

London Borough of Richmond upon Thames

Authority's Monitoring Report

for financial year **2011/12**

December 2012

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1 Introduction

Changes introduced by the government last year have resulted in greater flexibility in the way that planning policies are monitored. Annual Monitoring Reports are now known as Authority's Monitoring Reports (AMRs).

Since last year, a number of indicators have been monitored on an annual basis and others are reported every three years in a rolling programme on a theme basis. The themes covered in this monitoring year are: biodiversity, waste, improving the local environment, open land and parks, the River Thames, Opportunities for All and Community Services. Next year (financial year 12/13) the key themes will be the remaining topics of sustainable development, carbon emissions, climate change and travel.

This report is the ninth AMR produced by the Council and covers the 2011/2012 financial year **and thus policies in force during that period.**

The Statutory Plan

The Borough's Core Strategy was adopted in April 2009. It supersedes a number of UDP saved policies of the First Review Unitary Development Plan (adopted 1st March 2005) which are listed in Appendix One of the Core Strategy. The remainder of the saved UDP policies remained statutory planning policy until 1 November 2011 when the DMDPD was adopted, with the exception of the proposal sites in the UDP. However, the Development Management DPD has been used for development control purposes since October 2010, being a weighty material consideration.

The Development Plan also includes the Mayor's London Plan July 2011¹ which replaces the London Plan Consolidated with Alterations since 2004 published 2008.

A summary of research documents produced as part of the LDF Evidence Base is provided in Appendix 1 (published separately).

Statutory Requirement for an AMR

The Localism Act received Royal Assent on the 15 November 2011. It includes (in subsection 113) a requirement for local authorities to prepare a report which includes information on the implementation of the local development scheme and the extent to which the policies set out in the local development documents are being achieved, and to make it publicly available².

What is monitored?

The majority of indicators monitor the effectiveness of key development plan policies. Others monitor implementation and quality of life issues. The report includes the statutory monitoring of the LDS in full, the monitoring of significant effects indicators presented in the Development Management Plan SA Adoption Statement (November 2011)³. Where an indicator contributes to a regional or national target, that contribution is assessed. Elsewhere local targets have been set where appropriate.

AMRs are produced by the Council's Planning Policy & Research Team, incorporating data and resources from elsewhere in the Council and from a range of external organisations. Data sources and limitations of the data provided are identified with regard to each specific indicator. The financial year is used where possible unless data are not collected on this basis.

The Council's Decisions Analysis System is a key tool for providing information on planning applications, decisions and perhaps most significantly on completions – planning applications which have been built. Information on planning applications has been logged since the 1980s. The Council undertakes a Completions Survey in the Spring each year which informs both the Decisions Analysis System and the GLA's monitoring system - London Development Database.

Choice of indicators

Many of the non-mandatory indicators tie in with other indicators produced nationally or regionally by the Greater London Authority and other organisations and allow for benchmarking of performance.

Unreported indicators

There are a small number of annual indicators for whom data are not yet available, primarily because the revised Sustainable Construction Checklist for developers was adopted in August 2011. See Appendix 2 for details (published separately).

¹ <http://www.london.gov.uk/sites/default/files/The%20London%20Plan%202011.pdf>

² <http://www.legislation.gov.uk/ukpga/2011/20/section/113/enacted>

³ http://www.richmond.gov.uk/dmp_sustainability_appraisal_adoption_statement_01_11_2011.pdf

Borough profile

Information on the characteristics of the borough can be obtained from the DataRich website <http://www.datarich.info/>. Information on village plans can be obtained from the Council's website at http://www.richmond.gov.uk/village_plans

Map 1: Villages in Richmond upon Thames



2 Non-technical summary

This report is the ninth AMR produced by this Council. It covers the 2011/12 financial year and relates to policies operating at the time. It is a statutory requirement of the Localism Act 2011.

A key aim of the report is to determine whether the Council is still on track with the production of the Local Development Framework. It also provides information on the effectiveness of key planning policies and is the means of monitoring the set of Sustainability Appraisal indicators agreed as part of the Sustainability Appraisal process for planning policy documents.

It should be noted that the current adverse economic conditions are very likely to have an affect on several indicators in the AMR, especially those relating to housing and town centres and that many indicators report on completed development.

Local Development Framework:

Key achievements during 2011/12 were:

- The Development Management Development Planning Document was adopted on 1st November 2011.
- The Twickenham Area Action Plan pre-publication version was subject to public consultation in late 2011/early 2012 in line with the LDS and remains on course. *It will be subject to Examination in Public in February 2013.*
- The CIL infrastructure plan consultation took place in Jan/Feb 2012, and the project remains on course. *The preliminary charging schedule consultation⁴ begins on December 17th, running until 28th January.*

Effectiveness of key policies:

Housing supply – the rate of completions (208 units net) was slightly below the annual target in the London Plan 2011 of 245 homes per annum, with the completion of only two large sites (comprising 62 units). The housing land supply potentially provides for 1873 units over the next five years which is 648 units more than the target.

Affordable housing – there was a further improvement on recent years with 36% of all new housing completions affordable (2 large sites contributing), although this remains well below the strategic boroughwide target, it is the highest percentage achieved in any single year over the last ten years.

Town centres - There was some net increase in floorspace for town centre uses during this period (approximately 1000m² – figure taking account of losses). There was an overall gain in A1 (shop) and A2 (financial) uses and a small loss in B1a office and D2 (assembly and leisure) uses. Approximately 80% of completed town centre floorspace was built in line with the development plan's locational requirements, which falls short of the challenging target of 90%. Vacancy rates, a good indicator of town centre health, have mostly fallen. The boroughwide vacancy rate (all frontages) has dropped from 9.5% in 2011 to 8.0% in 2012. The average vacancy rate for each tier of the town centre hierarchy has fallen from last year, and remains well below the national average. The total number of vacant of shops fell from 231 to 194 between 2011 and 2012. The proportion of A1 (shop) use in key frontages (68%) remains at similar levels and there has been little change in the number of essential shops/services in smaller town centres.

Employment land and premises – Nearly 4,000 m² of employment land was completed in 2011/12. However if losses are taken into account there was a net loss of over 2,000 m². Most of the office space was developed on existing employment land. Much of the loss (of employment space) was to housing as in previous years. However, there has also been significant change of use to A1 (retail), A2 (financial and professional), and to a lesser degree, to D1 (non-institutional uses such as clinics, crèches, vets and dentists) and D2 (leisure) demonstrating that policies are being applied flexibly, in order to continue to provide employment and services in spite of the recession.

Open space – Policies are considered successful in retaining designated open space as no developments were built on land covered by the Sites of Nature Conservation Interest designation. The majority of the completions on designated Metropolitan Open Land were considered to be appropriate development, although four were allowed as exceptions to MOL policy, because of their overall benefit or due to site specific characteristics. There was no inappropriate development completed on designated Other Open Land of

4

http://www.richmond.gov.uk/home/environment/planning/planning_guidance_and_policies/community_infrastructure_levy/borough_cil.htm

Townscape Importance, and no loss of designated Green Belt. It is considered that the target has been met in part.

Protecting local character – 2 Buildings of Townscape Merit were demolished, (one a fire-damaged building and the other which had been much altered from its original form). In both cases the replacement buildings permitted preserved the character of the area.

Sustainability - There is some progress towards meeting sustainability targets.

- waste and recycling – Figures per household reveal a generally positive picture, with a reduction in the amount of residual household waste being collected and an increase in the proportion being re-used, recycled and composted.
- a number of new developments have been permitted which have met sustainability standards, although data are recognised to be incomplete in this area of monitoring

Planning obligations – The Council received almost £2.5 million from 29 signed legal agreements. This is over a million pounds more this year than last. Over half a million (£521,996) was received from the Williams Lane former bowling green development which has had a significant influence on the figures. The Council has procedures in place to monitor the Mayoral CIL which was introduced in April 2012.

Biodiversity – The borough has the lowest percentage of land (only 5%) which is considered deficient in access to Sites of Nature Conservations Interest, compared to other London Boroughs. This reflects the green nature of the borough. The quality of Sites of Special Scientific Interest has on the whole improved since previously reported. Richmond Park's SSSIs now meet the governments Public Service Agreement target. A programme of measures to improve water courses in the borough which are covered by the Water Framework Directive is in place. However, currently all four watercourses are considered to be either "poor" or "moderate" in terms of ecological status.

Sustainable Travel – All completed developments were in accordance with parking standards in this monitoring year.

3 Progress with the Local Development Framework

3.1 Progress with plan making in financial year 2011/12

A new LDS was adopted and became operative in September 2011 - the programme is set out as follows, progress is indicated in bold:

Development Management DPD

The final version was submitted in February 2011, **the Examination in Public was held in May and June of 2011. The Plan was adopted on 1st November 2011.**

Twickenham Area Action Plan

Programme:

Pre-publication consultation– Dec11/Jan12

Publication consultation–May/June 2012

Submission –July 2012

Examination in Public– Oct 2012

Inspectors Report– Dec 2012

Adopt –Jan 2013

Progress: The Options consultation took place in Summer 2011. The pre-publication version was subject to public consultation from 16 December 2011 to 9 Feb 2012 in line with the LDS. The EIP will take place in February 2013.

CIL Charging Schedule (this is not a Development Plan Document)

Programme:

Initial consultation – infrastructure plan consultation Jan/Feb 12

CIL Preliminary draft charging schedule consultation –May/June 12

CIL draft charging schedule consultation – Sept/Oct 12

Submission – Nov 12

Examination in Public – Jan 13

Inspectors Report – April 13

Adopt – June 13

Updated CIL Charging Schedule timetable:

- **Preparation: spring to autumn 2012**
- **Consultation on Preliminary Draft CIL Charging Schedule: 17 December 2012 and 28 January 2013**
- Publication of Draft CIL Charging Schedule: summer 2013
- Submission of CIL Charging Schedule: autumn 2013
- Examination in Public: winter 2013
- Adoption: spring 2014

Site Allocations DPD:

Programme:

Area based consultation meetings (issues and options stage) - June/July 2012

Pre-publication consultation - November /December 2012

Publication consultation - March /April 2013

Submission - May 2013

Examination - July 2013

Adoption - November 2013

Progress is indicated in bold.

Joint West London Waste Plan

Programme:

Pre-publication consultation - Feb/Mar 10

Publication consultation – Jan 12/Feb 12

Submission – Mar/April 12

Examination in Public –May/Aug 12

Inspectors Report - Oct 12
Adopt – Nov 12

Progress: The Joint Waste DPD, this is subject to delay due to undergoing additional alterations to conform with the NPPF and the “the duty to cooperate”. During 2011/12 more work was carried out on redrafts of the draft proposed Submission. Each site was reviewed and sustainability appraised, and deliverability assessments were carried out to meet new requirements from DEFRA/EA. The policy wording was re-written, and sites added or removed from the list of deliverables in light of new Mayor’s waste apportionment, changed priorities of elected members, and development and changes over time.

The Joint Waste DPD is due to proceed with the Proposed Submission stage consultation later this year. Additional consultation and active engagement with County waste authorities will take place and interregional waste flows and scheduled landfill site closures will be taken into account. The outcome of the above will determine the precise timings for the submission of the WLWP.

With respect to the Supplementary Planning Documents, the following were started or adopted in 2011/2012:

- Buildings of Townscape Merit – was consulted on between 14th February and 28th March 2011. Responses are to be analysed.
- Affordable Housing – consultation on Draft Affordable Housing SPD from 27 April to 8 June 2012, adoption expected 2013.
- Revised Sustainability Checklist – adopted in August 2011.

The following guidance was also issued

Guidance on Producing a Flood Emergency Plan – November 2011

Other policies and plans:

National Planning Policy Framework (NPPF)

This national guidance was published on 27 March 2012 with a 12 month transition period. Once this is up, at the end of March 2013, plan making and decision making will be expected to be compliant with the NPPF unless a variation can be justified. The NPPF supersedes existing National Planning Policy Guidance. Whilst the NPPF is similar to previous guidance there is an increased emphasis on encouraging sustainable development, promoting economic growth and supporting town centres, providing a 5 year supply of deliverable housing sites and ensuring that planning requirements are reasonable to ensure viability.

The Council has reviewed its adopted and emerging Plans against the NPPF to see if there are any significant inconsistencies. None were found, but there were a few areas where it will be necessary to ensure that the Council has sufficient up to date evidence in place to justify the approach it is taking.

Neighbourhood Plans

The Localism Act came into force on 15 November 2011. Amongst other things the Act makes provisions for neighbourhood planning, which allows communities (residents, employees, businesses) to come together through a “Neighbourhood Forum” and produce a neighbourhood development plan. A neighbourhood development plan or neighbourhood development order must be in line with national policies and in general conformity with the strategic policies contained in the development plan for the area of the authority. Neighbourhood plans will not be able to prevent development in a neighbourhood – they can only include proposals for an equal (or greater) amount of growth than is set out in the local authority’s development plan, regional and national guidance.

In line with the Localism Act and Neighbourhood Planning Regulations, the duties on local authorities in relation to neighbourhood planning can be summarised as follows:

- Confirm the geographical area of the proposed “Neighbourhood Area”
- Confirm the status of a proposed “Neighbourhood Forum”
- Provide expertise and advice to a “Neighbourhood Forum”
- Pay for independent examinations
- Pay and arrange for referendums
- Adopt neighbourhood plans where all requirements have been met

This Authority has to date not received any applications for the designation of a neighbourhood area or neighbourhood forum. So far interest in neighbourhood planning in the borough has been limited; however since the Act and Regulations have been introduced quite recently, this position could change in future. This

Authority has provided information on neighbourhood planning on its [website](#)⁵, including a set of frequently asked questions as well as a **Neighbourhood Planning Protocol** specific to this borough, which provides a general overview, advice and ensures there is clarity and transparency for local communities in terms of what support can be expected from this Authority.

Village Plans

These are non-statutory corporate plans for a range of actions in 14 local areas which have been produced following the Council's All in One survey at the end of 2010 and community planning events across the borough during the summer of 2011. The 14 Village Plans:

- Describe the local area and have a vision for how the area will develop in the future.
- Look at the key issues, priorities and opportunities in the area.
- Describe how residents can be involved in improving the local area.
- Give useful information about how to get things done with the Council.

The Policy Team provided the planning policy input into these plans, setting out current planning policy and areas of potential change. The Village Plans are to be kept continuously updated.

Uplift Areas

The Council has agreed an [Uplift programme](#)⁶ which aims to revitalise areas of the borough which would benefit most from a range of improvements including enhancements to visual appearance, retail areas, open spaces, housing and civic areas. Many of the proposals take forward the Council's planning strategy. The programme is aimed to last five years and has been given initial funding from the Council of £11 million (which also includes additional work to Twickenham).

There are five areas within Uplift Phase One are Whitton, Hampton North, Barnes, Mortlake and Ham. Phase Two covers Heathfield. Progress on projects in the Uplift areas were [reported to Cabinet on the 15 November 2012](#)⁷.

LDF Evidence Base

A full list of research prepared by or commissioned by the Council as part of the LDF Evidence Base is included in Appendix 1.

⁵

http://www.richmond.gov.uk/home/environment/planning/planning_guidance_and_policies/local_development_framework/neighbourhood_plans.htm

⁶ http://www.richmond.gov.uk/home/council_government_and_democracy/council/get_involved/all_in_one/uplift.htm

⁷ <http://cabnet.richmond.gov.uk/documents/s36703/Update%20of%20Uplift%20Programme.pdf>

4 The Indicators

4.1 Implementation of policies and proposals

Annual Indicator 1: Number of approved applications which are departures from the Development Plan decided in the monitoring year**Target:** Less than 5% departures of total applications**Data source:** LBRuT Development Control Monitoring for 2011/12**progress towards target :** ✓ **Target met**

During the financial year 2011/12, 3475 planning applications were granted or refused⁸. Since only 4 applications were allowed contrary to the development plan, amounting to less than 1% of those decided, the target was again easily met.

⁸ Denominator excludes withdrawals, non-determination refusals, withdrawals, consultations, detailed design applications, those determined by Secretary of State etc.

Table 1: Planning applications approved as departures from the Development Plan 2011/12

Application no.	Address	Summary of Proposal	Justification for departure.	Web link	Date validated
09/3265/FUL	28-36 Waldegrave Park Twickenham	Demolish no. 28 Waldegrave Park, replace with pre-preparatory unit and change of use to educational. ...	The development resulted in the loss of a single family dwellinghouse (no.28) to make way for the extension to the pre-prep school. The development overcame the concerns raised at former appeals, particularly with regard to design quality. Design not considered to harm residential amenity. Traffic measures and travel plan considered to reduce reliance on car, and improve highway safety (s.106). Has a BREEAM excellent rating.	http://idoxwam.richmond.gov.uk/WAM/showCaseFile.do?&appNumber=09/3265/FUL	11/12/2009
11/0229/FUL	117 Church Road Barnes London SW13 9HL	The change of use of the Olympic Recording Studio to a 2 screen cinema with associated support facilities including A3 restaurant and members bar; retention of recording studio(s); erection of a new third floor, ...	The development results in loss of employment land, albeit that some is retained. However, it was considered that the community, social and economic benefits of the development outweighed this consideration. The development has more parking than the development plan allows. However, part of the site has been used informally for parking. Amendments to the design were made and there were no objections from Highways. Overall benefits to the centre in redevelopment, adding to entertainment provision and vitality.	http://idoxwam.richmond.gov.uk/WAM/showCaseFile.do?&appNumber=11/0229/FUL	18/03/2011
11/1443/FUL	Twickenham Railway Station London Road Twickenham TW1 1BD	Demolition of existing station building and ..redevelopment to provide..... A new station concourse with stair and lifts to platform level; three buildings ranging in height between 7 storeys and 2 storeys (where measured from London Road Bridge) comprising 115 residential units, 734 sq.m of flexible Use Class A1 (shops), A2 (Financial and Professional Services) and A3 (restaurant and cafe) floorspace, plant space, a combined heat and power plant, and green roofs; sustainable transport facilities to include a taxi rank, kiss and ride and car club spaces, 27 commuter car parking spaces .. 7 residents disabled spaces, delivery and servicing spaces, electric car charging points, 250 covered cycle spaces for commuters and 208 covered cycle spaces for residents; provision of a new station plaza, river walkway including	Whilst the building heights exceed those set out in Policy DM DC3 and the relevant SPD and no affordable housing is provided the securing of substantial rail investment and improvements to public interchange facilities, public riverside walk and plaza and ecology improvements on the River Crane are considered to be of greater planning benefit to the revitalisation of Twickenham town centre in accordance with Core Strategy Policy CP9 and the UDP Proposal Site (T17). The enabling development is of a height and tenure (i.e. lack of affordable housing) that relates directly to the financial viability of the development and the height is considered to provide a suitable transition of urban from the commercial district to the suburban scale to the north of the development site.	http://www2.richmond.gov.uk/plandata2/Planning_CaseNo.aspx?strCASENO=11/1443/FUL	17/06/2011

Application no.	Address	Summary of Proposal	Justification for departure.	Web link	Date validated
		children's playspace, soft and hard landscaping; and off site highway works to include the relocation of the existing bus stop (Phase 2).			
11/0604/FUL	Hampton Hill Library 13 Windmill Road Hampton Hill Hampton TW12 1RF	Demolition of extensions to the 'Old library' and demolition of air raid shelter. Change of use, conversion and extension into a 2 bedroom dwellinghouse. Construction of 2 bedroom house and 2 x 1 bed flats with ancillary car parking and landscaping.	Loss of vacant library building. Facilities already re-provided elsewhere. In compliance with backland policy & then emerging policy as site being used for car park & therefore no loss of garden land. Sufficient parking provided. No highways objections.	http://www2.richmond.gov.uk/PlanData2/Planning_CaseNo.aspx?strCASENO=11/0604/FUL	02/03/2011

Source: LBRuT ICT Information Systems/ Development Management Section

Table 2: Planning applications determined 2011/12 which are departures from the Development Plan for which planning permission was refused.

Application no.	Address	Summary of Proposal	Date validated	Application appealed
10/1526/FUL	Inland Revenue Ruskin Avenue Kew TW9 4DU	Erection of two 5-storey and four 4-storey buildings comprising 97 self-contained flats (use class C3), 4,645 sqm floorspace to be used as a care home (use Class C2) and 1,388 sqm commercial floorspace (use class B1), landscaping and associated car parking at basement level.	01/06/2010	Appeal withdrawn
11/0657/FUL	35 Staines Road Twickenham TW2 5BG	Proposed two storey infill to rear of property and partial change of use to form one single dwelling	04/03/2011	No
11/0679/COU	600 Hanworth Road Whitton TW4 5LJ	Change of use from residential property to commercial D1 use for a nursery.	24/02/2011	No
11/1505/FUL	45 High Street Whitton TW2 7LB	Change of Use from A1 to A3 (Indian Buffet)	16/05/2011	Appeal dismissed
11/1610/HOT	154 Castelnau Barnes London SW13 9ET	New Rear and side dormers to existing loft. Remove existing rear chimney stack. New partial basement and light wells to the front of the house.	18/05/2011	No
11/2705/FUL	48B Friars Stile Road Richmond TW10 6NQ	Demolition of all existing structures and redevelopment of Foxton Mews to provide two, 2-2.5 storey, semi detached houses, car parking, refuse storage, landscaping and all associated site works.	11/08/2011	Appeal dismissed
11/3566/FUL	223 Lower Mortlake Road Richmond TW9 2LN	Change the use of the ground floor shop and basement from A1 to A5 take away. Erection of extract duct to rear elevation.	10/11/2011	No

Source: LBRuT ICT Information Systems

Annual Indicator 2: Appeal Decisions allowed

target: less than 40% of appeals allowed

Data source: LBRuT Appeals Section monitoring for financial year 2011/12

progress towards target : ✓ **Target met**

During 2011/12 27.1% of appeals were allowed and thus the target has again been met, this time with some ease.

Table 3: Appeals decided in the financial year 2011/12

	All Appeal decisions	Development Control Appeals only	Enforcement Appeals only
Appeal Decisions*	59	53	6
allowed	16	16	0
dismissed	37	37	6
withdrawn	2	2	0
% allowed	27.1%	30.2%	100%

Source: LBRuT Appeals & Enforcement Section

Notes: total includes appeals against enforcement notices, discontinuance notices, those dismissed and upheld & dismissed and varied. It excludes those withdrawn. Hence why those allowed and dismissed do not sum to the total.

Annual Indicator 3: Percentage of proposal sites developed each year development plan is operational

Target: 10% of proposal sites developed each year plan is operational

Data source: LBRuT decisions analysis for financial year 2011/12, Transport Department.

progress towards target : ✗ **Target not met**

This indicator refers to the proposal sites listed in Chapter 12 *Local Strategies and Plan Proposals* in the Unitary Development Plan First Review adopted on 1st March 2005. Many of the proposal sites remain as

“saved” policy until such time that the Site Allocations DPD is adopted, on which work is underway. A number of sites were not saved after March 2008 as indicated in the Appendix. Of the 83 sites remaining, only 4 were implemented in the last financial year:

- Proposal site H24, the former Council depot, Oldfield Road was completed in May 2011
- Proposal site R1 – George Street pedestrian improvements
- Proposal D2 – Hampton Wick station redevelopment
- Proposal D4 – Teddington station – car park & environmental improvements

In addition,

- 3 further schools are currently being extended and are under construction, 2 of which are nearing completion – Waldegrave School (expected completion date June 2012) & Chase Bridge Primary School, Kneller Road (nearing completion as of Sep 2012), plus Heathfield School, with completion estimated for April 2013.
- Proposal R11, Terrace Yard, Petersham Rd (expected to be completed in June 2012)
- Proposal B2 - Barnes Station and Former Goods Yard – development underway
- Proposal W10 – Whitton High Street environmental improvements- anticipated to be finished in 2014.

Progress on each site at 1/4/2012 is set out in Appendix 3. The target is not met this year, as previously. However, it should be noted that as the UDP was adopted in 2006, most of the proposals likely to be taken forward have already been implemented.

Annual Indicator 4: Number of Planning Obligations monies received in monitoring year

Data source: LBRuT Section106 monitoring

Planning obligations agreed between a developer and the Council are set out legally in an agreement under S106 of the Town And Country Planning Act 1990. It is not appropriate to have a target for the number of planning obligations as this only reflects the number of planning obligations and decisions made and not the amount of planning permissions that have actually been implemented and therefore the amount of S106 money that the Council has received to mitigate the impact of development in the borough.

In April 2012 the Mayors CIL was introduced and will be reported in next years AMR.

Table 4: Monies received from planning obligations in year 2011/12

Type of obligation	Number of heads of terms*1	Money received
Education	18	£823,747
Transport	19	£804,737
Public realm	15	£180,628
Health	12	£165,388
Affordable housing	4	£441,478
Monitoring	5	£33,944
TOTAL		£2,449,922

Source: LBRuT s.106 monitoring. Produced in Planning Policy.

*1 The details (terms) in the legal agreement, which specifically identify each area (heads e.g. education, health etc) that the Council secures funding for

The Council received £2,449,922 from 29 signed legal agreements. This is over a million pounds more this year than last.

The following obligations were contributions of £50,000 or more for any particular element. Over half a million £521,996 was received from the Williams Lane former bowling green development which has had a significant influence on the figures.

- £54,575 received from Abbey Court, Hampton for education
- £71,025 received from 3 Thames Street, Hampton for affordable housing
- £76,212 received from Williams Lane former bowling green for play
- £97,880 received from Abbey Court, Hampton for transport
- £97,928 received from Williams Lane former bowling green for transport
- £105,587 received from Third Cross Road for education
- £109,262 received from 209 Waldegrave Road for transport
- £112,902 received from Terrace Yard, Richmond for transport
- £115,000 received from Williams Lane former bowling green for health

- £117,766 received from 293 Lower Richmond Road for education
- £137,500 received from Former Seeboard Site, Teddington for education
- £160,000 received from 38-48 High Street, Whitton for transport
- £232,856 received from Williams Lane former bowling green for education
- £360,453 received from 106-108 High Street, Hampton Hill for affordable housing

4.1 CP1: Sustainable Development

Annual Indicator 5: Proportion of new residential developments that meet Code for Sustainable Homes Level 3 and the minimum reduction in carbon dioxide emissions.

Target: 100% of new residential development to meet targets set out in policies CP1 and DM SD 1.

Data source: LBRuT Planning Policy Monitoring

progress towards target : monitoring mechanism and target to be reviewed;
progress against target currently not measurable

The Sustainable Construction Checklist SPD has been updated and was adopted in August 2011. A new monitoring system for recording this data was developed subsequently. The new monitoring system was finalised in early 2012 and the monitoring of this data began in March 2012. As such, this indicator will be fully reported on in the next AMR for 2012/13.

The following data therefore only provides a snapshot of permissions and completions that have achieved the sustainable construction requirements. It is considered that significantly more planning permissions than those included in the table below have achieved the Code level ratings as required by policy.

Table 5: PERMITTED applications achieving a Code for Sustainable Homes level

Application number	Decision date	Address	Proposal description	Code Level
CODE LEVEL 3				
10/2948/FUL	07-Apr-11	22 Lower Teddington Road Kingston Upon Thames KT1 4HJ	Demolition of existing bungalow and erection of a six bedroom house	Code Level 3
10/3143/FUL	23-Aug-11	123A Wills Crescent Whitton TW3 2JF	Proposed demolition of existing garages and erection of a new two bedroom bungalow with associated off street parking and vehicular access thereto, refuse and recycling facilities and secure cycle storage	Code Level 3
10/3466/FUL	14-Nov-12	1 Manoel Road Twickenham TW2 5HJ	Proposed new dwelling	Code Level 3
11/0923/FUL	12-May-11	Land At Rear Of Rutland Lodge Anlaby Road Teddington	Demolition of existing garages and the erection of a single storey courtyard house	Code Level 3
11/0990/FUL	15-Dec-11	40A Cambridge Park Twickenham TW1 2JU	Demolition of existing dwelling and erection of a five bedroom residential dwelling, detached garage with habitable room above	Code Level 3
11/1170/FUL	19-Jan-12	6 Trafalgar Road Twickenham TW2 5EJ	New semi-detached residential dwelling	Code Level 3
11/1436/FUL	15-Dec-11	Park House Station Road Teddington TW11 9AD	Demolition of existing studio building and replacement with a four-storey building (C3 dwelling/A3 restaurant uses)	Code Level 3
11/1545/FUL	03-Aug-11	156 Broad Lane Hampton TW12 3BP	Two storey side extension to create new dwelling and car parking to rear of site. Single storey rear extensions to existing and proposed dwellings. Rear dormer roof extension to existing dwelling. Cycle store to rear of site.	Code Level 3
11/1596/FUL	05-Dec-11	91 High Street Hampton Wick Kingston Upon Thames KT1 4DG	Convert the vacant commercial 'Public House' premises (Use Class A4: Drinking Establishments) to two self-contained flats (Use Class C3: Dwelling Houses), including minor alterations to the rear elevation. Change existing toilet block to rear to green house, additional of glazed roof.	Code Level 3
11/1716/FUL	04-Nov-11	16 Ellerman Avenue Twickenham TW2 6AR	Erection of new four bed bungalow adjacent to 16 Ellerman Avenue and the provision of a new vehicular crossover to existing property no.16	Code Level 3

Application number	Decision date	Address	Proposal description	Code Level
11/1873/FUL	19-Jan-12	6 Trafalgar Road Twickenham TW2 5EJ	New semi-detached residential dwelling	Code Level 3
11/2075/FUL	22-Aug-11	135 Fairfax Road Teddington TW11 9BU	Demolition of existing garage and erection of 1 No. five bedroom dwelling together with extension to existing house	Code Level 3
11/3010/FUL	15-Dec-11	12 - 14 Water Lane Richmond	Erection of three, two storey dwellings	Code Level 3
11/3146/FUL	30-Mar-12	Willowdene Millfield Road Whitton TW4 5PN	Demolition of existing bungalow and garage and erection of two new bungalow dwellings	Code Level 3
11/4161/FUL	21-Mar-12	41 Gerard Road Barnes London SW13 9QH	Demolition of existing single family dwelling and rebuilding as existing with extensions and modifications, including side, rear and roof extensions, with new basement	Code Level 3
12/0076/FUL	28-Mar-12	300 Nelson Road Twickenham TW2 7AJ	Reconfiguration of existing first floor flat to create 1 x 2 bed flat and loft conversion incorporating rear dormer roof extension to provide 1 no. studio flat with associated PV panels, parking, refuse and cycle facilities.	Code Level 3
CODE LEVEL 4				
10/2994/FUL	17-Jun-11	96 Milner Drive Twickenham TW2 7PJ	New two storey, two bedroom end of terrace dwelling with no off-street parking and new front porch to No 96 Milner Drive	Code Level 4
11/0692/FUL	01-Mar-12	6 The Broadway Barnes London SW13 0NY	Extension of Retail Unit to create a 1 bedroom dwelling, with access from rear alley	Code Level 4
11/1620/FUL	15-Nov-11	20 Crown Road Twickenham TW1 3EE	Single storey rear extension to create a new W/C and self contained studio flat.	Code Level 4
11/2274/FUL	15-Mar-12	21 Gainsborough Road Richmond TW9 2DZ	Part single- part two-storey side and rear extension and conversion to form 2x2 bed flats with off-street car parking	Code Level 4
11/2372/FUL	08-Sep-11	12 Sandy Lane Petersham TW10 7EL	Demolition of existing bungalow and separate garage and replacement with new single family dwelling, with accommodation on ground, first and loft floors, including integral garage	Code Level 4

Source: LBRuT Planning Policy Section

NB: This is only a selection of LBRuT records of developments that have achieved the above ratings.

Table 6: COMPLETED applications achieving a Code for Sustainable Homes level

Application number	Completion date	Address	Proposal description	Code Level
CODE LEVEL 3				
08/3196/FUL	01-Feb-12	Sterling School Road Hampton Hill Middlesex TW12 1QL	Demolition of existing warehouse and erection of four x one bed flats and six x two bed flats. (Reason for reconsideration is removal of requirement for "permanent affordable housing" from legal agreement and replacement with affordable housing to be split 70% rental and 30% shared ownership)	Code Level 3
09/0465/FUL	15-Jun-11	Land At Rear Of Rutland Lodge Anlaby Road Teddington Middlesex	Demolition of existing garages and the erection of a detached four bedroom residential dwelling with parking and landscaping	Code Level 3
CODE LEVEL 4				
07/3854/FUL	30-Jun-11	Land Rear Of 2 Windmill Road Hampton Hill Middlesex	Demolition of existing warehouse and erection of mixed use development of 6 apartments and one detached studio house and two office units with parking facilities	Code Level 4
08/3355/FUL	31-Jul-11	54 - 76 Shacklegate Lane Teddington Middlesex	Demolition of existing garages and erection of 6 x 3 bed terraced houses (100% affordable housing) consisting of two storeys with a bedroom in the roofspace, associated landscaping and parking	Code Level 4

Source: LBRuT Planning Policy Section

NB: This is likely to be only a selection of developments that have achieved the above ratings.

Annual Indicator 6: Proportion of residential conversions that can be assessed under EcoHomes (or any subsequent new applicable standard) that meet the "excellent" rating.

Target: 100% of residential conversions assessed under EcoHomes to meet "excellent" standard as set out in policy CP1 and DM SD 1.

Data source: LBRuT Planning Policy monitoring

progress towards target : monitoring mechanism and target to be reviewed;
progress against target currently not measurable

The Sustainable Construction Checklist SPD has been updated and was adopted in August 2011. A new monitoring system for recording this data was developed subsequently. The new monitoring system was finalised in early 2012 and the monitoring of this data began in March 2012. As such, this indicator will be fully reported on in the next AMR for 2012/13.

The following data therefore only provides a snapshot of permissions and completions that have achieved the sustainable construction requirements. It is considered that significantly more planning permissions than those included in the table below, have achieved the EcoHomes ratings as required by policy.

Table 7: PERMITTED applications achieving an EcoHomes rating

Application number	Decision date	Address	Proposal description	Rating
ECOHOMES – EXCELLENT				
11/2853/FUL	13-Dec-11	34 Oak Avenue Hampton TW12 3QN	Alterations including conversion of property into three apartments, single storey side extension and roof additions	Excellent
ECOHOMES – VERY GOOD				
10/3578/FUL	15-Nov-12	30 Prospect Crescent Twickenham TW2 7EA	Ground floor infill extension and conversion of property to 2 no. self contained flats	Very Good
11/1791/FUL	01-Dec-11	112 Sheen Road Richmond TW9 1UR	Conversion of existing 1st and 2nd floor flat into two separate flats on the 1st and 2nd floors, with conversion of existing loft to provide a new 3rd floor flat including the provision of 2 rear dormer. Insertion of first floor window to rear outrigger. Rooflights and fenestration alterations.	Very Good
11/3714/FUL	03-Jan-12	172 Sheen Road Richmond TW9 1XD	Conversion and extension of 3 storey dwelling house with part basement into 3 apartments including refuse and cycle facilities, hard and soft landscaping and timber deck to rear. Single storey side and rear extension. Rebuild front dormer and general replacement of fenestration	Very Good
11/4038/FUL	08-Feb-12	152 Sheen Road Richmond	Change of use from non-self contained and self contained flats to single family dwelling	Very Good

Source: LBRuT Planning Policy Section

NB: This is likely to be only a selection of developments that have achieved the above ratings.

Table 8: COMPLETED applications achieving an EcoHomes rating

Application number	Completion date	Address	Proposal description	Rating
ECOHOMES – EXCELLENT				
09/1199/FUL	30-Jun-11	87 Twickenham Road Teddington TW11 8AL	Side and rear two storey extension and roof extension with dormers to form six flats, with associated parking and landscaping	Excellent
07/3594/FUL	31-Jul-11	56 - 58 Glenthams Road Barnes London SW13 9JJ	Proposed three storey building with basement, accommodating Business Class B1 Offices, one 2-bedroom and one 1-bedroom flats and a single family dwelling house (C3) including parking for one car	Excellent

Source: LBRuT Planning Policy Section

NB: This is likely to be only a selection of developments that have achieved the above ratings.

Annual Indicator 7: Proportion of new non-residential buildings over 100sqm to meet the relevant BREEAM "excellent" standard.

Target: 100% of new non-residential development to meet BREEAM "excellent" standard as set out in policy CP1 and DM SD 1.

Data source: LBRuT Planning Policy monitoring

progress towards target : monitoring mechanism and target to be reviewed;
progress against target currently not measurable

The Sustainable Construction Checklist SPD has been updated and was adopted in August 2011. A new monitoring system for recording this data was developed subsequently. The new monitoring system was finalised in early 2012 and the monitoring of this data began in March 2012. As such, this indicator will be fully reported on in the next AMR for 2012/13.

The following data therefore only provides a snapshot of permissions and completions that have achieved the sustainable construction requirements. It is considered that significantly more planning permissions than those included in the table below, have achieved the BREEAM ratings as required by policy.

Table 9: PERMITTED applications achieving a BREEAM rating

Application number	Decision date	Address	Proposal description	Rating
BREEAM – EXCELLENT				
10/3314/FUL	18-Apr-11	Sheen Mount Primary School West Temple Sheen East Sheen London SW14 7RT	Erection of a 2 storey extension to accommodate 4no. new classrooms and an administration office	Excellent
BREEAM – VERY GOOD				
10/3748/FUL	03-May-12	Twickenham Preparatory School 43 High Street Hampton TW12 2SA	Demolition of four temporary buildings. Erection of one single storey building to provide two new classrooms, three music practice rooms and a fully accessible disabled wc	Very Good
11/1436/FUL	15-Dec-11	Park House Station Road Teddington TW11 9AD	Demolition of existing studio building and replacement with a four-storey building (C3 dwelling/A3 restaurant uses)	Very Good

Source: LBRuT Planning Policy Section

NB: This is likely to be only a selection of developments that have achieved the above ratings.

Table 10: COMPLETED applications achieving a BREEAM rating

Application number	Completion date	Address	Proposal description	Rating
BREEAM – EXCELLENT				
07/3594/FUL	31-Jul-11	56 - 58 Glenthams Road Barnes London SW13 9JJ	Proposed three storey building with basement, accommodating Business Class B1 Offices, one 2-bedroom and one 1-bedroom flats and a single family dwelling house (C3) including parking for one car	Excellent
BREEAM – VERY GOOD				
08/3063/FUL	16-Dec-11	Regal House 70 London Road Twickenham Middlesex TW1 3QD	Part demolition of 1st floor of Regal House. Erection of a part 2, part 3, part 6 and part 10 storey building to provide 111 guestroom hotel (Use Class C1).	Very Good
10/2312/FUL	30-Jun-11	Grey Court School Ham Street Ham TW10 7HN	Erection of single storey east side extension to existing school library, single storey west side extension to existing design and technology classrooms and single storey rear extension, lift shaft addition and internal alterations to Cardinal Newman House with decking	Very Good

Source: LBRuT Planning Policy Section

NB: This is likely to be only a selection of developments that have achieved the above ratings.

4.2 CP3: Climate Change

Annual Indicator 17: Planning permissions granted contrary to Environment Agency advice on flooding and water quality grounds.

Target: No planning permissions granted contrary to Environment Agency advice on flooding and water quality grounds. (Note: this should only include unresolved objections from the Environment Agency).

Data source: Environment Agency

progress towards target : ✓ target met

The Environment Agency (EA) monitors its performance on delivering Local Plans with regard to flood risk and in particular the number of planning permissions granted by local authorities contrary to its advice. This information is published on a monthly and annual basis on the EA's public website⁹. However, it is not updated to take account of any additional comments / consultation responses after the initial objection has been made and therefore the data below provides a full picture.

This includes the EA's objections to LBRuT applications made during the 2011/12 financial year, and also for completeness, in previous years where the decision was not made in the same financial year. Also, the EA have objected to applications in the monitoring year for which a decision is still pending.

Water quality grounds

The EA did not object to any planning applications on water quality grounds during the financial year of 2011/12. There were also no outstanding objections on water quality grounds in the previous monitoring years.

Flood risk grounds

Financial year 2011/12:

The EA's published figures for the borough show that between the period of 1/4/2011 and 31/3/2012, the EA has not objected to any planning applications on flood risk grounds in this Borough.

Financial year 2010/11:

There are 4 x applications to which the Environment Agency objected to in the period of 1/4/2010 and 31/3/2011, but for which the decisions were made in the financial year of 2011/12:

- 3 were resolved after the initial objection as further satisfactory information was submitted by the applicant and/or appropriate conditions appended to the planning permissions; and
- 1 application was refused.

In addition, there were 3 outstanding planning applications with pending decisions:

- 1 was granted permission after the initial objection by the EA had been resolved; and
- 2 still have pending decisions (as at 24/10/2012), and will be reported again in next year's AMR.

Financial year 2009/2010:

No pending decisions.

Financial year 2008/09:

There are 3 outstanding planning applications (as at 24/10/2012) with EA flood risk objections from the financial year of 2008/09, which will be reported again in next year's AMR.

In summary, this is the first time since the publication of AMRs that there were no new objections by the Environment Agency on flood risk grounds, and all outstanding applications were either:

- refused in line with Environment Agency advice,
- resolved due to submission of further information leading to the EA withdrawing their objection,
- withdrawn by the applicant,
- declared invalid, or
- the decision is still pending.

Therefore, **no decisions were made contrary to the Environment Agency's advice** and therefore the target is met.

⁹ <http://www.environment-agency.gov.uk/research/planning/125940.aspx>

Annual Indicator 21: Number of new developments subject to the Sustainable Construction Checklist, incorporating green roofs, by type of green roofs

Data source: LBRuT Planning Policy monitoring

progress towards target : ? monitoring mechanism and target to be reviewed;
progress against target currently not measurable

The Sustainable Construction Checklist SPD has been updated and was adopted in August 2011. A new monitoring system for recording this data was developed subsequently. The new monitoring system was finalised in early 2012 and the monitoring of this data began in March 2012. As such, the following data on green roofs is very limited and does not provide a full picture. This indicator will be fully reported on in the next AMR for 2012/13.

Table 11: Permitted applications with a green/living roof

Application number	Decision date	Address	Proposal description	Green roof type
07/1172/FUL 07/1172/DD02	Discharge of condition granted permission on 26/01/2012	38-42 Hampton Road Teddington TW11 0JE	Erection of building to provide 602m ³ of office space with associated parking and landscaping; Details pursuant to conditions 2 (materials - external surfaces and boundary treatment) 3, (hard and soft landscaping), 6 (tree method statement), and 9 (details of operating system for car lift and access arrangements to basement) of appeal decision APP/L5810/A/08/2062450	Extensive green roof system
07/1455/FUL 07/1455/DD06	Discharge of condition granted permission on 22/08/2011	14A King St Coach House The Old Workshop And CP Retreat Road Richmond	Demolition of redundant printworks building, workshop and coach house and redevelopment for a mixed use scheme; Details pursuant to conditions U16732 - Provision of green roof; etc.	Extensive sedum roof
10/2276/FUL 10/2276/DD01	Discharge of condition granted permission on 07/09/2011	6 Thameside Teddington TW11 9PW	Details pursuant to condition U3921 - solar panels, DV17a - hard/soft landscaping, PK06a - cycle parking, LT05 - soil compaction.	Extensive sedum and wildflower roof
11/2580/HOT	Granted permission on 19/09/2011	17 Albert Road Richmond TW10 6DJ	Demolition of existing and construction of new single storey rear extension.	20sqm extensive green roof on extension

Source: LBRUT Policy Section

NB: This is only a selection of LBRuT records of developments that incorporate green roofs.

4.3 CP4: Biodiversity

Annual Indicator 23: Loss of or inappropriate development on designated SSSIs, and Other Sites of Nature Importance.

Target: No loss of, or inappropriate development on, designated SSSIs, or on Other Sites of Nature Importance.

Data source: LBRuT Decisions Analysis System – Planning Policy Section

progress towards target : ✓ **target met**

No development was completed during 2011/12 which affected land designated as a Site of Nature Conservation Interest. As such, there were no losses of, or inappropriate development on other designated sites such as Sites of Special Scientific Interest. The target is met and policies to protect these designations are working well.

Indicator 24: Area of borough deficient in access to Sites of Nature Importance (hectares) (includes SSSIs and Other Sites of Nature importance)

Target: 10% reduction in area of borough deficient in access to Sites of Nature Importance by 2014, another 10% by 2019 (using 2009 as baseline).

Data source: GiGL (Greenspace Information for Greater London)

progress towards target : ✓ **target on course to be met**

The Mayor's Biodiversity Strategy defines Areas of Deficiency (AoDs) as built-up areas more than one kilometre actual walking distance from an accessible Metropolitan or Borough Sites of Importance for Nature Conservation (SINCs) (see A1.2.13 on p.118 of the Mayor's Biodiversity Strategy).

There are 53 such designated sites wholly or partly within this borough. This also includes SINCs that overlap/intersect with other London boroughs, such as the River Thames, Crane Corridor.

Areas can change year to year and can be affected by either the improvement/deterioration of SINCs (leading to their re-classification) or changes that improve access. AoD data are updated regionally. Currently GiGL and the GLA are working on new methods for updating the AoD areas, so the regional update is pending. The currently available AoD areas are therefore based on earlier SINC areas and do not yet reflect SINC changes from recent years. Therefore, there has been no change in this borough's AoD as GiGL's data has not been updated to reflect any recent SINC alterations.

There are currently 317 hectares defined as an AoD in the borough, which is 5% of the total area (5856.18 ha). The target is to reduce the 317.37 ha by 10% (or 31.737 ha) by 2014 and a further 10% by 2019. This would be done either

- by designating new areas (through the Local Development Framework process) or
- by making existing inaccessible sites accessible.

As the regional update is pending, it is currently unknown whether the 10% reduction target can be met by 2014. However, it should be noted that the **London Borough of Richmond upon Thames has the lowest percentage of total area of the borough deficient in access to SINCs** compared to all other London Boroughs.

Table 12: Area of Deficiency (AoD) in access to Sites of Importance for Nature Conservation

Borough Area (ha)	Area of Deficiency ha (2009)	% of Borough (2009)	Area of Deficiency ha (2012)	% of Borough (2012)	Change area (ha)	Change (%)
5856.18	317.37	5.42	317.369	5.42	0.00	0.00

Source: GiGL, November 2012

Baseline for target: 2009

Indicator 25: Percentage of land designated as a Site of Special Scientific Interest found to be in a favourable condition (as assessed by Natural England).

Target: 100% of land designated as SSSI found to be in a favourable condition

Data source: GiGL (Greenspace Information for Greater London), Natural England

progress towards target : **x** **target not met. However, generally the position is improving in Richmond Park since this indicator was last reported on.**

The condition of the Sites of Special Scientific Interest is assessed by Natural England, using categories agreed through the Joint Nature Conservation Committee. There are six reportable condition categories:

- favourable;
- unfavourable recovering;
- unfavourable no change;
- unfavourable declining;
- part destroyed
- destroyed

There are two SSSIs in the borough:

- Barn Elms Wetland Centre (1 unit)
- Richmond Park (13 units)

Barn Elms Wetland Centre

At the Barn Elms Wetland Centre (29.84ha) the main habitat is within the 'standing open water and canals' category. It was described as being in a favourable condition when the assessment was last conducted on 20 March 2012. There has been no change in the condition of the Barn Elms Wetland Centre since it was last reported in the AMR for the financial year of 2009/10.

Table 13: Summary of Barn Elms Wetland Centre SSSI condition

% Area meeting PSA ¹⁰ target	% Area favourable	% Area unfavourable recovering	% Area unfavourable no change	% Area unfavourable declining	% Area destroyed / part destroyed
100.00%	100.00%	0.00%	0.00%	0.00%	0.00%

Source: Natural England (Compiled: 1 November 2012 by Natural England)

Table 14: Detailed information on the condition of Barn Elms Wetland Centre SSSI unit

Unit No	Unit Name	Unit Area (ha)	Main Habitat	Sub Habitat	Assessment Date	Condition Assessment Description
1	Barn Elms Wetland Centre	29.84	Standing open water and canals	Lowland	20/03/2012	Favourable

Source: GiGL (provided in November 2012); and Natural England (Compiled: 1 August 2010 by Natural England)

Richmond Park

Richmond Park SSSI (846.61ha) has been split into 13 different units by Natural England, of which the main habitats are the following two:

- Acid Grassland: 735.87ha
- Broadleaved, Mixed and Yew Woodland: 110.74ha

This indicator was last reported on in the financial years of 2008/09 and 2009/10. Since then various changes have occurred:

- Since 2008/09, Unit 2 (Teck Plantation), Unit 11 (Prince Charles's Spinney), Unit 12 (Isabella Plantation) and Unit 14 (Spankers Hill Wood) have changed from "Favourable" to "Unfavourable Recovering". Richmond Park has therefore no longer a "favourable" category, and all "Broadleaved, Mixed and Yew Woodland" units are in an "unfavourable recovering" condition (as last assessed on 19/05/2010).
- Since 2009/10, all "Acid Grassland", totalling an area of 735.87ha that was assessed as "unfavourable no change" in 2006, has improved. All "Acid Grassland" units are therefore now in an "unfavourable recovering" condition (as last assessed on 27/10/2010).

¹⁰ PSA target – The Government's Public Service Agreement (PSA) target to have 95% of the SSSI area in favourable or recovering condition by 2010.

- The last assessments show that all Richmond Park units are now in an “unfavourable recovering” condition, and as such 100% of the Richmond Park SSSI meets the Government’s Public Service Agreement target.

Since the last assessments/surveys date back to May and October 2012 respectively, it may be possible that the condition of the units has changed since then. However, it should be noted that Richmond Park is owned and managed by the Royal Parks Agency and not by the London Borough of Richmond upon Thames, and therefore its condition is outside of the control of the Council.

The reason why the acid grassland units of Richmond Park are now assessed as “unfavourable recovering” instead of “unfavourable no change” is because the Royal Parks have developed a grassland management strategy which, when implemented, will result in an improvement in the condition of these areas.

Table 15: Summary of Richmond Park SSSI condition

% Area meeting PSA ¹¹ target	% Area favourable	% Area unfavourable recovering	% Area unfavourable no change	% Area unfavourable declining	% Area destroyed / part destroyed
2008/09 AMR					
14.35%	5.92%	8.43%	85.65%	0.00%	0.00%
2009/10 AMR					
13.08%	0.00%	13.08%	86.92%	0.00%	0.00%
2011/12 AMR					
100.00%	0.00%	100.00%	0.00%	0.00%	0.00%

Source: Natural England (Compiled: 1 November 2012 by Natural England); previous AMRs

Table 16: Detailed information on the condition of Richmond Park SSSI units

Unit No	Unit Name	Unit Area (ha)	Main Habitat	Assessment Date	Condition Assessment Description
1	Extensive Grassland	114.67	Acid grassland - lowland	27/10/2010	Unfavourable recovering
2	Teck Plantation	3.03	Broadleaved, mixed and yew woodland - lowland	19/05/2010	Unfavourable recovering
4	White Lodge Plantation To Sheen Cross Wood	153.6	Acid grassland - lowland	27/10/2010	Unfavourable recovering
5	Pond Slade	205.21	Acid grassland - lowland	27/10/2010	Unfavourable recovering
6	Sidmouth Wood	29.34	Broadleaved, mixed and yew woodland - lowland	18/05/2010	Unfavourable recovering
7	Queen Elizabeth's Plantation	4.66	Broadleaved, mixed and yew woodland - lowland	19/05/2010	Unfavourable recovering
9	Pond Plantation	7.86	Broadleaved, mixed and yew woodland - lowland	19/05/2010	Unfavourable recovering
10	King Clump To Ham Cross	205.12	Acid grassland - lowland	27/10/2010	Unfavourable recovering
11	Prince Charles's Spinney	5.82	Broadleaved, mixed and yew woodland - lowland	19/05/2010	Unfavourable recovering
12	Isabella Plantation	22.52	Broadleaved, mixed and yew woodland - lowland	19/05/2010	Unfavourable recovering
13	Petersham Park	57.27	Acid grassland - lowland	27/10/2010	Unfavourable recovering
14	Spankers Hill Wood	18.75	Broadleaved, mixed and yew woodland - lowland	19/05/2010	Unfavourable recovering
15	Saw Pit Plantation	18.76	Broadleaved, mixed and yew woodland - lowland	19/05/2010	Unfavourable recovering

Source: GiGL (provided in November 2012); and Natural England (Compiled: 1 November 2012 by Natural England)

NB: Previous Units 3 and 8 have been incorporated into surrounding units and are therefore no longer assessed in their own right.

¹¹ PSA target – The Government’s Public Service Agreement (PSA) target to have 95% of the SSSI area in favourable or recovering condition by 2010.

Indicator 26: River water-bodies classified under the Water Framework Directive to achieve good ecological status.

Target: River water-bodies classified under the Water Framework Directive to achieve good status by 2027.

Data source: Environment Agency

progress towards target : ✓ **target on course to be met – A programme of measures to improve the status of the watercourses in the borough classified under the Water Framework Directive is being developed.**

There are four river water-bodies in the borough which have been classified under the Water Framework Directive (WFD): the Beverley Brook, the River Crane, the River Thames and the Port Lane Brook (which includes the Longford River). The data relate to the watercourses, and not specifically to the section in this borough.

The WFD classification scheme for water quality includes five status classes: high, good, moderate, poor and bad. The Beverley Brook, the Thames (Egham to Teddington) and the Crane water-bodies have been classified as having poor ecological status. The Port Lane Brook water-body has moderate ecological status. Refer to the tables below for detailed Water Framework Directive information for each river, as well as the prediction of the status for the year 2015.

Under the WFD, these rivers need to achieve good status or good potential by 2027. A programme of measures to improve the status is being developed. The WFD will introduce a series of measures to address urban diffuse pollution in some parts of London, in order to achieve the 'good' ecological status required for the Directive.

Table 17: Water Framework directive – Ecological status

River	Ecological status	2015 Prediction
Thames (Egham to Teddington)	Poor	Poor
Crane	Poor	Poor
Beverley Brook	Poor	Moderate
Portlane Brook (including Longford River)	Moderate	Moderate

Source: Environment Agency: http://www.environment-agency.gov.uk/static/documents/Research/Richmond_2011.pdf

4.4 CP5: Sustainable Travel

Annual Indicator 29: Percentage of completed non-residential development complying with car parking standards set out in the development plan.

Target: All completed non-residential development to comply with maximum car parking standards set out in UDP/ LDF

Data source: LBRuT Planning Policy Monitoring

progress towards target : ✓ **target met**

Most statistics included in this report are for developments which have been completed in the last financial year. This provides information on what is actually built, rather than what has permission to be built. The Development Management Plan policies, including car parking standards were not formally adopted until 1 November 2011, (although would have been informally adopted for development control purposes in October 2010). Most planning permissions expire 3 years after permission is granted. Therefore, many completions in the current monitoring year (1 April 2011 to 31 March 2012) will have been determined when the UDP was in force and maximum standards applied. It is therefore still valid to include this indicator. See Appendix 4, for detailed information on a site-by-site basis. Applications determined after November 2010 are identified in yellow.

The Council's decisions analysis monitoring system has been interrogated and revealed that there were no completions in 2011/12 which exceeded the maximum standards.

Annual Indicator 30: Number of parking spaces provided on site for residential developments (1 or more dwellings) and other development of 100m² or more.

Data source: LBRuT Planning Policy Monitoring

Detailed information is supplied in Appendix 4. Please see paragraph above on caveats. The data provided are the parking provision for the whole development. Revisions to the monitoring system intend to provide further parking information on the different land uses within a mixed use scheme which is not currently available in a disaggregated form.

4.5 CP6: Waste

Annual Indicator 37: Quantity of household waste reused, recycled and composted.

Data source: LBRuT waste and recycling services. Defra statistics

The Council has been operating a materials recycling facility (MRF) at the Central Depot, Twickenham, and waste transfer station/reuse and recycling centre at Kew for many years and is investigating ways of widening the range of materials recycled at the existing sites. It has expanded the services that it provides to local residents in the form of kerbside recycling.

Table 18: Waste Indicators for Richmond upon Thames 2011/12

Richmond upon Thames	2009-10	2010-11	2011-12
Residual Household Waste per Household (kg/household)	542.43	533.16	505.82
Percentage of Household Waste Sent for Reuse, Recycling or Composting	43.01%	43.36%	44.7%
Collected Household Waste – (kg per person)	430	422	393

Source Defra

Figures per household reveal a generally positive picture, with a reduction in the amount of residual household waste being collected and an increase in the proportion being re-used, recycled and composted.

The Borough is a member of the West London Waste Authority¹², along with the London Boroughs of Brent, Ealing, Harrow, Hillingdon and Hounslow. The pattern of reduced waste and increased re-use, recycling and composting is repeated for the West London Waste Authority.

Table 19: Waste Indicators for West London Waste Authority 2011/12

West London Waste Authority	Type	Residual household waste per household (kg/household)	Percentage of household waste sent for reuse, recycling or composting	Percentage of municipal waste sent to landfill
2011/12	Disposal	586.5	39.4%	51.2%
2010/11	Disposal	600.2	39%	56%

Source : http://www.defra.gov.uk/statistics/files/2011-12-ANNUAL-publication-LA-level_WITHOUTLINKS.xls

Tables of statistics are released by Defra using data from the Wastedataflow¹³ website. WasteDataFlow is a web-based system for quarterly reporting on Local Authority collected waste data by local authorities to central government. It is also used by the Environment Agency for monitoring biodegradable waste sent to landfill under the Landfill Allowance Trading Scheme. Limited local authority level data for 2010-11 was available from Defra in time for the last AMR.

Table 20: Collected and Household Waste Statistics for Richmond upon Thames

Management type	2008/09	2009/10	2011/12
Total local authority collected waste	99,847	93,389	89,474
Total household waste	81,105	77,451	75,070
Total residual household waste (including household rejects)	48,086	44,602	41,710
Collected residual household waste	35,689	34,330	33,421
Civic amenity site residual waste (household)	7,382	5,506	5,118

¹² <http://www.westlondonwaste.gov.uk/>

¹³ <http://www.wastedataflow.org/>

Management type	2008/09	2009/10	2011/12
Other residual household waste	5,015	4,602	3,172
Total residual non-household waste (including non household rejects)	11,709	5,762	8,515
Total residual Local Authority Collected Waste	59,795	54,402	50,210
Household waste sent for recycling/composting/reuse	33,019	32,858	33,360
Non household waste sent for recycling/composting/reuse	7,033	5,962	5,904
Local Authority collected waste sent for recycling/composting/reuse	40,052	38,821	39,265
Estimated household waste rejected for recycling	613	165	393
Estimated non-household waste rejected for recycling	13	2	15
LA collected waste estimated rejected for recycling	626	166	408

Source: Defra; <http://www.defra.gov.uk/statistics/2012/11/08/local-authority-waste-management-statistics-for-england-final-annual-results-201112/>

Notes for table:

There has been a change in terminology and definition of 'municipal waste' reporting in policy and statistical terms.

Local Authority Collected Waste (LACW)

All waste collected by the local authority. This is a slightly broader concept than LACMW as it would include both this and non municipal fractions such as construction and demolition waste. LACW is the definition that will be used in statistical publications, which previously referred to municipal waste. Note that this is different to

Local Authority Collected Municipal Waste (LACMW)

LACMW refers to the previous 'municipal' element of the waste collected by local authorities. That is household waste and business waste where collected by the local authority and which is similar in nature and composition as required by the Landfill Directive. This is the definition that will be used for LATS allowances.

Collected residual household waste' is black bag waste collected as part of the ordinary waste collection round service. This means wastes within Schedule 1 of the Controlled Waste Regulations 1992. Small amounts of commercial and industrial wastes may also be included in the case of collections that include mixed domestic and commercial hereditaments. Wherever possible, these wastes are included in 'Non-household sources'. Collected residual household waste tonnages also include household material which was collected for recycling or composting but rejected as not suitable for recycling, either at collection, during sorting at a Materials Recovery Facility (MRF) or at the gate of the reprocessor.

Other residual household waste' includes bulky waste, street cleaning, gully emptyings, asbestos, separately collected healthcare waste and other collected waste. It refers to Schedule 2 wastes under the Controlled Waste Regulations 1992 ~ those from household sources not collected as part of the ordinary waste collection round service.

Civic amenity site residual waste (household)' refers to household waste collected at sites provided by local authorities for the disposal of excess household and garden waste free of charge, as required by the Refuse Disposal (Amenity) Act 1978.

Household waste sent for recycling/composting/reuse' contains materials sent for recycling, composting or reuse by local authorities as well as those collected from household sources by 'private/ voluntary' organisations.

Residual non household waste' includes any wastes collected by a local authority from non-household sources (i.e. not covered by 'Schedules 1 and 2 of the controlled Waste Regulations 1992). It includes non-household material which was collected for recycling but actually rejected at collection or at the gate of a recycling reprocessor.

'Non household recycling' includes municipally collected materials for recycling from commercial sources. It excludes material which was collected for recycling from non-household sources but actually rejected at collection or at the gate of a recycling reprocessor

Table 21: (Former NI 191) Residual household waste per household for borough – target 553kg

Period	Performance	Direction of travel	London
2011/12	506Kg	Improving	559 Kg
2009/10	542Kg	Improving	618 Kg
2008/09	583Kg	Improving	667 Kg
2007/08	606Kg	Improving	759 Kg

Source: DEFRA Municipal Waste Statistics - Local Authority data

4.6 CP7: Maintaining and Improving the Local Environment

Annual Indicator 39: Number of Listed Buildings or Buildings of Townscape Merit (BTMs) demolished

Target: No net loss through demolition of Listed Buildings or BTMs

Data source: LBRuT Urban Design Monitoring for 2011/12

progress towards target : Demolitions permitted resulted in improvements to character and appearance of locality

In the 2011/12 financial year two Building of Townscape Merit (BTM) were demolished.

The first was Hurley Cottage on Eel Pie Island, Twickenham. The building was seriously damaged by a fire at the adjacent property Min-y-Don, leaving it structurally unsound. A replacement building which incorporated the spirit of the former building was negotiated prior to approval being given for the demolition of the BTM.

The second BTM to be demolished was 4 Fife Road, it was agreed because the original coach house/stable was much altered when converted to residential use in the 1950s. The replacement residential dwelling was considered of sufficient design quality and also preserved the character and appearance of the conservation area.

Annual Indicator 41: Percentage of new homes (including conversions) built to Lifetime Homes standards.

Target: 90% of new homes built to Lifetime Homes standards by April 2012. (Target to be kept under review)

Data source: LBRuT Planning Policy monitoring

progress towards target : ? **monitoring mechanism and target to be reviewed;**
progress against target currently not measurable

Please see information presented in relation to [Indicator 59](#) on wheelchair housing, although this indicator is only reported in part.

Indicator 42: Number of buildings on/added to/removed from the English Heritage 'Heritage At risk' Register per year

Target: Council intervention where possible

Data source: Urban Design monitoring

There are 10 buildings on the 2012 English Heritage "At Risk" register, and one Conservation Area at Risk. Details are provided in the table below. In 2011/2012 financial year one building was removed – The Summer House at Radnor Gardens, Cross Deep. Three buildings have been added – The Temperate House, Royal Botanic Gardens, Kew; Air Raid Shelter, St Leonard Court, St Leonards Road, East Sheen; and The Kilmorey Mausoleum, including enclosure wall, railings and gate, St Margaret's Road, Twickenham

Table 22: English Heritage at Risk 2012: Buildings at Risk

At Risk Building/ Structure	Status	Actions
Garrick's Villa, Hampton Court Road, Hampton Grade I	Villa by Robert Adam built in 1756 and remodelled in 1773. Three storeys, seven window-wide frontage in yellow brick with fluted stucco frieze, cornice and low parapet. Converted into nine apartments in the 1960s and severely damaged by fire in 2008.	Phase 1 complete. Awaiting listed building/ planning applications for phase 2.
Boat House 5 (easternmost 13 bays), Platts Eyot, Hampton Grade II	Timber-framed boathouse built 1917 by Augustine Alban Hamilton Scott for the Thorneycroft firm to build torpedo boats for the Admiralty. Condition – Very bad	A full measured survey of the remaining structure has been completed. Ongoing monitoring.
The Gallery at Doughty House, 142 Richmond Hill, Richmond Grade II	Gallery built in 1880 for Sir Francis Cook, extended in 1915 by Brewer Smith. Eleven bays. Giant Ionic order with balustrade, the lower order containing door and window openings between Doric pilasters. Works required to roof, balustrade and especially rainwater goods. Condition - Poor	Negotiations with a new owner being undertaken.
Loggia and Grotto, Thames Eyot, Cross Deep, Twickenham Grade II	Probably C18. Stone loggia of nine Doric columns and shellwork grotto. Situated in grounds of 1930s flats on the bank of the Thames. Roof has suffered partial collapse and structural movement causing distortion to colonnade. Condition – Very Bad	Ongoing monitoring.
Normansfield Hospital, Kingston Road, Teddington Grade II*	Former private sanatorium established by Dr Langdon-Down. Central portion 1866 incorporating original house. Original fine interiors vandalised or removed and theft of roof tiles and lead have led to serious water penetration and severe deterioration.	Nearing completion on works to the historic parts of Normansfield. A new residential block to the rear is being constructed. Likely to be removed in 2013.

At Risk Building/ Structure	Status	Actions
	Condition – very bad	
Pope's Grotto, Cross Deep, Twickenham Grade II*	Grotto with rusticated arched entrance facing the river. Long passage with two 'chapels', one on either side of entrance. Seen as the 'locus classicus' of English C18 garden history. Basic structural condition appears sound, but much of the decorative lining is loose or missing. Grotto with rusticated arched entrance facing the river. Long passage with two 'chapels', one on either side of entrance. Seen as the 'locus classicus' of English C18 garden history. Basic structural condition appears sound, but much of the decorative lining is loose or missing. Condition - Fair	The owners are engaging with Richmond Environment Trust to discuss funding options for repair works.
Stanford Grotto in grounds of St James' Independent School for Boys	Grotto built by Sir William Stanhope circa 1761, to connect to what had been Pope's Gardens to another property he owned. The end leading from Pope's Gardens was known as "Stanhope Caves". Grotto entrance now overgrown and partially obscured by other decaying vegetation. Condition - Entrance - poor, grotto- fair	The owners are in pre application negotiations with the local authority over a scheme to repair/ restore the entrance.
Summer House, Radnor Gardens, Cross Deep	Mid C18 summer house, built in Gothic style and situated in Radnor Gardens, a public park owned and operated by the Local Authority. The timber structure is located not far from the river and is vulnerable to the elements. Its decorative elements are in poor condition. Condition - Poor	HAS COME OFF THE LIST
Platt's Eyot	Conservation Area at Risk Condition - Poor	
NEW		
The Temperate House, Royal Botanic Gardens, Kew	Begun in 1860 by Decimus Burton and not completed until 1897-9. Three communicating glasshouses in iron, glass and stucco. Completion of previous restoration in 1984 and now once again in need of major repair. Condition: poor	In process of preparing Heritage Lottery bid and planning applications in connection for a major restoration project.
Air Raid Shelter, St Leonard Court, St Leonards Road, East Sheen	Air raid shelter, probably built in 1938 to serve St Leonard's Court which was built in 1934-38 by local builder Mr FG Fox. Designed to hold forty eight people, at the time there were eighty three flats. Condition: Poor	Richmond Environment Trust have commissioned a structural survey and funding is being sought for repairs and use as an educational resource.
The Kilmorey Mausoleum, including enclosure wall, railings and gate, St Margaret's Road, Twickenham	Mausoleum dating from 1854 by Henry Kendall junior for Francis Needham, 2nd Earl of Kilmorey, brought to its present location in 1868. The mausoleum is subject to water ingress at roof level and the surrounding railings are in a poor condition. Condition: Poor	Repairs will shortly be undertaken by the Council to repair the walls. Richmond Environment Trust are in the process of seeking funding for the other works.

Source: LBRUT Conservation Section

More information on the 'At Risk' Register can be obtained from <http://risk.english-heritage.org.uk>

4.7 CP 8: Health of Town & Local Centres

The strategy of protecting local shopping facilities within walking distance of residents' homes is established planning policy, as is the strong protection afforded to shops in designated key shopping frontages (See adopted policy DMTC 4). The Council's All-In-One consultation¹⁴ and related events and indeed other consultations confirm the importance of shopping and town centres to local people. The following set of indicators focuses on monitoring key retail and town centre policies providing information on vacancy rates, shops in key frontages, the amount and location of retail floorspace and whether key shops and services are still available in smaller centres.

¹⁴ http://www.richmond.gov.uk/all_in_one

Due to the importance of this information, many of the indicators in the section are annual derived from the regular monitoring of town centres carried out by the Planning Policy Section. Full town centre health checks providing a range of data, and focussing on the five main centres in the borough, plus the largest local centre of Barnes, are to be published shortly and will be available on the Council's website.

Further extensive background information can be found on the Council's website which was the evidence for developing the Council's adopted planning policies. This includes the latest retail capacity study and an exercise to assess the distribution of convenience facilities across the borough¹⁵.

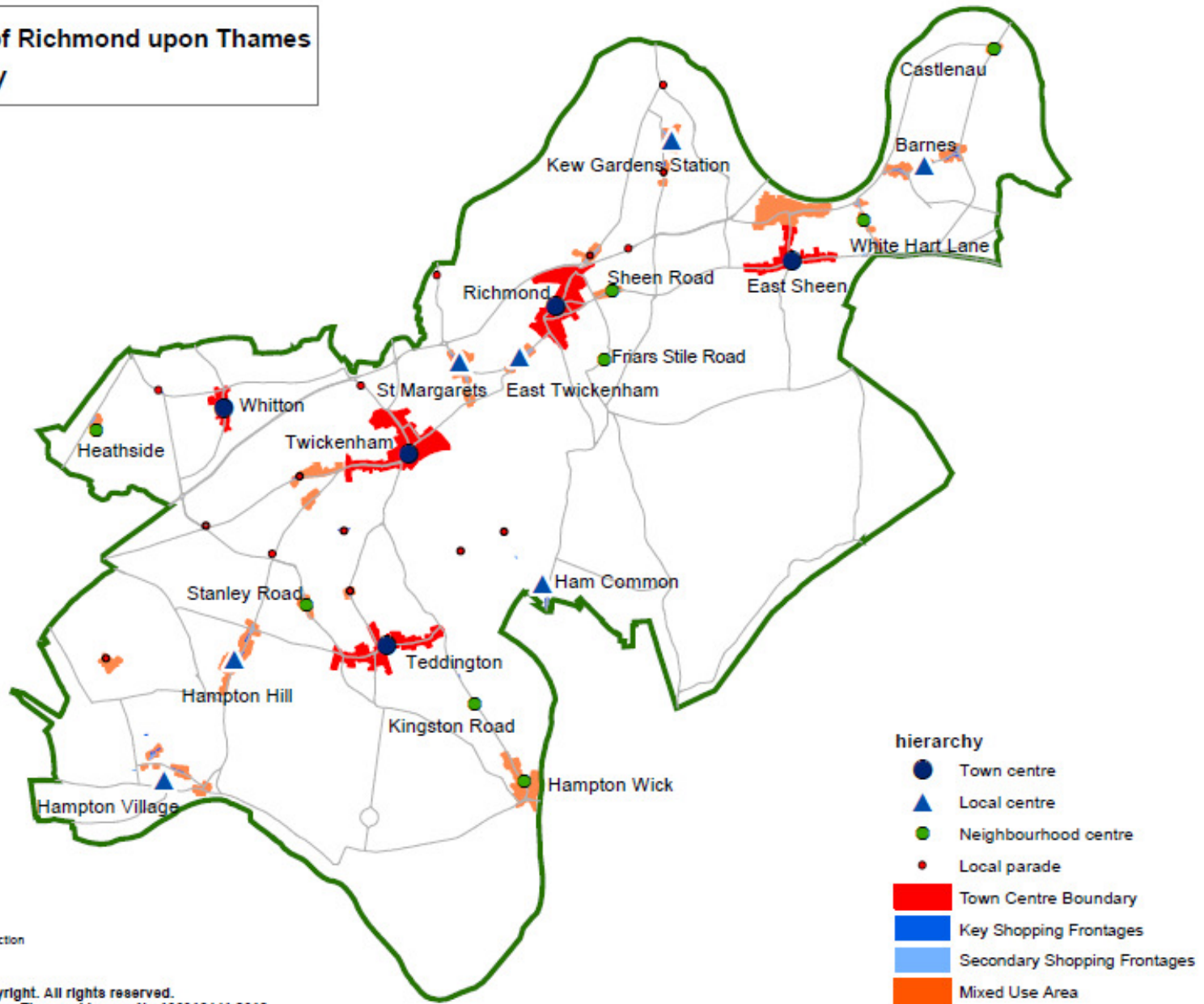
Town and Local centres in the borough have been classified into the following hierarchy as included in the adopted Core Strategy policy CP 8.

Type of Centre	Name of Centre
Major town centre (with many shops services, employment and entertainment which service a much wider catchment than just the local population)	Richmond
District centres (shops and services primarily serving local catchments but providing for main weekly convenience shopping)	Twickenham, Teddington, East Sheen and Whitton
Local centres (shops and services for day to day needs, some small offices)	Barnes, East Twickenham, Hampton Hill, Hampton Village, Ham Common, Kew Gardens Station, St Margaret's
Neighbourhood centres (shops and services for day to day needs)	Castelnau; Friars Stile Road; Hampton Wick; Heathside (Powder Mill lane); Sheen Road; Kingston Road, Teddington; Stanley Road, Teddington; White Hart Lane
Parades of local importance	Various across the Borough

¹⁵

http://www.richmond.gov.uk/home/environment/planning/planning_guidance_and_policies/local_development_framework/local_development_framework_research/retail_study_march_2006.htm

**London Borough of Richmond upon Thames
Centre Hierarchy**



LDF designations
Produced by Planning Policy & Design section

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Annual Indicator 44: Percentage of larger scale (500m² gross and above) new retail development/ extensions to be located within or well-related to designated frontages in Richmond and the district centres or an appropriate site included in the forthcoming Site Allocations DPD.

Target: 90% of all larger scale (500m² gross and above) new retail development /extensions to be located within or well-related to designated frontages in Richmond and the district centres or an appropriate site included in the Site Allocations DPD.

Data source: LBRuT Decisions Analysis System

progress towards target : ✓ **target met**

Only one development exceeds the 500m² threshold in the last financial year, at Field House, 72 Oldfield Road, Hampton (11/1178/FUL). A former B1 office development, the building is now operating as a Waitrose supermarket (1,100 m² gross external floorspace) with office retained on the first floor. Hampton Village is relatively unusual in that its designated frontage is not linear along a road, typically a High Street, but is dispersed over a relatively wide area. The Waitrose is located directly opposite part of Hampton Village's designated secondary frontage on Oldfield Road. Hampton Village is classified as a local centre in the hierarchy. This development met the locational requirements of policy and was considered to be of an appropriate size for the scale and function of the centre.

Of interest, but the additional retail element falling below the threshold, are two completions of over 350m² gfa: Tesco Express at 39-41 Sheen Lane, East Sheen and Lidl at 38-48 High Street, Whitton. Both are located in town centre locations.

In general most new retail development completed in the borough is fairly small scale, falling below the threshold. The purpose of the indicator is to monitor whether the larger developments built are in good retail locations which contribute to existing town and local centres. This is the case in the last financial year.

Indicator 45: Proportion of retail (A1) uses in key shopping frontages.

Target: Less than 5% reduction per annum in proportion of retail uses in key shopping frontages

Data source: LBRuT 2011 Town Centre Land Use Survey

progress towards target : ✓ **target met. There has been a slight increase in the overall percentage from 67.8% to 68.2%.**

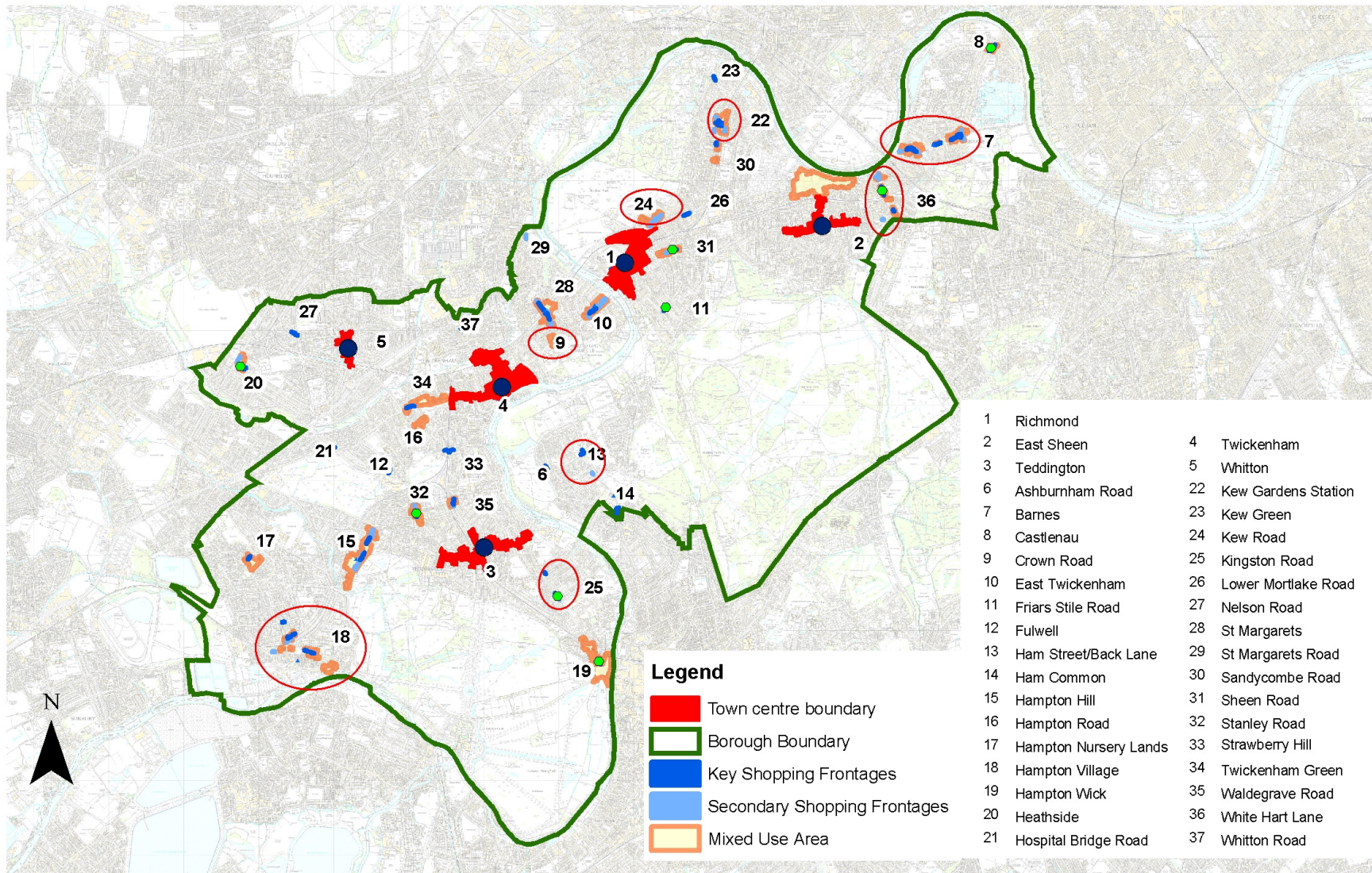
Adopted policy DMDPD TC3 restricts the loss of retail floorspace in key shopping frontages (KSF). However, some non-shop uses were historically located in key shopping frontage before designation. This can explain some of the differences in proportions of retail uses between centres and some changes of use between non-shop uses which the policy will not cover. There is also a difference in the amount of KSF designated in centres which can affect the pressure for change of use. Some smaller centres may consist of only a small group of shops, where a single vacancy can affect the overall percentage. The number of uses in the centre is included in the final column to assist interpretation of the results. It should be noted that a drop in the percentage of A1 uses in KSF might not necessarily mean that a change of use has occurred, but that a vacancy has arisen. Finally, A1 uses are included if they are considered to be predominantly in A1 use. Businesses which are a genuine mix of more than one use (mostly A1/A3) are not. A1/A3 uses are included in the A3/A4/A5 category, and in other cases the mixed use is allocated to the predominant use class.

The data provided in the following table also monitors Core Policy CP 9 on Twickenham Town Centre. Twickenham is in fact the only of the larger centres to experience a drop in the percentage of A1 uses in KSF. 3 shops have closed since the previous year. However, the number of shops in KSF has fluctuated over the last decade, and this fall is within that range and doesn't necessarily indicate the beginning of a long-term trend. Further information on the health of Twickenham town centre was published in January 2011¹⁶, and updated in part in the Town Centre Health Checks Report, soon to be published.

¹⁶ http://www.richmond.gov.uk/twickenham_town_centre_health_check_report_may_2011.pdf

Map 3: Location of town centres, smaller centres and local parades

Location of town, local centres and local parades in Richmond upon Thames



- | | |
|--------------------------|------------------------|
| 1 Richmond | 4 Twickenham |
| 2 East Sheen | 5 Whitton |
| 3 Teddington | 6 Ashburnham Road |
| 7 Barnes | 7 Kew Gardens Station |
| 8 Castlenau | 8 Kew Green |
| 9 Crown Road | 9 Kew Road |
| 10 East Twickenham | 10 Kingston Road |
| 11 Friars Stile Road | 11 Lower Mortlake Road |
| 12 Fulwell | 12 Nelson Road |
| 13 Ham Street/Back Lane | 13 St Margarets |
| 14 Ham Common | 14 St Margarets Road |
| 15 Hampton Hill | 15 Sandycombe Road |
| 16 Hampton Road | 16 Sheen Road |
| 17 Hampton Nursery Lands | 17 Stanley Road |
| 18 Hampton Village | 18 Strawberry Hill |
| 19 Hampton Wick | 19 Twickenham Green |
| 20 Heathside | 20 Waldegrave Road |
| 21 Hospital Bridge Road | 21 White Hart Lane |
| | 22 Whitton Road |

Legend

- Town centre boundary
- Borough Boundary
- Key Shopping Frontages
- Secondary Shopping Frontages
- Mixed Use Area

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Red circles identify extent of designated frontage in that particular centre

LDF designations
Produced by Planning Policy & Design Section

Table 23: Percentage of A1 uses (shops) in designated key shopping frontages

town centre hierarchy (policy CP 8)	Proportion of A1 uses in designated key shopping frontages										number of uses in KSF
	2012	2011	2010	2008	2007	2006	2005	2004	2002	2001	2012
town centres											
Richmond	70.7	70.0	74.1	74.2	69.5	72.9	72.9	73.2	71.2	73	232
East Sheen	75.0	68.4	69.7	69.7	70	67.5	74.3	76	72.4	68.4	76
Teddington	69.0	68.1	68.2	70.5	70.6	73.9	75	73.9	64.4	71.1	116
Twickenham	64.4	66.7	66.7	67.9	66.4	67.9	64.9	66.4	63.8	67.7	132
Whitton	74.1	74.1	72.5	69.6	72	70.8	72.6	74.7	74.3	73	58
average	69.3	69.1	70.9								
local centres											
Barnes	63.6	63.6	58.2	74.4	75	74.4	75.6	70.9	75.9	73.4	77
East Twickenham	63.2	68.4	73.7	73.7	68.4	68.4	68.4	73.7	73.7	68.4	19
Hampton Hill	78.6	85.2	80	80	80	80.0	80	80	80	80	28
Hampton Village	67.9	67.9	66.7	69.2	60	69.2	69.2	68	72	72	28
Ham Common	66.7	66.7	63.3	66.7	69.8	70.0	70	72.4	70	70	30
Kew Gardens Station	68.0	68.0	66.7	69.6	72.4	73.9	76	73.1	74.1	74.1	25
St Margarets	64.5	64.5	64.5	64.5	63.6	64.5	67.7	64.5	64.5	60	31
average	66.8	67.9	65.1								
neighbourhood centres											
Castlenau	52.2	52.2	47.8	52.2	52.1	45.8	45.8	43.5	43.5	56.5	23
Friars Stile Road	70.6	64.7	64.7	76.5	70.5	64.7	70.6	70.6	76.5	82.4	17
Hampton Wick	71.4	71.4	54.5	45.5	33.3	45.5	54.5	50	33.3	25	7
Heathside	66.7	60.0	66.7	80	73	86.7	86.7	86.7	86.7	86.7	15
Sheen Road	66.7	77.8	66.7	66.7	77.8	66.7	66.7	66.7	66.7	77.8	9
Kingston Road	66.7	60.0	60	66.7	68.8	60.0	66.7	55.6	61.1	61.1	15
Stanley Road	71.4	76.2	76.2	72.7	76.2	66.7	71.4	71.4	61.9	76.2	21
White Hart Lane	72.7	68.2	68.2	66.7	70.8	71.4	66.7	66.7	76.2	76.2	22
average	66.7	65.1	63.2								
local parades											
Ashburnham Road	75.0	75.0	62.5	62.5	62.5	62.5	75	75	75	75	8
Fulwell	55.6	55.6	66.7	70	90	80.0	90	90	70	90	9
Ham Street / Back Lane	46.2	53.8	61.5	38.5	38.4	50.0	50	41.7	33.3	50	13
Hampton Nursery Lands	75.0	75.0	75	75	75	75.0	75	100	100	75	4
Hospital Bridge Road	100.0	83.3	83.3	100	100	100.0	100	100	100	100	6
Kew Green	87.5	87.5	88.9	88.9	89	88.9	100	88.9	77.8	77.8	8
Lower Mortlake Road	63.6	66.7	63.6	63.6	69.2	64.3	61.5	61.5	61.5	69.2	11
Nelson Road	54.5	54.5	54.5	63.6	66.7	63.6	72.7	72.7	72.7	81.8	11
Sandycombe Road	66.7	66.7	66.7	66.7	83.3	83.3	83.3	83.3	83.3	83.3	6
Strawberry Hill	64.3	57.1	64.3	64.3	52.9	64.3	64.3	64.3	60	68.8	14
Twickenham Green	50.0	50.0	52.9	58.8	64.7	64.7	70.6	64.7	58.8	64.7	18
Waldegrave Road	90.0	90.0	80	81.8	72.7	72.7	72.7	54.5	45.5	45.5	10
Whitton Road	50.0	42.9	33.3	33.3	50	50.0	50	60	60	60	6
average percentage	64.0	63.5	64.5								
overall percentage	68.2	67.8	68.0								

Source: LBRuT Town Centre Land Use Surveys. Produced by Planning Policy Section.

Red indicates a reduction in the last year and blue an increase.

Notes:

1. LDF Development Management Plan designations used for calculations from 2011 onwards. A * identifies a centre where changes have been made to key shopping frontage designations.
2. Includes parades with designated key frontage only.
3. Surveys of all centres are undertaken in the Summer.
4. The Town Centre Land Use Survey is a snap shot survey, undertaken by observation in the field, i.e. the researcher makes a judgement as to the nature of the occupier at that particular time. It is not verified by an alternative data source. Only the ground floor use is recorded. Analysis counts businesses once per centre unless operating from separate premises within the same centre. Therefore, the amalgamation of units will not show the increase in floorspace and may in fact indicate a decrease in units in a particular use class, although the denominator would be reduced in line. Likewise subdivisions would increase the number of units in the centre, without impact on floorspace.
5. See Appendices for definition of A1 Use Class.

Long term change

Currently, the level of A1 shops in designated frontage across the borough is 68.2%, slightly up from the previous year's figure of 67.8%. Overall the proportion has fluctuated around the 70% level for several years, the overall trend being a gradual and small reduction in the percentage. If we compare 2001 and 2012 figures, 70% of centres have experienced a decrease in the level of A1 use in KSF, and only 18% an increase.

Please note that for some centres designations have changed over the period. Designations have generally, reduced the level of protection afforded to shops, by reducing the amount of KSF. Some centres which have bucked this long-term trend include East Sheen (where changes to designations have in fact increased protection), Hampton Wick (where due to high vacancy levels and to a lesser extent the removal of designation to a number of houses, the amount of KSF has been significantly reduced over recent years and thus figures look more positive), Kingston Road (no recent change), Kew Green (small centre where minor change will impact on percentages) and Waldegrave Road (redesignation of small amount of KSF as SSF at UDP Review stage).

However, in terms of sustained long-term change, several of the local centres have experienced change in the form of a reduction in levels of A1 shops in KSF by 20% or more over the period. These are Heathside neighbourhood centre, Fulwell & Nelson Road parades.

Recent change

Year-on-year change is fairly small but generally an increase, although there is some change between individual centres indicated in the table by red & blue font. Averages for different types of centres are presented. In all cases but one there has been an increase, albeit marginal. The smaller centres are expected to have a smaller proportion of A1 use as the number of units in total is smaller, bearing in mind the existence of established non-shop uses. Year-on-year fluctuations can also be more marked in these centres and need not indicate a more serious change in provision.

In addition, calculations for 2011 and subsequent years are based on LDF Development Management Plan designations, there is less impact on figures in the larger centres which statistically can absorb changes better because the denominator is larger. However, in Hampton Wick where key frontage designation was logically removed from 3 houses, it appeared that the proportion of shop uses rose dramatically between 2010 and 2011 (see above).

There has been no major change in the five main centres in the borough. The proportion has dropped slightly in Twickenham, and the greatest increase occurred in East Sheen.

Of the local centres, the proportion had dropped quite noticeably in Barnes between 2010 and 2011, since then the marginal increase which occurred in 2011 has been maintained. East Twickenham and Hampton Hill are the only two of the local centres where the level of A1 has reduced, and in both cases this is the loss of one shop. The proportion appears to have dropped in the smaller centres of Ham Street Back Lane & Lower Mortlake Road, and again this also amounts to a change of 1 unit in both instances.

Annual Indicator 46: Vacancy rates within designated shopping frontages for Richmond, the district and smaller centres.

Target: Maintain vacancy levels below the national average* within designated shopping frontages for Richmond, the district and local centres. *(UK average as per Experian GOAD)

Data source: LBRuT Town Centre Land Use Surveys, Produced by Planning Policy Team

Progress towards target : ✓ **target met, average vacancy rate for each tier of the town centre hierarchy is below the national estimated vacancy rate of c.12%, (albeit that there are a number of very small centres which exceed it). Overall a positive picture compared to 2011.**

Table 24: Vacancy rates in 5 main town centres

	key shopping frontage				secondary shopping frontage				all designated frontage				all frontage
	2008	2010	2011	2012	2008	2010	2011	2012	2008	2010	2011	2012	2012
Richmond	5.1	4.6	8.4	7.8	4.9	10.9	16.8	10.0	5	6.5	10.9	8.4	8.3
East Sheen	4.6	4.5	9.2	2.6	11.1	12.7	9.1	6.6	7.7	8.4	9.1	5.2	6.5
Teddington	5.3	7.9	1.7	2.6	4.3	7.8	9.7	10.0	4.7	7.8	4.5	5.1	5.2
Twickenham	4.5	6.8	5.3	8.3	3.9	6.5	12.3	10.3	4.3	6.7	8.5	9.3	8.7
Whitton	8.7	5.8	10.3	10.3	25.6	27.0	10.2	10.0	14.8	13.2	10.3	10.2	10.4
Average	5.6	5.5	6.8	6.5	10	11.1	11.8	9.2	7.3	7.9	8.9	7.6	7.7

Source: LBRuT Town Centre Land Use Surveys. Produced by Planning Policy Section.
Red indicates a reduction in the last year and blue an increase.

See Notes to Table 23 above

Vacancy rates are regarded as one of, if not the best indicator of the health of town centres. However, unlike some indicators such as pedestrian flow which provide up-to-date information, it may take some time for change to reveal itself through vacancy rates. This is because data are collected annually and a unit may have been vacant months before that point. Also, a business may be struggling for some time before closure and thus the survey would not reflect these difficult circumstances.

Overall vacancy rates have fallen in the borough's main town centres since last year. They remain low compared to the countrywide figure of c.12%¹⁷, averaging just 6.5% in key shopping frontage, 9.2% in secondary shopping frontage, resulting in an overall figure for designated frontages of 7.6%. The table also presents the figures for the total vacancy rates for centres (including non-designated), which are similar, and suggest an overall town centre vacancy rate of 7.7%. The previous year's data indicated a general rise in vacancy rates. The picture in the Summer of 2012 is more positive, although it is too soon say whether this indicates signs of a recovery.

There are of course differences between centres. Teddington's vacancy rates have risen marginally since 2011, but from a very low base. Its vacancy rate at just over 5% is very low indeed. In Twickenham there are more vacancies in KSF, but fewer in secondary frontage, and an overall decrease from last year (10%).

Whitton's rates are essentially unchanged. Change on the ground is in fact only one new vacancy in non-designated frontage since the previous year. Whitton's Town Centre Manager updated the figures in October, and the pattern remains very similar, albeit that the surveys cover slightly different geographies, there is little difference in actual numbers.

Both Richmond (partly due to exclusion of the Lower George Street development from the analysis as it nears completion) and East Sheen have seen a fall in vacancy rates across all types of designated and non-designated frontage. East Sheen rates have dropped from 9.1% to 5.2% in designated frontages, much of this in KSF, and **overall centre rates have fallen from 9.8% to 6.5%**. New business openings are numerous including an additional specialist cycle shop, rug store, dry cleaners, short-term lending shop, kitchen showroom, educational centre (tutoring), wine merchant, various clothes, tile shop and another branch of Cook (mainly frozen gourmet dinners) opening up in the borough.

Please see table below for a more detailed commentary on business closures and openings on a centre-by-centre basis.

Table 25: Business closures and new businesses in town centres since previous year.

town centre	Observations
Richmond	<p>This year the units previously recorded as vacant on Lower George Street have not been included in the calculations because the site is under-construction. It is expected that the new retail unit will be occupied by US Wholefoods.</p> <p>The clear change is a sharp drop in vacancies in secondary frontages. One of which is the removal of the former Argos store on Eton St from the analysis. However, most of the change results from new businesses opening up including a pet shop, a new bridal wear shop (one of 2 new in the centre) making a total of 5 in Richmond, spa, coffee shops/ delis, and relocation of Joy clothes in the Quadrant.</p> <p>There has been an addition to the convenience provision. A Sainsburys Local has opened up in the Quadrant close to the station. WH Smiths in George Street now has a Post Office Counter.</p> <p>Other changes in representation include a jeweller moving to alternative premises - a good position in Richmond Hill, whilst a new jeweller occupies the previous store, adding to the retailers in this important sector for the centre.</p> <p>The centre adds to its existing retailers with NoaNoa (clothes), India Jane, the Kooples (Clothes – 35 outlets in UK), Crew Clothing, maternity and Children's clothes retail JoJo Maman bebe amongst others. Plus the addition of Café Nero, and Danielis have extended their empire to the former House of Chocolates shop facing the Green.</p> <p>Businesses closing include of course Habitat, shops selling gifts, kitchen wear, electric bikes (relocation to Hampton Wick) and Neal Gray jewellers.</p> <p>There are 11 premises which have been continuously vacant since 2010*1.</p>

¹⁷ Source Experian GOAD. Figure for town centres. NB figures for national vacancy rates will differ by data provider. London Data Company latest figure (Nov 2012) of 11.4% although the denominator used is less comparable than Experian GOADs.

town centre	Observations
Twickenham	<p>Whilst there has been an increase in vacancies in Twickenham's key frontage, there has been a decrease in secondary and non-designated frontage. 7 out of the 26 vacancies in the centre are long-term vacancies. There have been 13 new vacancies of which 10 were shops.</p> <p>Business closures in the past year include the following shops: menswear, retailer specialising in local gifts and products (Par ici), South African specialist shop, Belmont bakery (Heath Road closure of businesses, also Queens Road). pet shop, multiple retailers Clinton's cards (in administration) & the Card Factory, ABC Pharmacy, electronics retailer, and the both of the former Lloyds pharmacies being opened by another multiple pharmacy retailer Jhoots, based in the West Midlands. In addition, the Laura Ashley store on Heath Road has been replaced by a Sue Ryder charity shop.</p> <p>New businesses include retailers of antiques, shoes (double unit on Heath Road), convenience, phone shop, along with a new bakery and various changes to the restaurants available.</p>
East Sheen	<p>Significant drop in vacancies in East Sheen's key frontage and also to a lesser extent in secondary frontage. The vacancies are to be found in the non-designated frontage which pushes up the overall rate to 6.5%. Only 5 of the 19 vacancies in the centre are long term vacants, indicating a degree of recent change in the centre. Closures in East Sheen include a clothes shop, several restaurants, a florist, loft products shop and luggage shop. The Post Office has relocated within the centre and Kew Clothing reopened as Kew 159, although there may be further changes as the owner is seeking to re-brand some of the portfolio as Jigsaw. New openings are numerous including an additional specialist cycle shop, rug store, dry cleaners, short-term lending shop, kitchen showroom, educational centre (tutoring), wine merchant, various clothes, tile shop and another branch of Cook (mainly frozen gourmet dinners) opening up in the borough.</p>
Teddington	<p>Amongst the 5 large centres in the borough Teddington remains the centre with the least vacancies – only 10 in total, a marginal increase from 8 in 2011. Vacancy rates remain higher in secondary frontages compared with key frontages where they are extremely low. Of note is that none of the vacancies in secondary frontage are at the Broad Street end of the centre. In fact the only vacancy in Broad Street is the unit at No. 55.</p> <p>Teddington has lost a number of businesses including hairdresser, bathroom showroom, café, restaurant, estate agents only one of these is a retailer. Carluccios now has representation to add to other restaurants in the area, but there is only one new independent retailer. All in all change has been limited.</p>
Whitton	<p>There is no change to the overall picture in Whitton's key frontage with 2 vacancies having arisen, but an equal number of new retailers, including the opening of Lidl in the long vacant co-op site. It is the same in the secondary frontage where the net picture is as last year. There has been a nominal increase in vacancies in secondary frontage from 2 to 3.</p> <p>Businesses which have closed in the centre include: a tanning salon, pet shop, optician, hairdresser, estate agent and charity shop. New businesses include Lidl (opened in Nov 2011), shops selling motorbike accessories (double unit), household goods, cakes and a café.</p> <p>According to the records there are in fact only 3 premises which have been vacant when surveys were carried out in 2010, 2011, & 2012.</p>

Source: Planning Policy Team.

*1 – long term vacant = a unit which was vacant at the 2010, 2011 and 2012 Surveys. In the vast majority of cases it is likely that the unit was continuously vacant over this period. However, since the Land Use Surveys are snapshot surveys it would not pre-clude a short-term let having opened and closed in the interim.

Table 26: Vacancy rates in the smaller centres in 2012

	key shopping frontage				secondary shopping frontage				all designated frontage				all frontage
	2008	2010	2011	2012	2008	2010	2011	2012	2008	2010	2011	2012	2012
Local centres													
Barnes	11.5	17.7	11.7	6.5	0	3.6	3.7	11.1	8.5	14.0	9.6	7.7	6.3
East Twickenham	5.3	0	5.3	5.3	5.7	13.2	9.4	9.4	5.6	9.7	8.3	8.3	7.8
Hampton Hill*	0	4	0.0	3.6	4.3	4.3	6.3	4.3	2.8	2.9	4.0	4.0	7.0
Hampton Village	11.5	11.1	7.1	7.1	5	19.0	21.1	5.6	8.7	9.1	12.8	6.5	5.1
Ham Common	3.3	3.3	0.0	0.0	0	0	0	0	2.9	2.9	0.0	0.0	2.4
Kew Gardens Station	4.3	4.2	4.0	4.0	0	6.3	6.3	6.3	2.6	5.0	4.9	4.9	3.8
St Margarets	3.2	0	3.2	3.2	3.1	6.3	12.1	6.3	3.2	3.2	7.8	4.8	4.5
average		8.5	5.9	4.6		8.5	9.0	7.0		8.5	7.3	5.7	5.7
Neighbourhood centres													
Castlenau	8.7	13.0	8.7	8.7	n/a	n/a	n/a	n/a	8.7	13.0	8.7	8.7	8.3
Friars Stile Road*	0.0	11.8	5.9	0.0	0.0	50.0	n/a	n/a	0.0	19.0	5.9	0.0	9.5
Hampton Wick*	9.1	0.0	0.0	0.0	n/a	n/a	n/a	n/a	9.1	0.0	0.0	0.0	22.2
Heathside	0.0	13.3	13.3	13.3	7.7	0.0	0.0	0.0	3.6	7.1	7.1	7.1	6.1
Sheen Road	11.1	11.1	13.3	11.1	0.0	0.0	16.7	25.0	6.3	6.3	14.3	17.6	11.9
Kingston Road	6.7	13.3	0.0	6.7	0.0	16.7	0.0	16.7	4.8	14.3	0.0	9.5	9.5
Stanley Road	4.5	9.5	4.8	4.8	7.1	14.3	13.3	13.3	5.6	11.4	8.3	8.3	6.7
White Hart Lane	9.5	9.1	9.1	4.5	0.0	9.5	14.3	9.5	4.8	9.3	11.6	7.0	8.5
average		10.5	7.8	6.2		10.8	9.7	11.3		10.6	8.4	7.9	11.0
local parades													
Ashburnham Road	0.0	0.0	0.0	0.0	n/a	n/a	n/a	n/a	0.0	0.0	0.0	0.0	0.0
Fulwell	22.2	22.2	22.2	11.1	n/a	n/a	n/a	n/a	22.2	22.2	22.2	11.1	16.7
Ham Street / Back Lane	23.1	0.0	0.0	7.7	0.0	40.0	25.0	25.0	17.6	11.1	5.9	11.8	11.1
Hampton Nursery Lands	0.0	0.0	0.0	0.0	n/a	n/a	n/a	n/a	0.0	0.0	0.0	0.0	0.0
Hospital Bridge Road	0.0	16.7	16.7	0.0	n/a	n/a	n/a	n/a	0.0	16.7	16.7	0	0.0
Kew Green	11.1	11.1	12.5	12.5	n/a	n/a	n/a	n/a	11.1	11.1	12.5	12.5	11.1
Kew Road	n/a	n/a	n/a	n/a	7.1	3.6	3.6	7.1	7.1	3.6	3.6	7.1	8.8
Lower Mortlake Road	9.1	9.1	8.3	9.1	0.0	0.0	0.0	0.0	8.3	8.3	7.7	8.3	5.9
Nelson Road	9.1	27.3	27.3	27.3	n/a	n/a	n/a	n/a	9.1	27.3	27.3	27.3	27.3
Sandycombe Road	16.7	16.7	27.3	0.0	0.0	16.7	16.7	0.0	8.3	16.7	27.3	0	7.0
Strawberry Hill	14.3	14.3	16.7	7.1	n/a	n/a	n/a	n/a	14.3	14.3	16.7	7.1	7.1
Twickenham Green	11.8	17.6	21.4	27.8	n/a	n/a	n/a	n/a	11.8	17.6	21.4	27.8	16.7
Waldegrave Road	10.0	10.0	27.8	10.0	0.0	0.0	0.0	0.0	7.1	7.1	27.8	7.1	13.3
St Margarets Road	n/a	n/a	n/a	n/a	25.0	25.0	25.0	25.0	25.0	25.0	25.0	25	27.3
Whitton Road	16.7	16.7	14.3	0.0	n/a	n/a	n/a	0.0	16.7	22.2	14.3	0.0	6.7
average		12.9	15.1	11.2		11.5	9.8	9.6		12.5	13.6	10.7	10.9

Source: LBRuT Town Centre Land Use Surveys.

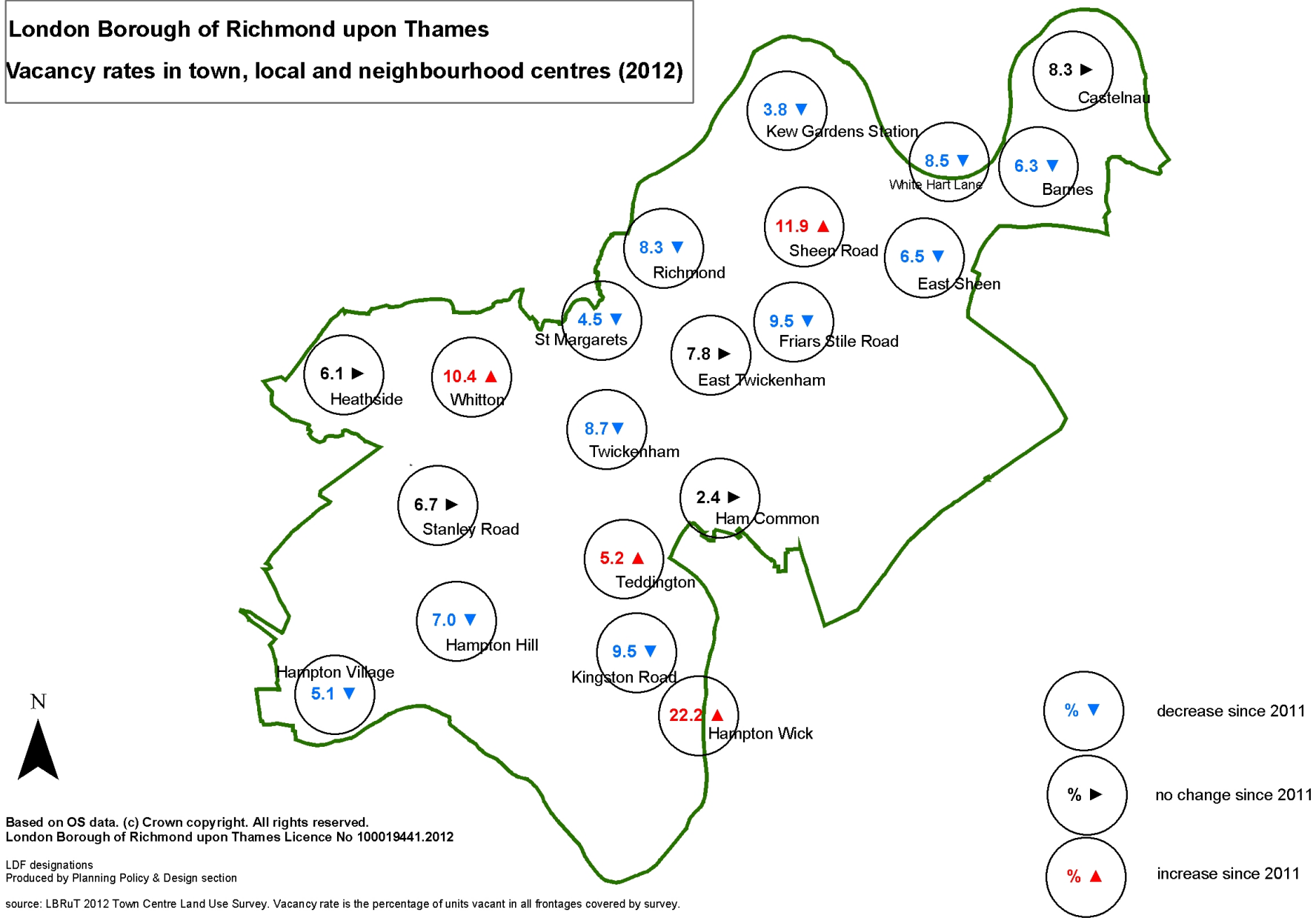
See Notes to Table 23 above

Red indicates a reduction in the last year and blue an increase from the to.

Average vacancy rates in local and neighbourhood centres and local parades were all lower than the national average and had dropped from the previous year. The local centres (the larger of the smaller centres in the borough) have experienced either a reduction in vacancy rates or no change from the previous year, without exception, and this is in relation to designated and total frontages.

The picture for individual centres is more mixed for smaller centres (where change of one unit can have more of an impact on the overall rate, because the total number of units can be very small. See final column in table 10 above for actual numbers.) Of the neighbourhood centres Sheen Road and Kingston Road have seen an increase in vacancy rates in designated frontage, albeit it that the latter's overall rate is unchanged. Of note is that Hampton Wick's overall town centre rate has increased. This is confined to non-designated frontage and in fact the centre has very little designated frontage remaining in Hampton Wick as subsequent reviews of designated frontages have reduced the amount of KSF in the centre.

London Borough of Richmond upon Thames
Vacancy rates in town, local and neighbourhood centres (2012)



Smaller centres are generally experiencing higher vacancy rates in designated frontages. This is especially so for the local parades of Fulwell, Nelson Road, St Margarets Road and Twickenham Green. Of these only the latter has experienced an increase in vacancy rates since 2011. Here, the overall vacancy rate (including Twickenham Green's non-designated frontages, remains unchanged.

The total number of vacant outlets in designated frontages is as follows: 82 in town centres (96 in 2011), 25 in local centres (33 in 2011), 15 in neighbourhood centres (16 in 2011), and 19 in local parades (25 in 2011). The overall figure is 141 vacant outlets compared to 170 in 2011 and 163 in 2010. This represents a borough vacancy rate of 7.5%, compared to 9.0% last year, and 8.7% in 2010.

The corresponding figures for all frontages shows a declining "borough vacancy rate" of 8.0% compared to 9.5% in 2011. The total number of vacant of shops fell from 231 to 194 between 2011 and 2012.

It should be noted that the Land Use Survey is a snapshot survey, generally undertaken in the summer. In the current economic climate, the position in centres may have changed since the survey was carried out.

Annual Indicator 47: Percentage of completed floorspace (new development & net additional floorspace) for town centre uses (A2, B1a and D2) within town centre boundaries/ mixed use areas (where town centre boundaries not defined). For A1 use - percentage of completed floorspace within, adjacent to or well-related to designated frontages.

Target: 90% of completed floorspace (gross for town centre uses (A2, B1a and D2) within town centre boundaries / mixed use areas (where town centre boundaries not defined). For A1 use, 90% within, adjacent to or well-related to designated shopping frontages.

Data source: LBRuT Decisions Analysis System, Produced by Planning Policy Team

progress towards target : **X target not met (only 79% of completed floorspace built within town centre boundaries)**

This indicator provides information on town centre uses both as new completed floorspace (including change of use and conversions) and as net additional floorspace which subtracts losses through demolition, conversion and change of use to other use classes from the completed floorspace figure. The table below presents a summary of the figures. Detailed analysis on a case by case basis is presented in Appendix 6.

Table 27: Total amount of new completed floorspace for town centre uses 2011/12 (figures in metres² (gross external, unless specified))

		Use class			
		A1*	A2	B1a	D2
Completed floorspace	total	2460	879	2270	271
	total amount in mixed use area boundaries/ for A1 – within or well-related to designated frontages	2320	695	1164	271
	% within mixed use area boundaries / for A1 – within or well-related to designated frontages	94.3	79.1	51.3	100.0
Net additional floorspace (taking account of gains and losses)	total	839	835	-156	-219
	A1 net additional retail sales floorspace (taking account of gains and losses)	795			

Source: LBRuT Decisions Analysis System

Notes -Adopted DM DPD designations apply.

The overall amount of new and net floorspace completed in 2011/12 is relatively modest, albeit that there has been an increase in A1, A2 and D2 floorspace (new floorspace only, overall net loss) when compared with the previous financial year. Office floorspace completions have fallen to the point that there is a net loss. Retail floorspace completions are double the total for last year, in part due to the completion and opening of the Waitrose store in Hampton.

The net figures give a better picture of development on the ground, taking account of both gains and losses on a site-by-site basis. Whereas in 2010/11 there was an overall net loss of retail floorspace (-799m² gross, but in fact only -116m² trading space), this year there has been a net increase in both net additional floorspace (858m² gross) and the retail sales (795m²). Retail completions of note result from the expansion of the

grocery retailers in the form of smaller format or neighbourhood stores in Hampton (Waitrose, East Sheen (Tesco's second store in the centre) and Whitton (Lidl). There has been further expansion post-April 2012 by Sainsburys and Tesco (which will be included in next year's report).

The vast majority of the new retail floorspace is located within or adjacent to designated retail frontages and thus meets the locational aspects of policy requirements. The only completion which is located outside these areas is a completion in Station Road Hampton which although is not in designated frontage, is within the mixed use area boundary. It has a flexible permission and was being marketed for either A1, A2 or B1 at time of publication.

The majority (79%) of the new A2 floorspace (879m²) has been built within a town centre/ mixed use area (695m²). The exception is at 141-143 Uxbridge Road. If we take both losses and gains into account, the figure is similar at 835m². Only 2 completions are over 200m², a change of use from B1 in King Street, Richmond and a change of use from retail in Sheen Road.

B1a (office development) - Overall there is a small net loss of approx 156m². The most significant completion being the change of use to retail of a former office building to a mixed use scheme including a Waitrose supermarket in Hampton. Two significant gains are conversions from B8 in Barnes and Hampton Wick.

In relation to D2 uses (Assembly & Leisure), there has been an overall net loss, albeit fairly minimal. Some of this loss is due to a change of use to a nursery school in Richmond (D1 Use Class) i.e. to another community use, and the remainder as part of the refurbishment of the pavilion on Palewell Common, which has overall community benefits.

Table 28: Proposals of A1, A2, B1a & D2 (town centre uses) completed (gross external).

Financial year	Town centre completions m ²
2011/12	5600
2010/11	7829
2009/10	3720
2008/9	7268
2007/8	4463

Source: LBRuT – Decisions Analysis System – Planning Policy Section

The overall amount of completed town centre floorspace (not taking account of losses or gains) amounted to 5,600 m² in the last financial year. It is clear that floorspace built has fluctuated over the past few years. If losses are also taken into account, the figures for this reporting year (1020m²) improves on those of the previous year (890m²).

In terms of geographical spread, in the previous financial year, 86% of completions in A1, A2, B1 and D2 use were located in the Teddington/ Hampton Wick area. In the current monitoring year the pattern is spread much more evenly between geographic areas.

This target is not met, but this is in part due to the distribution of existing employment sites throughout the borough.

Annual Indicator 49: Number of basic convenience shopping facilities in smaller centres

Data source: LBRuT Annual Town Centre Land Use Surveys, Produced by Planning Policy Team

The Council undertakes a Town Centre Land Use Survey each year in order to assess land use change in the borough's town centres, which is an important indicator of their overall health. The Survey is undertaken in the summer months and is by observation in the field. The land use survey is a snapshot survey.

Appendix 5 shows a detailed breakdown of the shops and services in smaller centres, i.e. those below district level in the current hierarchy when the Council's 2012 Town Centre Land Use Survey was undertaken (Summer 2012). Whilst some shops and services are common to most smaller centres such as a newsagent, hairdresser, off licence, chemist and pub/restaurant, only 5 centres have a bank or a traditional greengrocers. Most have a small convenience store or store/off licence although the availability of fresh goods on offer may be limited.

Table 29: Summary table: Key shops and services in smaller centres in the borough.

centre	Number of key shops/ services in centre.				
	2005	2007	2010	2011	2012
Local centres					
Barnes	11	11	11	11	10
East Twickenham	8	8	6	7	7
Ham Common	10	10	10	10	10
Hampton Hill	9	10	10	11	11
Hampton Village	10	10	10	10	10
Kew Gardens Station	8	9	9	9	9
St Margarets	9	9	9	10	10
Neighbourhood centres					
Castelnau	8	8	8	8	8
Friars Stile Road	8	8	7	7	7
Hampton Wick	6	5	5	5	5
Heathside	9	9	8	8	8
Kingston Road	7	7	6	7	6
Sheen Road	7	7	6	7	6
Stanley Road	7	7	6	6	5
White Hart Lane	6	6	6	5	5
Local parades					
Ashburnham Road	5	5	5	5	5
Fulwell	5	4	4	3	3
Ham Street/ Back Lane	4	4	5	5	3
Hampton Nursery Lands	6	5	5	5	5
Hospital Bridge Road	6	6	6	6	6
Kew Green	3	3	3	3	3
Kew Road	6	7	6	5	5
Lower Mortlake Road	6	7	5	5	5
Nelson Road	4	4	2	2	2
Sandycombe Road	3	3	3	3	3
Strawberry Hill	7	7	7	7	7
Twickenham Green	8	8	6	6	6
Waldegrave Road	5	5	5	5	5
Whitton Road	4	4	3	3	3

Source: LBRuT Town Centre Land Use Surveys. Produced by Planning Policy Team.

Red indicates a change from the previous year.

Key shops and services are defined as: chemist (D) indicates dispensing, newsagents, hairdresser, pub/restaurant, Post Office, bank, off licence, bakers/patisserie, butcher, green grocer, & general store.

Local centres are the largest of the smaller centres in the borough and sit below the four district centres in the hierarchy set out in Core Strategy policy CP8 (See above). As such, it is expected that these centres would have a good range of essential shops and services.

Although Hampton Hill is the only centre with all 11 key shops/services, of the others five have either 9 or 10 with the exception of East Twickenham, having lost its Post Office and green grocer in recent years. The latter is part of the proposed redevelopment of Ryde House which is currently being determined, and would include a retail element if granted permission. There has been no change in provision since last year.

Neighbourhood centres, the next tier in the centre hierarchy, vary in size but contain a reasonable range of shops and services, having between 5 and 8 of the key shops/services. There has been limited change since 2011. Last year an off-licence had opened in Kingston Road and Sheen Road centres, but have been short-lived. However, in Kingston Road the unit in question was replaced with a convenience store, which also provides for top-up shopping. Stanley Road remains without a supermarket and with the closure of Belmonts is also without a baker, although there is a coffee shop.

Local parades range in size and can be only 5 or 6 shop units in a small parade. The number of services available also varies considerably. There has been very little change in local parades since last year. In fact the only change has been the loss of both a hairdresser and pub in Ham Street/ Back Lane.

The Land Use Surveys are snapshot surveys undertaken in the Summer, and therefore there may be further changes at the point of publication than 6 months ago. However, despite the recession the level of key shops

and services so important to local residents as evidenced by the Council's All in One Consultations and related events¹⁸ appears to be similar to last year.

The target relating to this indicator has been deleted recognising that it is unrealistic to resist the loss of all essential shops and services. It is currently beyond the powers of the planning system to protect certain types of shops falling within the A1 Use class. If a business seeks to close the Council can not prevent this, nor can it control the type of retailer which replaces, if replaced by a retailer. In recent years there have been many closures amongst independent and/ or specialist food retailers such as green grocers and butchers in the face of the supermarket sector's growing market share. Indeed, only one centre, Barnes, has all 11 key shops/services.

The indicator is still of value in monitoring adopted policy (DM TC3) which seeks to provide further protection for these businesses specifically.

4.8 CP10: Open Land & Parks

Annual Indicator 50: Loss/inappropriate development on designated open spaces (Metropolitan Open Land, Green Belt and Other Open Land of Townscape Importance).

Target: No loss/inappropriate development on designated open spaces (Metropolitan Open Land, Green Belt and Other Open Land of Townscape Importance).

Data source: LBRuT Decisions Analysis System, Planning Policy Team

progress towards target :  Target met in part

Metropolitan Open Land (Policy DM OS 2)

There were 11 developments completed during 2011/12, which involved building on sites wholly or partially designated as Metropolitan Open Land (MOL). The relevant policy sets out where exceptions are acceptable and development is therefore policy compliant, which is indicated in the fourth column.

There are four developments which were approved as exceptions to MOL policy, as there are overall benefits from the development going ahead. Details are outlined in the table below:

App. No.	Comp. Date	Address	Summary of Proposal	Reason for development
10/0101/FUL	31/07/2011	Pavilion Palewell Common Drive East Sheen London	Refurbishment and modernisation of the existing pavilion building comprising public toilets, changing room, club room and groundsmans house plus an extension to form a cafe and change of use of the existing vacant groundsmans house, ground floor club room and part first floor changing rooms to a three / four bedroom two storey single domestic house.	The proposal involved the upgrading of existing facilities and a modest extension to the building to facilitate a café use, a development considered acceptable on the basis that it would not be of a scale that compromised the use of the open land and was considered to support the outdoor use. The change from a dwelling belonging to a grounds man to a dwelling belonging to a private resident was considered not to materially impact on the MOL. Exception to MOL policy
10/3016/FUL	31/05/2011	Palewell Cottage Palewell Common Drive East Sheen London SW14 8RE	Change of use from a single dwelling house to a non-residential nursery, refurbishment and modernisation of the existing groundsmans house adjacent club room and first floor changing rooms to provide nursery accommodation, construction of a single storey extension to provide a classroom, WCs and fully accessible WC	The entire site/area is designated MOL. Council policies have a presumption against inappropriate development in MOL. It is acknowledged that a nursery use is not listed as an appropriate use in MOL, but neither is a residential use. Given there was an inappropriate existing use in place (i.e. residential), and due to the comparatively small scale extension (approximately 50sqm) and the nature of the site, it was considered that the proposal would not compromise the aims and objectives of MOL.

¹⁸ See Footnote 10

Table 30: Completed developments on designated Metropolitan Open Land

App. No.	Comp. Date	Address	Summary of Proposal	Reason for development
				Exception to MOL policy
10/2312/FUL	30/06/2011	Grey Court School Ham Street Ham TW10 7HN	Erection of single storey east side extension to existing school library, single storey west side extension to existing design and technology classrooms and single storey rear extension, lift shaft addition and internal alterations to Cardinal Newman House with decking	Whilst the open areas surrounding Grey Court School are designated MOL, the extensions were located outside MOL and as such there was no net loss of designated MOL as a result of this permission. Compliant with MOL policy
11/0212/FUL	31/03/2012	Ham House Ham Street Ham TW10 7RS	Erection of a wooden storage building with wash down facility	The whole site is covered by MOL designation. The scheme was for a 60.5sqm building plus 20sqm concrete wash pad. There were no alternative locations outside MOL as the whole Ham House site is designated MOL. The compound area was the most reasonable location for this proposal given the restricted nature of the Ham House site. The proposal is a small scale structure that is linked to the functional use of the MOL. As such, it was considered to be acceptable. Compliant with MOL policy
09/1221/FUL	31/10/2011	3 Thames Street Hampton TW12 2EW	Change of use from B1 (office) to C3 (residential). Addition of 2 no. balconies on south elevation and replace existing bollards with appropriate railings to north elevation for a single dwelling house	The land immediately to the rear of the building is designated MOL. As the proposal was for a change of use only, there was no impact on or loss of designated MOL. Compliant with MOL policy
11/0040/FUL	31/10/2011	Flats 1 To 4 At Annexe 3 Thames Street Hampton	Change of layout of lower ground and first floor levels of annexe to form 2 x 2 bed flats (revision to approval 07/2100/FUL)	The land immediately to the rear of the building is designated MOL. As the proposal was for a change of layout, there was no impact on or loss of designated MOL. Compliant with MOL policy
09/2872/FUL	30/11/2011	Royal Botanic Gardens Kew Green Kew TW9 3AB	The erection of a new "Plant Reception and Quarantine Centre" consisting of a single storey brick clad header house and single storey duo pitched glasshouses	The whole of Kew Gardens is designated MOL. The introduction of a building on designated MOL with a footprint of approximately 800sqm was considered to be a departure from MOL policy. However, the use of the building relates to the function of the open land as a Botanic Garden, and as such an exception to MOL policy was justified in this instance. Exception to MOL policy
10/2200/FUL	31/08/2011	Christ's School Queens Road Richmond TW10 6HW	Three-storey extension to the west facade of the existing main school building	Whilst the building complex is surrounded by MOL, the extension did not materially impact on this as it is seen against the back drop of a higher building and remains in the built area of the complex. As such, this permission did not lead to any loss or inappropriate development on MOL. Compliant with MOL policy
07/1081/EXT	30/09/2011	Lynde House 28 Cambridge Park Twickenham TW1 2JH	Extension of time for 07/1081/FUL - Erection of three single storey extensions to existing care home	The proposal for new built residential development led to an increase in the existing footprint by some 17%; as such, the proposal was contrary to MOL policies. However, given the extant planning permission on this site, the context of the large size of the site and the siting of the extensions adjacent to the existing building (in close proximity to the surrounding buildings and edge of the urban area), it was considered that the openness of the MOL would not be

Table 30: Completed developments on designated Metropolitan Open Land

App. No.	Comp. Date	Address	Summary of Proposal	Reason for development
				materially eroded and that an exception could be made in this particular case. As such, this permission, particularly in light of the extant permission, did not lead to any loss or inappropriate development on MOL. Exception to MOL policy
09/2392/FUL	30/06/2011	The Old Garden Cambridge Park Twickenham TW1 2JW	Variation to approved design for a 6 bedroom replacement dwelling and self contained maisonette	Given the extant planning permission and that there was no material change in circumstances since the approval of the previous application, whereby only aspects relating to the approved design were varied, the proposal did not lead to any further loss or inappropriate development in MOL. Compliant with MOL policy
10/2226/FUL	31/08/2011	Orleans Park School Richmond Road Twickenham TW1 3BB	Creation of a new two-storey extension to the north facade of the existing school building incorporating four new classrooms, office, plant room and staircase.	The proposed siting for the extension is set away from the MOL boundary by some 6 metres and therefore does not adversely impact upon the openness of this part of the site. Compliant with MOL policy

Source: LBRuT Decisions Analysis System - Planning Policy

Green Belt

During 2011/12, no development was carried out on sites wholly or partially designated as Green Belt.

Other Open Land of Townscape Importance

There were 2 developments completed during 2011/12, which involved building on sites wholly or partially designated as Other Open Land of Townscape Importance (OOLTI). Details are outlined in the table below:

Table 31: Completed developments on designated Other Open Land of Townscape Importance

App. No.	Comp. Date	Address	Summary of Proposal	Reason for development
10/1513/FUL	30/09/2011	Buckingham Primary School, Buckingham Road, Hampton, TW12 3LT	Erection of 2 No classrooms	The extension is considered to be of an acceptable size and scale that would not unduly compromise the openness of the OOLTI designation, and helps to meet an identified need for additional primary school education facilities in the borough. The site was also identified as a project site H8, the purpose of which was to increase community use of the school. Compliant with MOL policy
11/1350/FUL	01/09/2011	Hampton Wick Infants School, Normansfield Avenue, Hampton Wick, TW11 9RP	Proposed new classroom block comprising 2 no. 60m2 classrooms with associated storage and children's toilets, located within the grounds of the existing Hampton Wick Infants school for a period of 3 years	Open land to the front, rear and part of the side is designated as OOLTI. The temporary structures are considered to be of an acceptable size and scale that would not unduly compromise the openness or character of the OOLTI designation. In addition, the OOLTI designation will be continued to be protected as it is a temporary permission only. Compliant with MOL policy

Source: LBRuT Decisions Analysis System - Planning Policy

The majority of the completions on designated Metropolitan Open Land were considered to be appropriate development, although four were allowed as exceptions to MOL policy, because of their overall benefit or due to site specific characteristics. There was no inappropriate development completed on designated Other Open Land of Townscape Importance, and no loss of designated Green Belt. It is considered that the target has been met in part.

Indicator 51: Loss/inappropriate development on designated public open space

Target: No net loss/inappropriate development on designated public open space

Data source: LBRuT Decisions Analysis System, Planning Policy Team

progress towards target : ✓ **target met**

During 2011/12, only one development was carried out / completed on a site designated as Public Open Space.

Table 32: Completed developments on designated Public Open Space				
App. No.	Comp. Date	Address	Summary of Proposal	Reason for development
10/0101/FUL	31/07/2011	Pavilion Palewell Common Drive East Sheen London	Refurbishment and modernisation of the existing pavilion building comprising public toilets, changing room, club room and groundmans house plus an extension to form a cafe and change of use of the existing vacant groundmans house, ground floor club room and part first floor changing rooms to a three / four bedroom two storey single domestic house.	The proposal involved the upgrading of existing facilities and a modest extension to the building to facilitate a café use, a development considered acceptable on the basis that it would not be of a scale that compromised the use of the open land and was considered to support the outdoor use and enjoyment of the land/common by the public. The change from a dwelling belonging to a grounds man to a dwelling belonging to a private resident was considered not to materially impact on designated POS. As such, there was no loss/inappropriate development on designated POS. Compliant with MOL policy
10/3016/FUL	31/05/2011	Palewell Cottage Palewell Common Drive East Sheen London SW14 8RE	Change of use from a single dwelling house to a non-residential nursery, refurbishment and modernisation of the existing groundmans house adjacent club room and first floor changing rooms to provide nursery accommodation, construction of a single storey extension to provide a classroom, WCs and fully accessible WC	The entire site/area is designated POS. Council policies seek to retain POS and have a presumption against inappropriate development in POS. The extension was of very modest scale (approximately 50sqm), projecting into land adjacent to Palewell Common Drive, which appears to have been historically gated off and excluded from public use. The nursery replaced a dwelling, which in itself was considered to offer little to the use and enjoyment of the open land, and would complement existing community uses already on the site. Given the inappropriate existing use, the comparatively small scale extension and the nature of the site, it was considered that the proposal would not compromise the aims and objectives of POS. Compliant with MOL policy

Source: LBRuT Decisions Analysis System - Planning Policy

As there was no inappropriate development on Public Open Space, it is considered that the target has been met.

Indicator 52: Amount of new open space created as part of new development completed (applies to completed residential developments of 10 or more units)

Data source: Decisions Analysis System, Planning Policy Monitoring

There was only 1 development of 10 or more units completed last year:

Table 33: New open space created as part of new development completed

App. No.	Comp. Date	Address	Summary of Proposal	Type and amount of open space
09/2104/FUL	30/03/2012	293 Lower Richmond Road	Redevelopment with part three part four storey development to provide a mixed use scheme comprising 52 residential units comprising a mix of social rent and shared ownership units and commercial floorspace (use Class B1) with new access and associated parking and landscaping	The "open spaces" created as part of this development total approximately 780sqm, of which approximately 270sqm consist of the large lawn and informal play area in the centre of the development. Note that the total figure also takes into account a small wildlife habitat, the landscaping strips and informal open areas (e.g. informal meadow lawn, shrub area etc).
08/3196/FUL	01/02/2012	Sterling School Road Hampton Hill Middlesex TW12 1QL	Demolition of existing warehouse and erection of four x one bed flats and six x two bed flats	The new "open spaces" provided as part of this development total approximately 140sqm, whereby it should be noted that the open areas consist of landscaping strips and informal areas rather than designated open spaces

Source: LBRuT Decisions Analysis System - Planning Policy Team

Note: Open space = any space which is communal – e.g. landscaping strips, play space etc not including private gardens.

4.9 CP11: River Thames Corridor

Indicator 53: Loss or inappropriate redevelopment of existing river-dependent and river-related uses that contribute to the special character of the River Thames.

Data source: Planning Policy Monitoring

At present this indicator can only monitor those parts of the Thames Corridor which are covered by MOL designation. Please refer to [Indicator 50](#).

4.10 CP13: Opportunities for All (Tackling Relative Disadvantage)

Indicator 63: Progress with implementation of improvement schemes in the 5 areas of relative disadvantage

Target: At least 1 scheme implemented per annum

Data source: LBRuT Urban Design monitoring

progress towards target :



Although the annual target is not assessed here as the programme has effectively finished, clear progress has been made.

The 3 year programme to upgrade key public spaces in the Borough's five Areas of Relative Deprivation is outlined in the Cabinet Report of 12 January 2008. Work on these areas through this programme has effectively finished at this point. Remaining funding is being put towards the Council's Uplift Programme.

Detailed information on Progress with the Uplift Programme can be found in a [Report to Environment, Sustainability and Community Overview & Scrutiny Committee of 18 June 2012](#)¹⁹ and Report to Cabinet of [15 November 2012](#)²⁰.

¹⁹

http://www.richmond.gov.uk/home/council_government_and_democracy/democratic_processes_and_events/search_committee_documents.htm?mgl=ieListDocuments.aspx&CId=537&MID=2850

²⁰ <http://cabnet.richmond.gov.uk/documents/s36703/Update%20of%20Uplift%20Programme.pdf>

Phase One of the Uplift Strategy includes the areas of Whitton, Hampton North, Barnes, Mortlake and Ham. Phase Two includes the villages of Heathfield and Hounslow Heath.

Progress :

Whitton - aim is to restore the 1930s character of the town centre. Targeted activities to support this have included the installation of period feature lamp columns, signage and frontage improvements to shop fronts and establishment of Buildings of Townscape Merit.

Actions progressed through Wave 2 of the **Whitton** programme have included the development of a further phase of shop front improvements. A programme has been proposed that focuses upon the clustering of shop front improvements to maximise impact, enhance 1930s design features, and to target gateway entrances. Further to more detailed consultation with traders, works will be taken forward in January 2013.

Hampton North – aim is to create a village heart called Hampton Square. A number of projects have been delivered through Wave 1 of the programme including the establishment of a community orchard in Dean Road; the installation of a path in Hampton Common to improve accessibility; the creation of an improved entrance to Oak Avenue Nature Reserve; the appointment of consultants to design an ‘open area’ for Hampton Square; and contractors have been appointed to progress the demolition of the Old White House building.

Hounslow Heath and Heathfield - programme is underway whereupon the improvements to the Children’s Centre facilities will be completed in December 2012.

Targeted actions of the Wave 2 programme

Whitton Uplift includes:

Library – continuation of the feasibility work on the method of the provision of planned new library and youth facilities. Professional property advice engaged.

Highways/Public Realm/Parking – a scheme has been designed to provide for improvements to pavements, forecourts and parking provision. Public consultation underway. Works due to commence in January 2013.

Murray Park – consultation to start Nov 2012 on improvements to include fencing repairs; furniture upgrades; vegetation removal in play area; hedge and tree planting and improvements to play equipment if appropriate. Works programmed for December 2012/January 2013.

Targeted actions of the Wave 1 programme

Hampton North include:

Youth Centre – continuation of painting of the mural to the exterior of the building. Design underway and works to be undertaken in November.

Percy Road / Broad Lane – proposed scheme for improvements to public realm and soft landscaping is out for consultation.

White House Community Centre – continuation of the consultation on landscaping and internal improvements. Progress is being made with the development of a master plan for the area to be known as Hampton Square. Broadway Malyan have been appointed, proposals will be presented to Cabinet at the earliest opportunity in 2013.

Ham Uplift programme is to build upon previous master planning work. An options brief has been scoped and a tender has been issued for feasibility work on options for the area. This work is due to be completed in February 2013. Feasibility work is also underway on potential improvements to Ham library and should be completed by the end of November.

Improvement works to the Castelnau Community Project is currently the main feature of the **Barnes** Uplift programme. Both internal and external improvements are being planned. A programme of works will be developed when the feasibility work is complete at the end of November.

Mortlake - Mortlake Green and Mullins Path play areas are to be upgraded, beginning in December 2012. Improvements to the towpath have already been undertaken, it is proposed that further works be undertaken to extend this path, from Mortlake High Street to Ye Old Hart Pub to Barnes Bridge. Match funding is being sought, initially, to support delivery of this scheme.

4.11 CP14: Housing

Annual Indicators 55 and 56: Net additional dwellings for the reporting year; Net additional dwellings over previous years; Net additional dwellings – in future years.

Targets: London Plan 2011 target of 2450 units 2011 to 2021 (table 3.1 London Plan), an average of 245 units

p.a. The Core Strategy recognises the former London Plan target of 2700 dwellings. National and regional guidance encourages local authorities to exceed completion targets.

Data source: LBRuT Decisions Analysis system and annual completions survey (2011/12).

progress towards target : ✘ **The annual net dwelling requirement was not met in 2011/12 although by a small margin and it is expected that the target of 2450 will be exceeded.**

The London Borough of Richmond upon Thames's housing target in the 2011 London Plan is for 2450 additional homes between 2011 to 2021. **This is the equivalent of 245 additional homes per year.** This was a reduction from the previous Plan (Consolidated with Alterations since 2004 (February 2008)), which set a target of 270 homes per annum.

Table 34: Plan period and housing targets

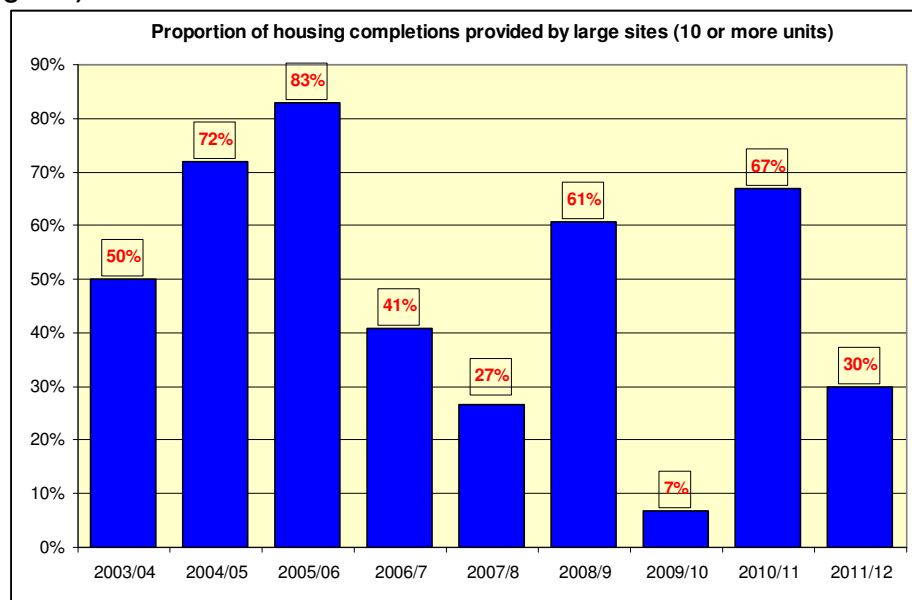
Start of plan period	End of plan period	Total Housing requirement	Source
2007/08	2016/17	2700 (270 per year)	The London Plan, Consolidated with Alterations since 2004 (February 2008)
2011	2021	2450 (245 per year)	London Plan 2011

Indicator 55: net additional dwellings for the reporting year

A net gain of 208 units were completed in 2011/12. This was below average, but the lower completion rate is not in itself a concern, as there is always some fluctuation as shown in the table below. The recession is likely to continue to have had some impact on housing completions in 2011/12. However, as outlined under the indicator on affordable housing completions, there are a significant number of units on a few large sites where construction has started, or some units are already completed, but which will not be recorded until all the units on the site have been completed, which indicate supply in the pipeline. This includes: 198 units at 4 Sandy Lane, Hampton Wick; 53 units at Air Sea House (Phase 2); 77 units at International Mail Express; and 76 units at Land at Williams Lane Bowling Green.

There were only two large sites completed in 2011/12 (these are defined as being of 10 or more units gross). Large sites therefore provided 30% of the units completed in 2011/12 (comparable figures were 67% in 2010/11, 6.9% in 2009/10, 60.8% in 2008/09, 26.5% in 2007/08 41% in 2006/07, 83% in 2005/06, 72% in 2004/05, and 50% in 2003/04).

Figure 1: Proportion of housing completions provided by large sites (defined as 10 or more units gross).



Net additional dwellings 2001/2002 to 2011/12

Table 35: Housing completions in the borough 2001/2002 to 2011/2012

Financial year	Units completed
2001/2	160
2002/3	319
2003/4	246
2004/5	582
2005/6	842
2006/7	230
2007/8	260
2008/9	436
2009/10	145
2010/11	399
2011/12	208
Total 2001/02-2005/6 (5 yrs)	2149
Average 2001/02-2005/6	430
Total 2006/7-2010/11 (5 yrs)	1470
Average 2006/7-2010/11	294
Total over 11 years	3827

Source: LBRuT Decisions Analysis System: completions – Planning Policy Section

Notes

Figures are for net gains on site

Totals for 2004, 2006, 2008 and 2010 are unusually high because of completions on large sites (188 at Langdon Park in 2004, 536 at Kew in 2006, 192 units at Kew in 2008, 171 units at Richmond Lock in 2010)

Future Housing Supply and Implementation Strategy - Housing Trajectory as at 1st April 2012

It can be seen from the above table that from 1 April 2001 until 31 March 2012, an eleven year period, 3827 units were completed. The borough's housing target set out in the 2011 London Plan is an additional 2450 units between 2011 and 2021, providing for an annual average of 245 units. This requirement has not been met in the 2011/12 financial year, although the Council remains on course to meet the strategic dwelling requirement by 2021.

The NPPF requires Local Planning Authorities to identify and maintain a rolling 5 year housing land supply. Sites for inclusion should be:

- **Available** – the site is available now
- **Suitable** – the site offers a suitable location for development now
- **Achievable** – there is a reasonable prospect that housing will be delivered on the site within five years and in particular that development of the site is viable.

In identifying sites which meet this requirement the following have been included:

- Sites that are allocated for housing in the development plan
- Sites that have planning permission (either outline or full planning permission that has not been implemented)
- Sites under construction
- All conversion sites under construction
- All conversion sites with full planning permission

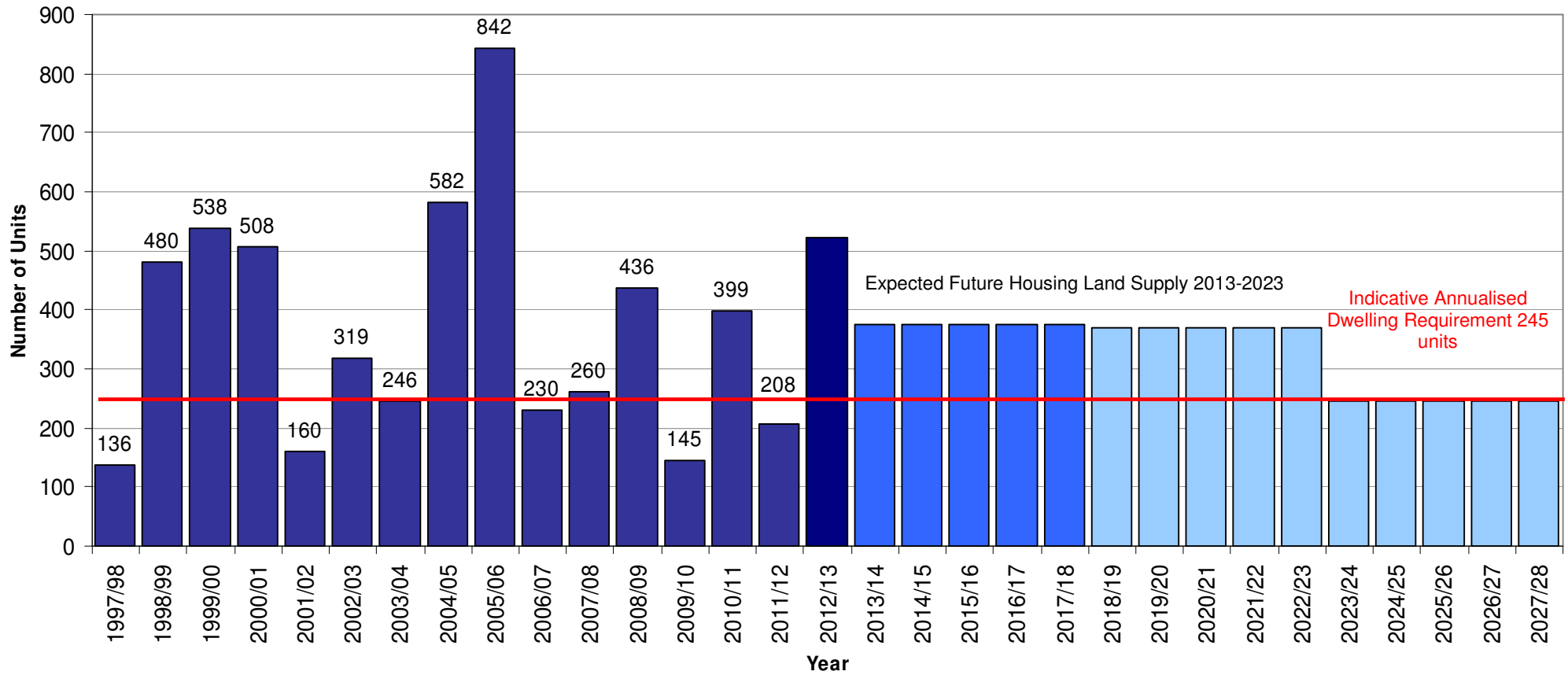
The Council has identified a potential 1873 units over the 5 year period, which is 648 units more than the target supply. The table below details the sources of this supply. This exceeds the NPPF requirements of an additional buffer of 5% to ensure choice and competition in the market for land.

Table 36: Sources of 5-year housing land supply

Site Type	Gross	Net	Total used for 5-year supply
New Build Under Construction	840	763	763
New Build Sites with planning permission	492	455	455
Conversion sites under construction	111	64	64
Conversion sites with planning permission	202	109	109
Proposal/ other known Sites	482	482	482
Total 5 year supply			1873 units

Further information on both small sites and large sites (over 10 units gross) involved in the housing land supply can be found at Appendix 7, with a summary of supply by ward at Appendix 7b. These also detail dwellings expected to come forward in future years. There are a significant number of dwellings currently under construction. The housing figures show that the borough will be on course, taking account of historic rates of permissions and completions on small sites, to meet its housing target. However, it should be noted that Policy 3.3 of the London Plan, which is part of this borough's Development Plan, expects London boroughs' housing allocations to be exceeded where possible, and this is also reflected in Core Strategy Policy CP 14. This may well happen, but to what extent it is hard to gauge, as the number of large sites is likely to reduce in future and the uncertain implications of the current economic downturn.

Figure 2: Housing Trajectory as at 1st April 2012



Legend

- Completed dwellings
- Net additional dwellings in future years
- Annualised target

Annual Indicator 61: Percentage of new housing development on back garden land as a proportion of all housing completions

Target: *Target to be developed when time series data are available*

Data source: LBRuT Decisions Analysis System. Residential completions for 2011/12 financial year.

progress towards target : n/a *Target to be developed when time series data are available*

Since April 2009 the Council has been monitoring permissions that represent garden development. With no national or regional definition, this is based on a local definition of garden development which focuses on the loss of suburban gardens rather than intensification or the loss of other (non-residential) open space which can be monitored through other measures. It therefore includes housing development within the curtilage of an existing dwelling house – but only where these applications would result in a net increase in dwellings within the existing curtilage.

An amended Planning Policy Statement (PPS) 3: Housing was published on 9 June 2010 which removed private residential gardens from the definition of previously-developed land (often referred to as brownfield land), since reflected in the NPPF. The Council's Development Management Plan introduced a presumption against development on back gardens, reflecting the policy approach of the replacement London Plan, which may have started informing the determination of planning applications since October 2010.

In 2011/12, approximately 4% of all new units (gross) **permitted** were development on garden sites. This was slightly lower than in 2010/11 when it was approximately 5%. This could be as a result of the emerging policy position set out above, although it may vary over years according to the type of sites permitted.

In terms of completions, **at least** 19 units (net gain) were **completed** on eleven sites that were considered to fall within the Council's definition of garden development, which equates to **at least** 9% of completions. However, a substantial number of completions would have been from applications determined prior to April 2009 and therefore it is certain that a larger number of sites and units would have fallen within this definition. It is intended that future AMRs will continue to report on garden development, with time series data and increased certainty as a proportion of completions as it becomes available.

Indicators 57: Completions by dwelling size

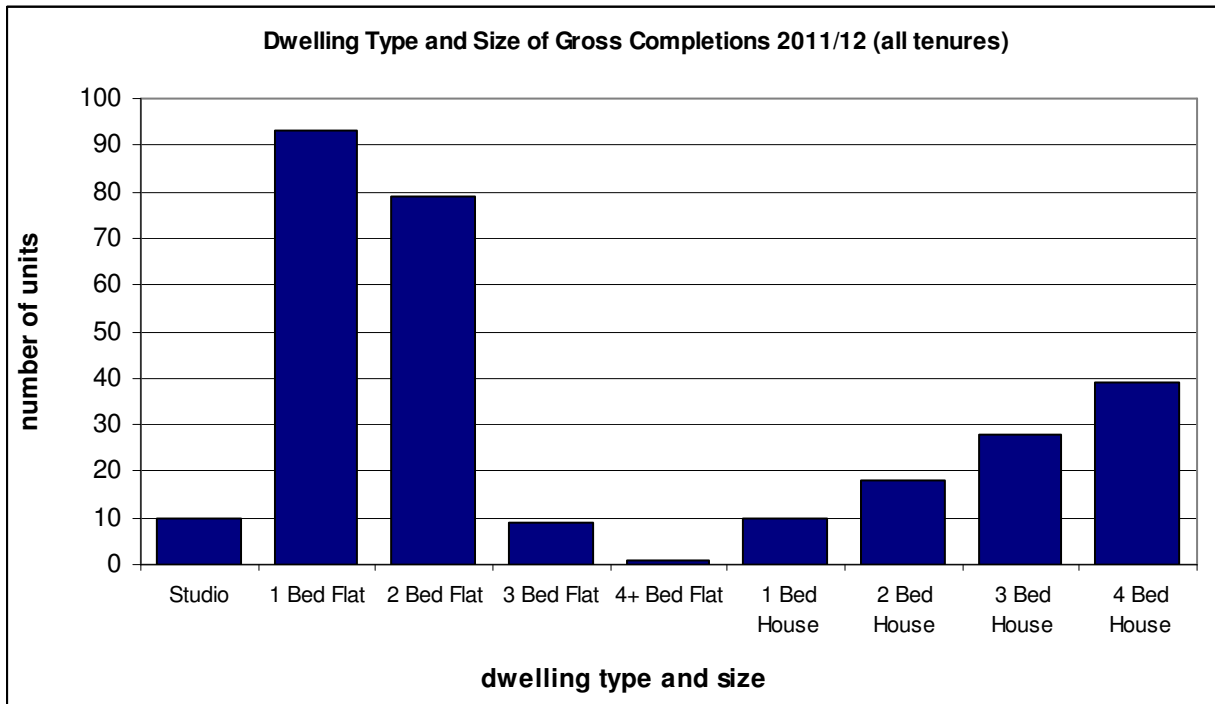
Data source: LBRuT Decisions Analysis system. Housing completions during the financial year 2011/12.

progress towards target : ✓ **target achieved**

Development Management Plan Policy DMHO4 moves away from the overly prescriptive approach requiring small units on every site, towards a more flexible approach to assessing appropriate dwelling sizes in new development, reflecting location and existing character of area, to provide for a range of housing choices. This moves away from Core Strategy Policy CP14 which expected the private sector element of any development will include an appropriate number of small (1-bed or studio) units, depending on location – this would be at least 25%, rising to the great majority (at least 75%) in more sustainable locations, such as town centres and other areas with high public transport accessibility and with good access to facilities. This means that family housing is encouraged in many of the borough's established residential areas, where such housing is likely to be compatible with local character. Small units are still required where appropriate and a higher proportion of small units will be appropriate in town centre locations. The policy approach may have started informing the determination of planning applications since October 2010 but there will be a time lag to influence completions.

This indicator has therefore been broadened to look at the dwelling type and size of all completions. The figure below shows all housing completions (gross) in 2011/12 by the type (flats or houses) and size of dwelling.

Figure 3: Dwelling Type and Size of Completions



In 2011/12 36% of all completions were small units (studio/ 1 bed flats/houses). This continued to exceed the 25% small unit target that was set out in policy, and is only slightly lower than 40% delivered in 2010/11. Since 2010/11 there are a greater spread across 1, 2 and 3 bed houses completed.

Areas for Mixed Use/ town centre boundaries where applicable (as defined on the Proposals Map) have been used as a proxy for monitoring purposes in the past as the more sustainable locations where a higher proportion of small units are sought. In 2011/12 schemes in mixed use areas provided a total of 37 units, of which 25 were small units. This equates to 68% which is higher than the 57% achieved in 2010/11 and substantially closer to the majority envisaged by policy.

Indicator 59: Percentage of new housing built to wheelchair standards

Target: 10% of new housing built to wheelchair standards. London Plan policy 3.8 has target that 10% of new-build housing should be designed to be wheelchair accessible or easily adaptable for residents who are wheelchair users.

Data source: LBRuT Decisions Analysis system; completions for financial year 2011/12

progress towards target : **x target not met**

The UDP previously required that sites of over ten units should have 10% housing to wheelchair standards. Core Strategy Policy CP14 removed the threshold of 10 units and permissions should require 10% of all new housing to wheelchair standards.

It is believed that of the units completed during 2011/12, there were 6 units secured and delivered to wheelchair standards. All were completed on one large site at 293 Lower Richmond Road. This equates to only 3% of all completions. The other large site at Sterling, School Road consisted of only 10 units, and despite an informative about disabled access, it is not clear that any of the units met the required wheelchair standards. This application was submitted in 2008 when the requirement would have applied to sites of over 10 units.

On smaller sites provision is less likely. As in previous years, officers remain concerned that wheelchair units specified as conditions or if shown or plans may not be delivered and marketed as such once development is completed, nor match the standards promised.

There were a couple of other sites where through the planning process units to wheelchair standards were sought, but there is greater uncertainty whether the standards were fully addressed and/or if the units were delivered as such. These were the small sites of affordable units at 35 Cedars Road, Hampton Wick – possibly another 3 units - and Garages at Ross Road, Whitton - possibly another 4 units. Even if these all were delivered and added to the

total, only 6% of all completions would have been to wheelchair standards, still falling short of the target, and no improvement on last year. It is also interesting that the little provision that has been made is all in affordable units.

On this evidence and that of the previous financial years, implementation of this policy still needs to be improved. The updated Sustainable Construction Checklist SPD now includes reference to design standards and accessibility, which may assist with addressing these requirements up front at the design stage of planning proposals.

Core Strategy Policy CP14 also states all new homes should to be built to Lifetime Homes standards. There is a time lag for the Council's monitoring system which started recording this on permissions granted after the adoption of the Core Strategy to work through into completions. Awareness has increased amongst applicants and officers of the policy requirements, however there are often practical difficulties that can arise particularly when seeking to modify existing buildings through conversion or change of use, but the Council's view is that if even one of the criteria relevant to the scheme is not met then the standard has not been achieved.

The London Plan AMR 2010 first published data on whether new dwellings are designed to meet Lifetime Homes standards on planning permissions approved during 2008/09 (source London Development Database (LDD)). Although there was a significant variation between boroughs, Richmond only achieved 7% Lifetime Homes on homes approved (all development types). The London Plan AMR 2012 reported a substantial increase to 59.5% for 2010/11 for all development types, and higher at 73.2% for new build residential development. The average percentage of Lifetime Homes built for all development types across London is 56.8%. This suggests policy implementation is succeeding, although still needs to be improved to reach 100%, and will be reported on completions in future AMRs.

Indicator 60 : Net additional gypsy and traveller pitches per annum

Target: Not applicable for 2011/12

Data source: LBRuT Decisions Analysis System.

There is currently one authorised site in the borough at Bishops Grove in Hampton which has 12 pitches, managed by Richmond Housing Partnership (RHP).

The 2011 London Plan states that the Mayor does not consider that it would be appropriate to include detailed policies regarding new provision for gypsies and travellers and travelling show people. In London as in the rest of the country, the impact of provision to meet these needs is essentially local and, as government now proposes nationally, should properly be addressed by local planning authorities in DPDs.

Alongside the NPPF, the Government published in March 2012 Planning Policy for Traveller Sites which sets out that local planning authorities should make their own assessment of need for the purposes of planning. This is expected to inform the preparation of local plans and planning decisions and collaborative work with neighbouring authorities to develop fair and effective strategies to meet need - through the identification of land for sites, including a supply of specific deliverable sites sufficient to provide five years' worth of sites against the locally set target.

The Council will be considering further work to understand local needs, including working with RHP and other local authorities. This will continue to be alongside considering other innovative solutions to address needs such as providing floating support to those in bricks and mortar to address issues of isolation, managing a home and maintaining a tenancy rather than pitch provision. This is especially important for London boroughs constrained by limited land supply. The Council is intending to start work on the Site Allocations DPD in 2012/13 and any assessment of needs will be reported in future AMRs, to establish if there is a need to identify a future supply of sites.

4.12 CP15: Affordable Housing

Affordable Indicator 62 : Percentage of all new housing completions (gross) which is affordable housing

Target:

Data source: LBRuT Decisions Analysis System.

progress towards target : **x** **target not met**

Table 37: Affordable Housing Completions by financial year 2002/03 – 2011/12

	Total completions	Affordable housing units*		Total affordable	Affordable as % of total completions
		Private sector sites*	LA/RSL owned sites		
2002/03	319	50 (2)	7	57 (2)	18%
2003/04	246	31	12	43	18%
2004/05	582	105	35	140	24%
2005/06	842	155	76	231	27%
2006/07	230	35	3	38 (3)	16%
Total 2002/03 - 2006/07	2219	376 (2)	133	509	23%
2007/08	260	16	-13	3	1.2%
2008/09	436	48	50	98	23%
2009/10	145	0	0	0	0%
2010/11	399	89**	37	126	32%
2011/12	208	0	75	75	36%
Total 2007/08-2011/12	1448	153	149	302	21%

Notes: RSL = Registered Social Landlord. Figures are net of demolitions

* includes units for which a financial contribution to the Affordable Housing Fund was agreed as an alternative to on-site provision. The number of units concerned is put in brackets afterwards. Sums which do not correspond to full units are reported separately; see Indicator on Planning Obligations received.

Minus figures are due to a reduction in units through improvements to accommodation for older people

Some units partly funded from the Affordable Housing Fund (e.g. 9 in 2002)

** Includes 15 affordable units at Becketts Wharf and Osbourne House (07/2991) completed during 2009/10 that could only be included in 2010/11 once the rest of the private units on the site (not yet completed) were permitted under 11/0468.

Analysis

Affordable housing was completed on six sites during 2011/12 delivering 83 units (gross). These were all in LA/RSL ownership when permission was granted. There were two large sites, at 293 Lower Richmond Road (09/2104) and Sterling, School Road (08/3196) which were both 100% affordable housing schemes. Another three sites were small 100% affordable housing schemes, and the other site included just one private unit. There were no other large sites completed in 2011/12 where a percentage of affordable housing on-site would have been required by planning policy.

The net gain of 75 affordable units in 2011/12, equating to 36% of the net gain in units, is a further improvement on previous years and the highest percentage in any single year over the last ten years. The overall percentage of affordable housing still remains below the target, however there were still a limited number of large sites and there continues to be a time lag for the implementation of the thresholds in the Core Strategy policies introduced in 2009 and the Development Management policies adopted in 2011 to become relevant to all completions.

It should be noted that the figures for affordable housing prepared for statutory planning monitoring differ from those prepared for statutory housing monitoring because of the use of different criteria. Data provided through the monitoring of planning decisions, as in this report, always produce lower figures than those provided for housing returns, which include affordable housing secured through change of tenure e.g. through acquisition by RSLs of properties on the open market, for example, and are presented as gross, rather than net, figures. They are not directly compatible either in terms of which year a property completion may be recorded in, as Planning will only record completed units once all the units on a site have been completed, but Housing will count the affordable housing units once the RSL has obtained practical completion of the scheme, and generally planning agreements require affordable housing to be completed and handed over before occupation of general market units. Therefore these dates are rarely the same and can fall in different recording years.

Any off-site contributions towards affordable housing are detailed under Indicator 4: Number of obligations received last year. Following the adoption of the Development Management Plan, the additional contributions to the Affordable Housing Fund provided by implementing Policy DMHO6 on all small sites will be available to help ensure schemes remain viable. However, there may be a time lag for the potential contributions secured from these sites to be received by the Council following implementation of a permission and the relevant trigger in a planning obligation reached. Future AMRs may report further on the nature of affordable housing contributions received and how funds are being spent.

The UDP previously stated that the split between social rented and intermediate tenures in the affordable housing should be 75%/25% respectively, which was revised in Core Strategy Policy CP15 to 80%/20% to accord with the Council's priorities and the evidence resulting from research into housing needs. The figures in 2011/12 show from all six sites a tenure split of 58% / 42% which does not reflect policy requirements. However, the majority of the intermediate units were from one site, 293 Lower Richmond Road, where a much higher proportion of intermediate

units was permitted on the basis that it was part of a 100% affordable housing scheme which would otherwise have only reached 50% affordable housing.

For future years, the viability of schemes including affordable housing may continue to be affected by the present adverse economic situation. The Development Management Plan Policy DMHO6 has moved towards maximising provision reflecting site specific circumstances to recognise viability constraints. However, there continues to be a number of units that are partially completed indicating a healthier supply in the pipeline and will fall in future AMR, including: 79 affordable units at 4 Sandy Lane, Hampton Wick, where the whole site was completed in Summer 2012; 53 affordable units at Air Sea House (Phase 2); 28 affordable units at International Mail Express; and 31 affordable units at Land at Williams Lane Bowling Green. These are likely to fall within completions for 2012/13 and show a considerable improvement on delivery in recent years. A number of schemes arising from redevelopment or conversion of commercial floorspace in accordance with Policies CP19 and DMEM2 are also coming forward and will assist with future provision of affordable units.

The NPPF introduced a requirement to illustrate the expected rate of housing delivery through a housing trajectory for the plan period for market and affordable housing. The Council has included a forecast for 2013-23 which identifies potential sources of future affordable housing units, amounting to a potential 498 over the 5 year period. However, beyond the short term, there is greater uncertainty about the delivery of affordable housing, arising firstly from uncertainty over Government funding of affordable housing after 2014/15, and secondly the availability of large sites to achieve the Core Strategy Policy CP15 target.

4.13 CP16: Local Services/Infrastructure

Indicator 63: Net amount of completed floorspace in community use lost to other uses

Target: No net loss in floor space of community facilities

Data source: LBRuT decisions analysis for financial year 2011/12

progress towards target : ✘ target not met

Table 38: D2 completions for financial year 2011/12

application ref	Address	Proposal	Net*1 floorspace for each development m2
10/1654/COU	32 Heath Road, Twickenham TW1 4BZ	Change of use of 1st floor offices from B1 use to D2 (assembly and leisure) use as a martial arts, fitness and self defence facility.	219
10/1001/COU	4 Red Lion Street, Richmond TW9 1RW	Change of use of first floor from B1 and D2 use to joint B1 (office), D2 (leisure and assembly) and D1 (medical and health services - maximum of 4 consulting rooms).	52
07/3672/COU	42 Grosvenor Road, Richmond Surrey, TW10 6PB	Change of use from play centre to nursery school (maximum number of children - 30; hours of opening: Monday to Friday from 08:00am -6.30-pm).	-390
10/0101/FUL	Pavilion, Palewell Common Drive East Sheen, London	Refurbishment and modernisation of the existing pavilion building comprising public toilets, changing room, club room and groundsmans house plus an extension to form a cafe and change of use of the existing vacant groundsmans house, ground floor club room	-100
	total		-219.0

Source: LBRuT Decisions Analysis system

Notes – *1 data are the net amount of floorspace (either an overall gain or loss) for each development.

D2 Use Class includes:

Assembly and leisure - Cinemas, music and concert halls, bingo and dance halls (but not night clubs), swimming baths, skating rinks, gymnasiums or area for indoor or outdoor sports and recreations (except for motor sports, or where firearms are used).

Overall, there has been a net decrease in completed D2 floorspace, amounting to a loss of 219m2. However, the majority of the loss was to a D1 use (nursery – see Table below). In 2009/10 the last occasion this indicator was monitored, there was a net gain, albeit a minimal 23m2.

Table 39: D1 completions for financial year 2011/12

application ref	address	Proposal	net floorspace for each development m2 (gross external)
11/2567/COU	1 Holly Road, Twickenham TW1 4EA	Temporary change of use from class B1 offices to class D1 children's day nursery for up to 54 children. Addition of sustainability technologies, cycle and refuse storage.	294
10/3314/FUL	Sheen Mount Primary School, West Temple Sheen, East Sheen, SW14 7RT	Erection of a 2 storey extension to accommodate 4no. new classrooms and an administration office.	269
10/3667/NMA	Heathfield Junior School, Cobbett Road, Twickenham	Construction of a new 79m2 single storey classroom at Heathfield primary school in an existing long courtyard space...	96
10/2312/FUL	Grey Court School, Ham Street, Ham, TW10 7HN	Erection of single storey east side extension to existing school library, single storey west side extension to existing design and technology classrooms and single storey rear extension....	268
11/1350/FUL	Hampton Wick Infants School, Normansfield Avenue, Hampton Wick, TW11 9RP	Proposed new classroom block comprising 2 no. 60m2 classrooms with associated storage and children's toilets, located within the grounds of the existing Hampton Wick Infants school for a period of 3 years.	155
10/3165/FUL	Darell Junior & Infant School, Darell Road, Richmond, TW9 4LQ	To provide a new gathered SEN (Special Educational Needs) space on site that provides suitable and supportive environment for 2 pupils with severe learning and 6 pupils with moderate difficulties at key Stage 1. Remodel the existing schools main entrance	183
10/2464/FUL	St Mary Magdalen Primary School, Worple Street, Mortlake London, SW14 8HE	Erection of 2 new classrooms.	128
10/2200/FUL	Christs School, Queens Road Richmond, TW10 6HW	The project is to create a new three-storey extension to the west facade of the existing main school building incorporating a new reception area at ground floor, a new Learning Resource Centre, (improved 14-19 Diploma flexible facility)....	276
10/3620/FUL	The Vineyard School, Friars Stile Road, Richmond TW10 6NE	Construction of single storey ground floor extension to an existing School to provide additional Classbase to accommodate up to 480 pupils (an increase of 30). ..	78
10/2226/FUL	Orleans Park School, Richmond Road, Twickenham, TW1 3BB	Creation a new two-storey extension to the north facade of the existing school building incorporating four new classrooms, (improved 14-19 Diploma facility), office, plant room and staircase...	458
10/0472/NMA	Windham Road Clinic, 20 Windham Road, Richmond TW9 2HP	Refurbishment and two storey extension to the existing Centre. 1st floor extension, alteration to roof and fenestration alteration to building. Demolition of existing single storey activity and park store building and modifications to the landscaping ...	215
11/1485/FUL	451 - 453 Upper Richmond Road West, East Sheen, London, SW14 7PR	Change of Use from Car Showroom to D1 (Non-Residential Institution) and alterations to shopfront.	139
10/1951/FUL	22 Strafford Road, Twickenham TW1 3AE	Change of use of vacant office building (class B1) to a children's day centre and nursery (class D1). Alterations to fenestration and erection of new fencing, cycle, refuse and buggy stores and installation of safety surface in play area.	90
08/3297/FUL	131 Warren Road, Twickenham Middlesex, TW2 7DJ	Continued Use Of The First Floor As A Day Nursery And Variation To Condition NP02U (Hours And Number Of Children) Attached To Planning Permission Ref: 03/2524/FUL ...	-40
10/3016/FUL	Palewell Cottage, Palewell Common Drive, East Sheen London, SW14 8RE	Change of use from a single dwelling house to a non-residential nursery, refurbishment and modernisation of the existing groundsmans house adjacent club room and first floor changing rooms to provide nursery accommodation, construction of a single storey	258
07/3672/COU	42 Grosvenor Road, Richmond, Surrey, TW10 6PB	Change of use from play centre to nursery school (maximum number of children - 30; hours of opening: Monday to Friday from 08:00am -6.30-pm).	390
09/2451/COU	91 Crown Road, Twickenham TW1 3EX	Change of use to provide both retail (A1) and a veterinary surgery (D1).	7
11/0105/COU	5 London Road, Twickenham TW1 3RR	Change of use from A1 to A1/D1 (massage) use.	17
11/2028/FUL	232 Upper Richmond Road West, East Sheen, London SW14 8AG	Change of use of the first floor from Class B1 to Class D1 (Physiotherapy and Massage Treatment), ground floor to remain as Class A1....	112
10/3144/FUL	63A High Street, Hampton Wick KT1 4DG	Change of use of 63a High Street from office to osteopathic clinic - basement, ground floor and mezzanine. Insertion of two new windows to the rear.	203
10/1001/COU	4 Red Lion Street, Richmond TW9 1RW	Change of use of first floor from B1 and D2 use to joint B1 (office), D2 (leisure and assembly) and D1 (medical and health services - maximum of 4 consulting rooms).	52
10/2962/COU	255 Buckingham Road, Hampton, TW12 3LQ	Use of ground floor annexe for Osteopath Practice	38

Table 39: D1 completions for financial year 2011/12

application ref	address	Proposal	net floorspace for each development m2 (gross external)
10/2442/COU	57 Crown Road, Twickenham TW1 3EJ	Change of use from C3 (residential 2 bed flat) to D1 (part of dental surgery)	165
10/0077/FUL	1 Glebe Road, Barnes London, SW13 0DR	First floor extension and loft extension to provide additional consulting rooms and office	491
10/3346/COU	Bank House Storage, High Street, Hampton Wick	Change of Use from warehouse to a D1 Church Hall associated with St Johns Church only.	436
11/1821/FUL	4 Elm Grove Road, Barnes London, SW13 0BT	Change of use of dentist practice at ground and first floor levels to single family dwelling.	-128
11/0160/COU	16 King Street, Richmond TW9 1ND	Change of Use of ground floor to A1 retail.	-68
11/0440/COU	7 Stanley Road, Teddington TW11 8TP	Change of use of property from residential with family/children's centre to wholly residential use.	-165
09/2748	Grosvenor House, Twickenham	Change of use from office B1a 457 sqm to nursery D1 457sqm.	457
		total	5627

Source: LBRuT Decisions Analysis system

Notes – *1data are the net amount of floorspace (either an overall gain or loss) for each development.

D1 Use Class includes:

Non-residential institutions e.g. places of worship, church halls
Clinics, health centres, crèches, day nurseries, consulting rooms
Museums, public halls, libraries, art galleries, exhibition hall
Non residential education and training centres

Although some 401m2 of D1 floorspace has been lost to other uses, the overall net figure is a positive one, floorspace having increased by 5627m2 in 2011/12. This includes several extensions to schools.

Overall therefore, there has been a substantial increase in the amount of completed floorspace in community use (5406m2 of both D1 and D2 floorspace) in this monitoring year, which is similar to the previous year where there was also a substantial increase.

4.14 CP17: Health & Well-being

Indicator 64: Amount of completed floorspace in clinic/health centre use

Target: No net loss in floorspace in clinic/health centre use

Data source: LBRuT decisions analysis system

progress towards target : ✓ **target met**
Table 40: Clinic/ health centre completions for financial year 2011/12

application ref	Address	proposal	Net completed floorspace (gains and losses) m2
11/0105/COU	5 London Road, Twickenham TW1 3RR	Change of use from A1 to A1/D1 (massage) use.	17
11/2028/FUL	232 Upper Richmond Road West, East Sheen, London SW14 8AG	Change of use of the first floor from Class B1 to Class D1 (Physiotherapy and Massage Treatment), ground floor to remain as Class A1....	112
10/3144/FUL	63A High Street, Hampton Wick, KT1 4DG	Change of use of 63a High Street from office to osteopathic clinic - basement, ground floor and mezzanine. Insertion of two new windows to the rear.	203
10/1001/COU	4 Red Lion Street, Richmond TW9 1RW	Change of use of first floor from B1 and D2 use to joint B1 (office), D2 (leisure and assembly) and D1 (medical and health services - maximum of 4 consulting rooms).	52
10/2962/COU	255 Buckingham Road, Hampton, TW12 3LQ	Use of ground floor annexe for Osteopath Practice	38
10/2442/COU	57 Crown Road, Twickenham TW1 3EJ	Change of use from C3 (residential 2 bed flat) to D1 (part of dental surgery)	165
09/2451/COU	91 Crown Road, Twickenham TW1 3EX	Change of use to provide both retail (A1) and a veterinary surgery (D1).	7
10/0077/FUL	1 Glebe Road, Barnes, London, SW13 0DR	First floor extension and loft extension to provide additional consulting rooms and office	491
		Net total for health centre/ clinic/ dental completions	1085

Source: LBRuT Decisions Analysis System. Produced by Planning Policy Team.

All of the health-related floorspace which has been completed over the last financial year has in fact been a gain, rather than a loss. In total some 1,085 m² has been built and clearly the target has been met.

By comparison in the 2009/10 financial year (when this indicator was last reported) 2,420m² net floorspace was built. A significant proportion of this total can be attributed to an extension completed at Teddington Memorial Hospital, Queens Road.

4.15 CP19: Local Business

Support for business is a priority of the Council reflected in the work of the Planning Policy Section, the Economic Development Team and the appointment of the Business and Retail Champion. Planning policies which support and encourage business can be found in the Core Strategy and the adopted Development Management DPD. An extensive amount of research has been put together as part of the process of establishing the LDF evidence base including in particular the Employment Land Study (2006) and (2009) and a soon to be published 2012 Update²¹ which will be available on the Council's website. The Local Economic Assessment²² published in 2010 is also available on-line and included a business survey. Another source of information is the All-In-One Business Survey 2011²³.

Annual Indicator 65: Amount and type of completed employment floorspace developed by employment type

Data source: LBRuT Decisions Analysis System

Information to fulfil the DCLG's former indicator on employment land has been collected and reported on for several years. It is no longer a mandatory obligation, but is useful in monitoring employment floorspace growth, or contraction. Data are presented here on new floorspace completions and also figures which take into account losses.

- Some **3,816 m²** of gross employment floorspace was completed in the 2011/12 financial year, which includes any gains through change of use and conversion.
- During the same period there was a **net loss of 2,222 m²**. This figure is the net change in employment floorspace and is defined as new floorspace completions, minus demolitions, plus any gains or losses through change of use and conversions.

Table 41: Employment floorspace completions 2011/12

completed use		Gross employment floorspace completions	Net Losses	Net change in employment floorspace	Completions minus losses
		gross external m ²	Gross external m ²	Gross external m ²	
B1a	Office	2,270	2,426	-156	
B1b	Research & development	1,146	0	1146	
B1c	Light Industrial	400	0	400	
B2	General Industrial	0	2,039	-2039	
B8	Storage or Distribution	0	1,573	-1573	
Total*		3,816	6,038		-2,222

Source: LBRuT Decisions Analysis System – Planning Policy Section.

Notes: *Figures rounded

See Appendix 9 for Guide to Use Classes Order

The figures show a loss in employment floorspace over the year. This is due to redevelopment of existing employment sites. The figures are particularly affected by the redevelopment of a relatively large B2 light industrial site for housing and some employment uses. Many offices have been allowed change of use to mixed uses including health, nurseries, retail and residential. Other development involved small extensions, changes of use and residential mixed use schemes. See Appendix 13 for full details on an application by application basis.

²¹

http://www.richmond.gov.uk/home/environment/planning/planning_guidance_and_policies/local_development_framework/local_development_framework_research/employment_land_study_november_2009.htm

²² http://www.richmond.gov.uk/local_economic_assessment

²³ http://www.richmond.gov.uk/home/council_government_and_democracy/council/council_consultations/consultation_details.htm?id=C00556

Annual Indicator 67: losses of employment land

Indicator: Amount of employment floorspace lost to completed non-employment uses

Target: (local) losses of employment land should not exceed 500m² per annum

Data source: LBRuT Decisions analysis system.

progress towards target : **x** target was not met as 0. 68ha of employment land was lost in the financial year.

NB Overall the decline in employment floorspace was offset by intensification on existing sites.

Key policies which seek to protect employment land are policy DM EM 2 – retention of employment, and Core Strategy policy CP 19 - Local Business.

A full breakdown of employment land completions can be found in Appendix 13. Completions data for 2011/12 show the redevelopment of existing employment land in the local authority area amounted to 6,038m² (gross external). The figure shows losses were much reduced from those for the previous year though still higher than the average figure for the preceding five years.

Table 42: Amount of employment floorspace lost to completed non-employment uses

Financial year	Amount of employment floorspace lost to completed non-employment uses
	(Gross external)
2011/12	6,038 m ²
2010/11	9,840 m ²
2009/10	3,875 m ²
2008-09	3,559 m ²
2007-08	3,084 m ²
2006-07	2,842 m ²
2005-06	3,608 m ²
2004-05	10,465 m ²

Source: LBRuT Decisions Analysis System – Planning Policy Section.

The amount of gained space this year is also much lower than in the previous year; 3,816m², compared to 6,849m² measured as gross external. However, in spite of the gains this year there was an overall loss of employment floorspace, due to residential redevelopment and cumulative small scale conversions to small offices, retail, health clinics and other D1 and D2 uses.

Table 43: Gained employment floorspace

Financial year	Gained employment floorspace
	(Gross external)
2011/12	3,816 m ²
2010/11	6,849 m ²
2009/10	3,513 m ²
2008-09	12,052 m ²
2007-08	9,717 m ²
2006-07	2,737 m ²
2005-06	3,767 m ²
2004-05	2,995 m ²

Source: LBRuT Decisions Analysis System – Planning Policy Section. Note: errors are due to rounding

There was an overall loss of 2,222m² employment floorspace, which has fluctuated in recent years as illustrated in the table below.

Table 44: Overall employment floorspace

Financial year	Overall employment floorspace
	(Gross external)
2011/12	-2,222 m ²
2010/11	- 2,991 m ²
2009/10	- 362 m ²
2008-09	+8,493 m ²
2007-08	+6,633 m ²
2006-07	-105 m ²
2005-06	-632 m ²

Source: LBRuT Decisions Analysis System – Planning Policy Section. Note: errors are due to rounding

Table 45: Amount of employment floorspace developed by type 2011-12

Losses	Existing use	Gains
Gross external m2		gross external m ²
2,426	B1a	2,270
0	B1b	1,146
0	B1c	400
2,039	B2	0
1,573	B8	0
6,038	Total	3,816
Overall loss - 2,222		

Source: LBRuT Decisions Analysis System – Planning Policy Section. Note: errors are due to rounding

There is enormous pressure for redevelopment for, in particular, residential uses. Policy which strongly restricts change of use of employment land is likely to continue and will be reviewed when the latest Employment Land Survey is published. The cumulative impacts of changes of use away from employment is demonstrated below.

A local indicator measures the amount of land (in hectares) developed for other uses as set out below:

Table 46: Employment floorspace developed for other uses 2011- 12 - completions

Area (ha)	new land use
0.4412	lost to C3 – residential
0.1956	A1/A2 – retail and financial services
0.0348	D1 – non-residential institutions, e.g. day nursery, health clinic, crèche, museums
0.0088	D2 – Assembly & Leisure e.g. cinema, gym
0.6804	Total employment land lost in the borough

This site area lost to non-employment uses is the same as last year's figure of 0.68ha, and higher than in the year 2009-2010. This year's figures are affected by the change of use of over 0.46 ha of brownfield land into predominantly flats with some mixed B1 units along Lower Richmond Road, and an office block of over 1,000 sqm with a car park undergoing a change of use to a Waitrose supermarket in Hampton. A significant number of the extensions, conversions and redevelopments on employment sites are mixed use proposals which include an element of enabling residential including affordable housing, and some replacement employment floorspace in the form of B1 offices, see Appendix 13.

Table 47: Site area lost to non-employment uses

Financial year	Gained employment floorspace
	(Gross external - hectares)
2011/12	0.68
2010/11	0.68
2009/10	0.49
2008-09	0.08
2007-08	0.39
2006-07	0.32

Source: LBRuT Decisions Analysis System – Planning Policy Section. Note: errors are due to rounding

Annual Indicator 71: Employment land for which planning permission has been granted for business use in monitoring year (hectares)

Data source: LBRuT Decisions analysis system for financial year 2010/2011

Previous AMRs have reported on the DCLGs indicators on planning permissions granted for business use. A valuable indicator, it is reported again this year on the same basis despite the removal of the statutory requirement.

The employment land (in hectares) available was defined by DCLG as i) sites allocated for employment uses in DPDs, and ii) sites for which planning permission has been granted for employment uses, but not included in i). Employment land and uses are defined as (UCOs B1a), b) and c), B2 and B8). See Appendices 8 and 9.

The Council has no defined or allocated employment sites. Data on planning permissions is for the monitoring year. This is only a fraction of the total employment land in the borough. More information on the borough's employment land is available in the 2009 Employment Land Study²⁴ and a more recent review of employment land and premises carried out by Roger Tym and Partners due to be reported by December 2012.

Planning permission was granted for 0.88 ha (c.8,823 m²) of employment floorspace. It was usually for B1 office on land already in employment uses, with a number of sui generis, light and general industrial sites being redeveloped for residential mixed use and office schemes. Permission was granted for a change of use of part of two residences and one drinking establishment to offices and the re-development of a boat yard and bungalow to provide a mixed residential flats and B1 workshop scheme.

Table 48: Planning permissions for employment use granted 2011/12

Address	Existing use	Proposed employment use	other uses	Total site area (ha)	Employment land area (ha)
52-54 Glenthams Road, Barnes	B1a	B1a	-	0.0255	0.0255
117A Sheen Lane, East Sheen	C3	B1a		0.0128	0.0064
The Gate House, Upper Ham Road, Ham	B1a	B1a	D1	0.0185	0.00925
Field House, Oldfield Road, Hampton	B1a	B1a	A1	0.2278	0.0563
Millennium House, High Street, Hampton	B1a	B1a	C3 x 2	0.0126	0.0037
2 Upper Teddington Road, Hampton Wick	B1a	B1a	-	0.079	0.079
Block C1, Former Seeboard Site, Sandy Lane, Teddington	B1a	B1a	A2 and D1	0.0265	0.0088
1 Becketts Place, Hampton Wick	Sui Generis Non retail showroom	B1a	-	0.0157	0.0079
29 to 27, Barnes High Street, Barnes	Sui Generis Garages and B1a	B1a	A1 and C3 x 5	0.11	0.0242
Woodbine Cottage, Mortlake	Ancillary C3	B1a	-	0.0189	0.0189
123 Mortlake High Street, Mortlake	Sui Generis Works depot and social club	B1a	-	0.0751	0.05
11 Sheen Lane, Mortlake	A4	B1a	-	0.0159	0.0159
Sovereign Gate, Kew Road, Richmond	B1a and C3 x 3	B1a	D1 and SG police front counter	0.0858	0.0418
Unit 2, Market Road, Richmond	B2	B2	-	0.0338	0.0338
IMX, Orchard Road, Richmond	B1a & B8	B1a	C3 x 83	0.2977	0.1057
2-3 Stable Mews, and Heath Road, Twickenham	B8	B1 (livework)	C3 x 2	0.015	0.005
Holbrooke House, Hill Rise, Richmond	B1a	B1a	C3 x 3	0.0497	0.0243
45 The Vineyard, Richmond	B1c	B1a	C3 x 6	0.0698	0.0501
16a Crown Road, Twickenham	B2	B1a	C3 x 9	0.056	0.029
6 Park Road, Teddington	Sui Generis	B1a	-	0.0053	0.0025

²⁴http://www.richmond.gov.uk/home/environment/planning/planning_guidance_and_policies/local_development_framework/local_development_framework_research/employment_land_study_june_2006.htm

Address	Existing use	Proposed employment use	other uses	Total site area (ha)	Employment land area (ha)
	Taxi, vehicle hire				
37 Grosvenor Road, Twickenham	B1c	B1a	C3 x 7	0.096	0.0656
8 Nelson Road, Whitton	B8	B2	-	0.0521	0.0521
Units 8, 9, 10 Kempton Gate Business Centre, Hampton	B2	B2	-	0.088	0.088
Syds Quay and Sans Souci, Eel Pie island	B1c and C3 x 1	B1c	C3 x 5	0.1265	0.0785
Total employment land available					0.88225

Source: LBRuT decisions analysis system See Appendix 9 and end of document for description of use classes

6.20 CP20: Visitors and Tourism

Indicator 97: Number of hotel bed spaces completed per annum

Target: Minimum 100 additional bed spaces after 5 years (2014), target to be reviewed thereafter

Data source: LBRuT Decisions Analysis System

The AMR indicator shows the number of new hotel bed spaces completed for a reporting year. A 111 guest room Travelodge Hotel was completed at Regal House next to the Twickenham railway station. Demand continues from the tourism and visitor accommodation sector of the economy especially in view of the 2015 Rugby World Cup in England. Research has been commissioned on hotel needs and potential demand within the Borough over the next decade.²⁵

Table 49: Number of hotel bed spaces completed 2011/12

Application Ref.	Address	Gained	Lost	Net gain	notes
08/3063	London Road, Twickenham	111	0	111	Travelodge
	Total			111	

Source: Decisions Analysis System. Planning Policy Section

In addition, a Travelodge with 113 bedrooms at Park House, Station Road, Teddington (10/1750/FUL), was completed in May 2012, and thus falls outside of this monitoring year. The cumulative figure in the last 3 years (April 2009 to April 2012) is 113 bedrooms.

Studies²⁶ suggest that there is an estimated need for 1,000 extra rooms in the borough over the period 2007 - 2026.

²⁵ Roger Tym and Partners will report in 2012.

²⁶ GLA (2006) *Hotel Demand Study*, Grant Thornton and the Leisure and Tourism Organisation, London.

Guide to the Use Classes Order

Use Classes Order	Description
A1	Shops , retail warehouses, hairdressers, undertakers, travel and ticket agencies, post offices, dry cleaners, Internet cafes, sandwich bars, funeral directors
A2	Professional and financial services , banks, building societies, estate and employment agencies, betting offices
A3	Restaurants & cafes – sale of hot food for consumption on the premises
A4	Drinking Establishments – public house, wine bar or other drinking establishment
A5	Hot food takeaways – sale of hot food for consumption of the premises
B1	B1 Business - Offices (other than those that fall within A2), research and development of products and processes, light industry appropriate in a residential area.
B2	General industrial - Use for industrial process other than one falling within class B1 (excluding incineration purposes, chemical treatment or landfill or hazardous waste).
B8	B8 Storage or distribution - This class includes open air storage.
C1	Hotel, boarding and guest houses where no significant element of care is provided.
C2	Residential schools and colleges. Hospital and convalescent/ nursing homes
C2A	Secure Residential Institution - Use for a provision of secure residential accommodation, including use as a prison, young offenders institution, detention centre, secure training centre, custody centre, short term holding centre, secure hospital, secure local authority accommodation or use as a military barracks.
C3	Dwellinghouses - this class is formed of 3 parts:
	<ul style="list-style-type: none"> • C3(a) covers use by a single person or a family (a couple whether married or not, a person related to one another with members of the family of one of the couple to be treated as members of the family of the other), an employer and certain domestic employees (such as an au pair, nanny, nurse, governess, servant, chauffeur, gardener, secretary and personal assistant), a carer and the person receiving the care and a foster parent and foster child.
	<ul style="list-style-type: none"> • C3(b): up to six people living together as a single household and receiving care e.g. supported housing schemes such as those for people with learning disabilities or mental health problems.
	<ul style="list-style-type: none"> • C3(c) allows for groups of people (up to six) living together as a single household. This allows for those groupings that do not fall within the C4 HMO definition, but which fell within the previous C3 use class, to be provided for i.e. a small religious community may fall into this section as could a homeowner who is living with a lodger.
C4	Houses in multiple occupation - small shared dwelling houses occupied by between three and six unrelated individuals, as their only or main residence, who share basic amenities such as a kitchen or bathroom.
D1	Non-residential institutions e.g. places of worship, church halls Clinics, health centres, crèches, day nurseries, consulting rooms Museums, public halls, libraries, art galleries, exhibition hall Non residential education and training centres
D2	Assembly and leisure - Cinemas, music and concert halls, bingo and dance halls (but not night clubs), swimming baths, skating rinks, gymnasiums or area for indoor or outdoor sports and recreations (except for motor sports, or where firearms are used).
Sui Generis	Certain uses do not fall within any use class and are considered 'sui generis'. Such uses include: theatres, houses in multiple occupation, hostels providing no significant element of care, scrap yards. Petrol filling stations and shops selling and/or displaying motor vehicles. Retail warehouse clubs, nightclubs, launderettes, taxi businesses, amusement centres and casinos. Theatres, nightclubs

The classes of use for England are set out in the Town and Country Planning (Use Classes) Order 1987 and its subsequent amendments. The following list gives an indication of the types of use which may fall within each use class. Please note that this is a guide only and it's for local planning authorities to determine, in the first instance, depending on the individual circumstances of each case, which use class a particular use falls into.

