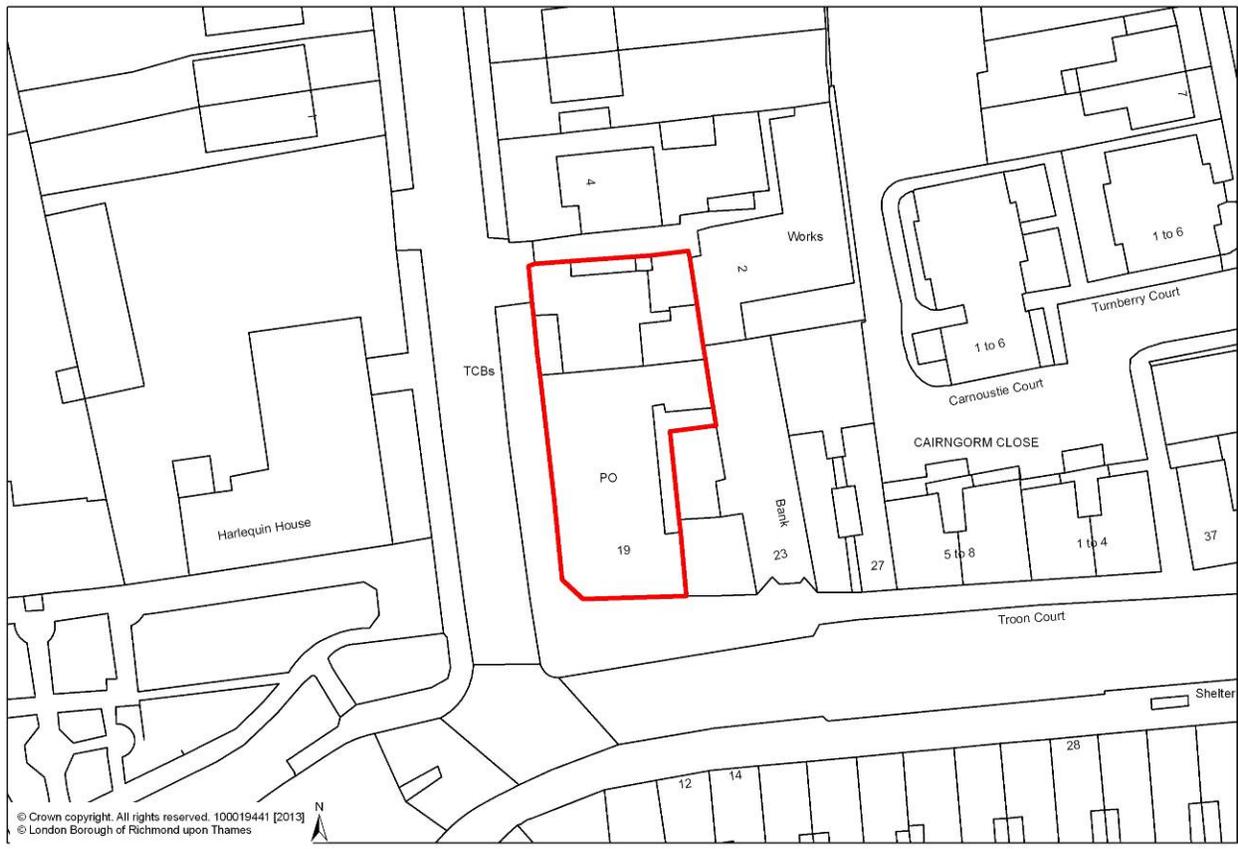
Proposal Site HA 10 Hampton Delivery Office, Rosehill, Hampton

**TD 7 Teddington Delivery Office, 19 High Street, Teddington****Proposal**

Mixed use scheme with active frontage on ground floor to High Street and residential, including affordable units or office use above and to rear.

**Justification**

Re-use, should the property become surplus to requirements. The building which fronts the High Street is Building of Townscape Merit which should be retained. The ground floor fronting the High Street should have an active use such as small scale retail or employment, above and to the rear could be either in residential or employment use. Affordable housing should be provided in line with policy. Development should take account of the Building of Townscape Merit and its setting, the setting of nearby Buildings of Townscape Merit and the Conservation Area and its setting.



Proposal Site TD 7 Teddington Delivery Office, 19 High Street, Teddington

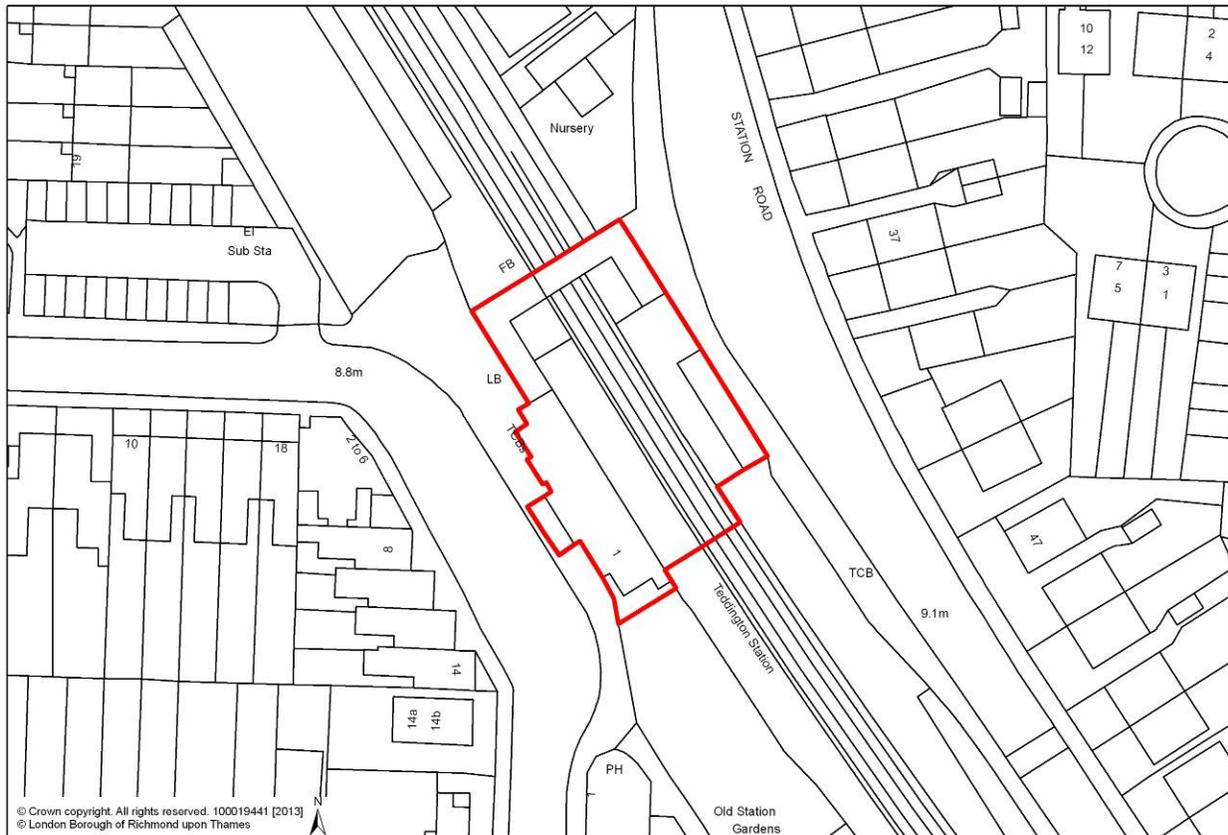
**TD 8 Teddington Station, Victoria Road, Teddington**

**Proposal**

Interchange improvements

**Justification**

Improvements including lifts as this is an interchange station. Station building to be retained and enhanced. Any proposals will need to take account of the conservation area, the Listed Building, the BTM and their settings.



Proposal Site TD 8 Teddington Station, Victoria Road, Teddington

**TW 18 St Mary's University College, Waldegrave Road, Twickenham, TW1 4SX****Proposal**

Retention and upgrading of St Mary's University, retention of playing facilities and some upgrading and rebuilding of out dated facilities

**Justification**

Existing buildings of townscape merit, metropolitan open land and sports facilities to be retained. Any redevelopment would be for educational use and would be designed to respect these facilities and their settings as well as those of the adjoining grade 1 listed Strawberry Hill House and associated listed Historic Park and Garden. The Council will work with the University on a Masterplan for the longer term upgrading of their sites, taking account of existing constraints and off site options.



Proposal Site TW 18 St Mary's University College, Waldegrave Road, Twickenham, TW1 4SX

**SM 4 St Margarets Station, St Margarets Road, St Margarets**

**Proposal**

Station and interchange improvements

**Justification**

Improvements to the station, including lifts and improvements to the entrances



Proposal Site SM 4 St Margarets Station, St Margarets, St Margarets

**BA 4 Barnes Green Police Station, 96-102, Station Road, Barnes****Proposal**

Residential, including affordable units

**Justification**

Should the site become surplus to requirements, redevelopment for residential use. Affordable housing to be provided in line with policy requirements. Design to take account of view from Richmond Hill, adjoining conservation area, nearby listed building and BTMs and their settings.



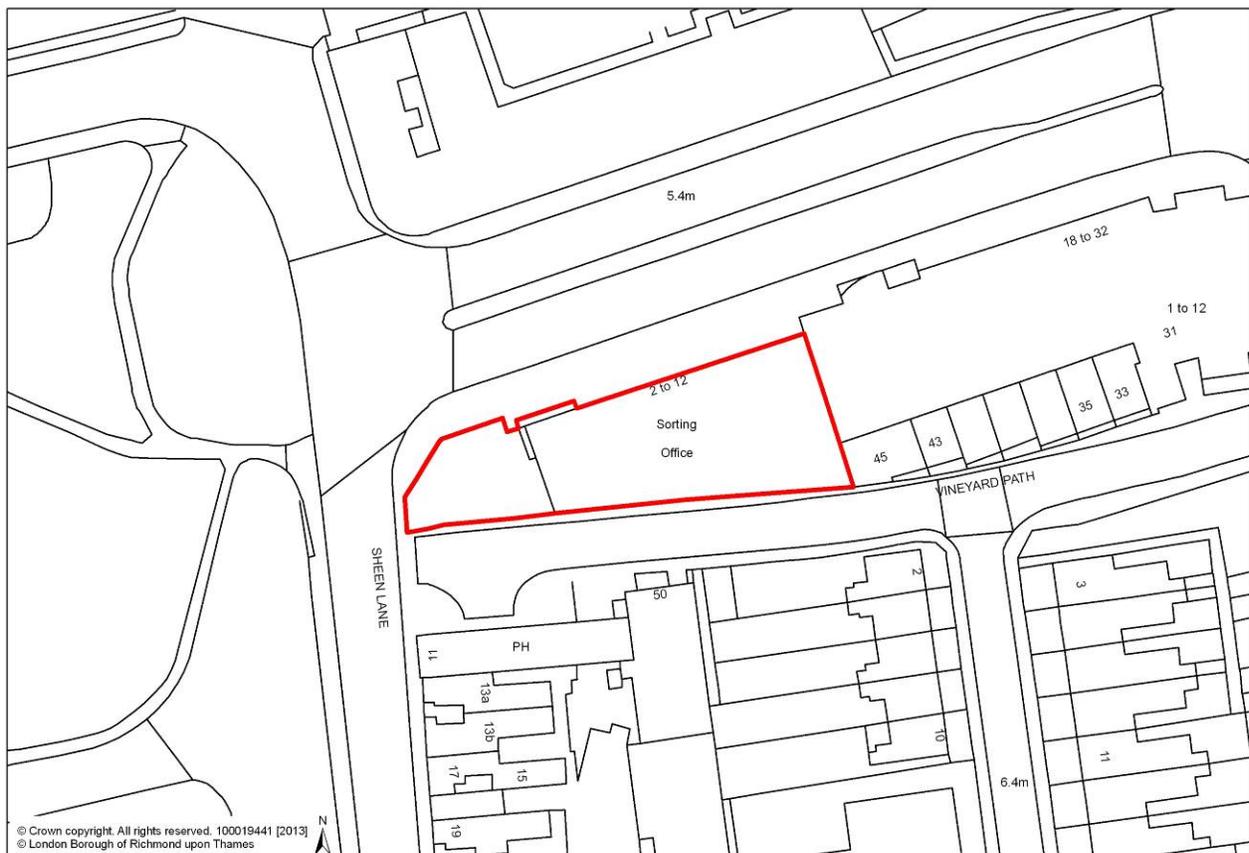
Proposal Site BA 4 Barnes Green Police Station, 96-102, Station Road, Barnes

**EM 7 Mortlake And Barnes Delivery Office, 2-12 Mortlake High Street, Mortlake****Proposal**

A mixed use scheme with employment and residential uses, including affordable units.

**Justification**

Redevelopment should the site become surplus to requirements. Employment on lower floors with active frontages to Mortlake High Street. Affordable units to be provided in line with policy requirements. This is a key site in terms of position on edge of Mortlake Green and close to conservation areas, so an excellent design would be required which takes account of the setting of nearby conservation areas and Buildings of Townscape Merit. The opportunity should be taken to improve the parking arrangements for the whole site and the access road to the rear. The Council will consider preparing a Site Brief at an appropriate time in partnership with the owners



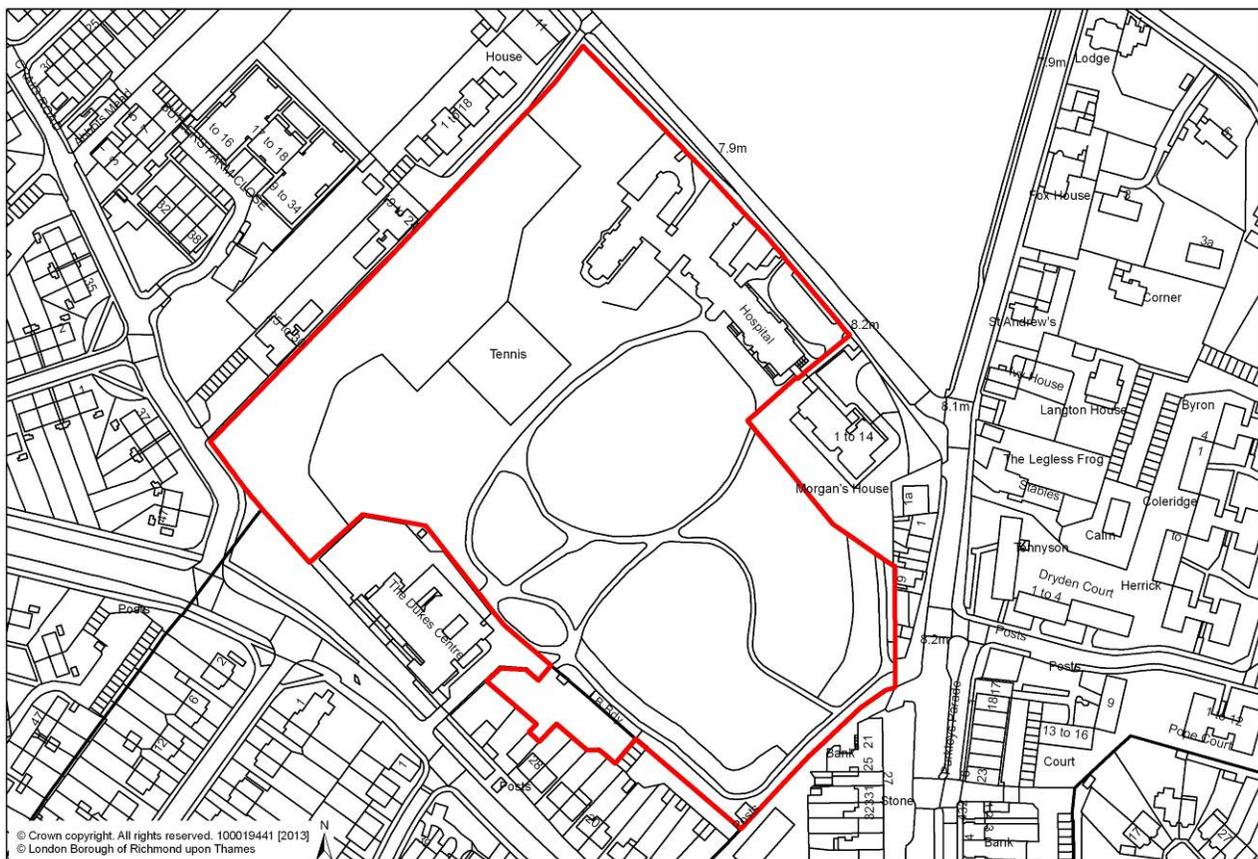
Proposal Site EM 7 Mortlake And Barnes Delivery Office, 2-12 Mortlake High Street, Mortlake

**HP 3 Cassel Hospital, Ham Common, Ham****Proposal**

Conversion of buildings to residential (including affordable units)/community uses

**Justification**

If the Hospital is declared surplus the listed building to be converted to residential and/or community use with an appropriate level of affordable units. The grounds to the rear are designated as being both of Nature Importance and Other Open land of Townscape Importance and development on this area would not be acceptable. The restoration would need to protect and enhance the listed buildings and conservation area and their settings, as well as taking account of the adjoining Ham Common which is Metropolitan Open Land and also an Other Site of Nature Importance.



Proposal Site HP 3 Cassel Hospital, Ham Common, Ham

**Change to MOL boundary at Harroddian School, Barnes:**

Remove the area shown as cross-hatched from the MOL designation

