



LONDON BOROUGH OF RICHMOND UPON THAMES

LOCAL DEVELOPMENT FRAMEWORK

DEVELOPMENT MANAGEMENT DPD

(DEVELOPMENT PLAN DOCUMENT)

**OVERARCHING INTRODUCTORY PAPER
TO ISSUES CONSULTATION**

June 2009

**If you need this document in Braille,
large print, audio tape,
or another language,
please contact us on
020 8891 7322**

Introduction

The Council is currently working on the [Local Development Framework](#) (LDF), which is gradually replacing the saved policies in the [Unitary Development Plan](#) (UDP) with a “folder” of documents. This folder of documents will include Development Plan Documents (DPDs), which have development plan status, similar to the existing UDP, and are subject to independent examination before an Inspector. The LDF will include three DPDs:

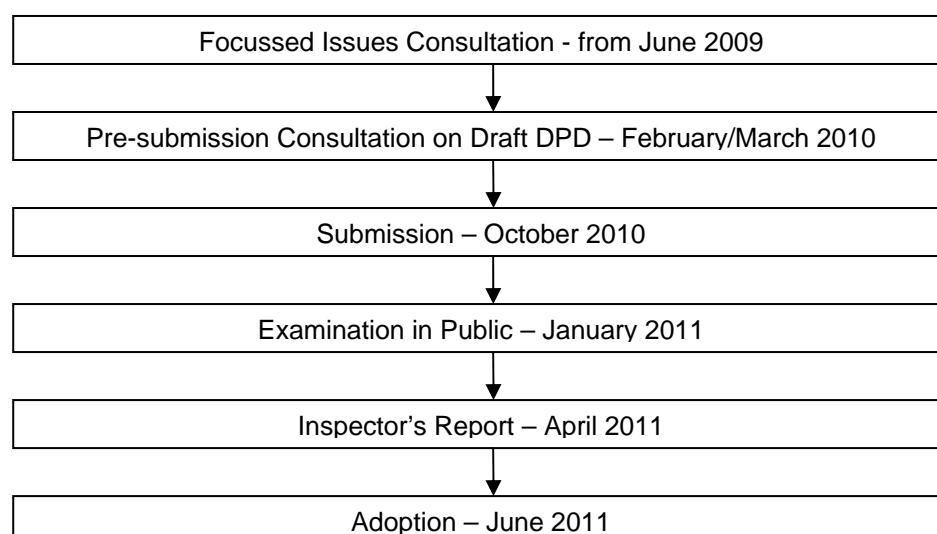
- The Core Strategy, the strategic policy document which determines future planning policy for the Borough, outlining the Vision, Spatial Strategy and Core Planning Policies. This was adopted in April 2009.
- The Development Management DPD which will build on the Core Strategy and will include more detailed policies for the management of development. Work has just started on this, **this is the subject of this Introductory paper.**
- The Site Allocations DPD which will include site specific proposals. Work starts next year on this.

The adopted [Core Strategy](#) contains 20 Core Planning Policies and can be downloaded via: http://www.richmond.gov.uk/core_strategy-3.pdf.

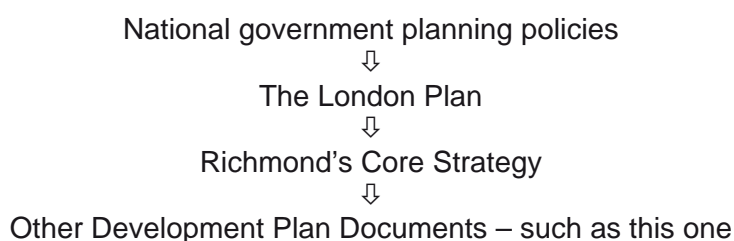
We are now in the early stages of preparing the [Development Management DPD](#), which will build on the Core Strategy and will include more detailed local policies for the management of development. It will provide a detailed set of policies, designed to contribute to achieving the Spatial Strategy and Core Planning Policies set out in the Core Strategy. The Government is promoting a development management approach to planning that focuses on putting Core Strategies into practice and moves away from reactive control of development to a more positive and proactive role for planning.

Development Management DPD

The Issues consultation for the Development Management DPD starts in June 2009. To reflect new government guidance, this will be a continuous stage of consultation. After the Issues consultation, the aim is to submit the document in autumn 2010 for independent examination and then adoption could be in summer 2011. The key stages in the preparation of the DPD are:



Issues that are being addressed in the Development Management DPD must be in general conformity with any 'higher level' plans, not repeat national and regional policy and be consistent with the Core Strategy. The government calls this the 'chain of conformity', which means for Richmond:



It is important to understand that the issues should be specific to Richmond and should not repeat national and regional guidance. Therefore, where an issue is adequately dealt with by national and regional guidance, this will be highlighted and it will mean that these issues will not be considered at further stages of the Development Management DPD.

The aim of this Issues consultation is to find out everyone's views on the issues raised and whether there are any further matters that should be addressed in this DPD. This will include a series of public workshops on specific topics, held in June and September 2009. As part of the Issues consultation, we will be using both internal and external meetings and discussing issues with various groups such as the Transport Consultative Group and the Design Panel. All the comments we receive will be used to inform the preparation of the DPD up until the pre-submission consultation early in 2010, which will seek views on draft policies.

At the time of writing, the list of meetings that we anticipate informing the Issues consultation are:

- Public Workshops on: Biodiversity, Open Land, the River Thames and other open uses; Flooding; Whitton Town Centre; East Sheen Town Centre; Teddington Town Centre; Twickenham Town Centre; Richmond Town Centre; and Housing.
- Existing groups: Building Responsibly; Design Panel; Local Strategic Partnership Infrastructure Group; Transport Consultative Group; Economic Development; Registered Social Landlord Forum; Inter-Faith Forum; and Disability Access Group.
- Specially arranged meetings: Environmental Protection; and Statutory Infrastructure Providers.

We have already started to identify the issues for the Development Management DPD and identified a number of areas where we need to carry out focused consultation through the series of public workshops in June and September 2009. These will be advertised and details made available on the Council's website – from www.richmond.gov.uk/ldf you can view the page on the Development Management DPD. To inform the workshops, we have prepared a series of **background topic papers** that set out the policy framework for each area, including the relevant Core Policy from the Core Strategy, national/regional/local policy, along with relevant research and monitoring information. A series of **issues papers** set out the context and the issues that we have identified so far, which will be made available prior to the workshops.

A more detailed **schedule** is attached, which gives an indication of likely policy areas for discussion in relation to each Core Policy area. However, this may change as we

make progress preparing the DPD. Where meetings have already been identified for the Issues consultation, these are referred to in the last column.

Towards the end of the year, we plan to produce a summary document of the issues raised and initial consultation feedback, so there will be an opportunity to see the issues that have been gathered across all the likely policy areas and comment in response to that and raise any omissions.

Getting involved

Should you be unable to attend a workshop, you can still email or write to us with your views (see contact details below). Or if you have an interest in any particular issue please let us know.

However, it is important to remember that this consultation is about the issues for the Council's proposed development management policies, which will need to be consistent with the Core Strategy, in general conformity with and not repeating national and regional policy.

It would help us to analyse your response if you could state clearly which topic area and issue you are commenting on. So that we can provide you with feedback and include you on the consultation database, please include your name, address and email address.

Please send responses to the Issues consultation to:

Planning Policy
2nd Floor Civic Centre
York Street
Twickenham
TW1 3BZ

Telephone: 0208 891 7322

Email: ldfconsultation@richmond.gov.uk

If you require any further information or have any questions, please contact the Planning Policy team. Further information and the other documents referred to in this document are or will be available on the Council's website www.richmond.gov.uk/ldf.

Development DPD Issues consultation – Scoping Policy Schedule

The last column shows where policy areas are expected to be discussed for the Issues consultation. Highlighted in:

- * Blue are public workshops to be held in June or September 2009.
- Yellow are existing groups to which presentations will be made, dates to depend on dates of groups, all from June.
- Pink are specialist groups set up for purpose of discussion likely to be specialist colleagues or stakeholders, dates to be arranged.

Policy Area	Likely area for new Development Management Policy and designations	Covered/to be covered by Supplementary Planning Document	Where Issues will be discussed
<i>CP1 Sustainable Development</i>			
Sustainable construction	Possibly covered by London Plan 4A.3 + CP1	Already in place	Building Responsibly + * Housing Workshop + Design Panel
Higher density / intensification	Yes - also linked with CP14 Housing		* Town Centre Workshops + * Housing Workshop + Design Panel
Areas of Mixed use	Yes + review of designations	Also needed – SPD mix of uses, design and other considerations for mixed use schemes	* Town Centre Workshops
Dual/community use	No, CP1 covers		* Town Centre Workshops + * Open land Workshop
Code for sustainable homes/Ecohomes/ BREEAM	Yes – set standards required	Also covered in Sustainable Construction SPD	Building Responsibly + * Housing Workshop + Design Panel
Water Efficiency	Yes – could give target for max 105 l/p/d and could also include targets for water recycling, rainwater harvesting but could be covered by overarching sustainability policy	Also covered in Sustainable Construction SPD	Building Responsibly + * Housing Workshop
Contaminated land and	Yes - possibly one overarching policy		Specialised focus group

Policy Area	Likely area for new Development Management Policy and designations	Covered/to be covered by Supplementary Planning Document	Where Issues will be discussed
protection from other pollution – noise, air quality, injurious uses, light pollution			
Living roofs/walls	Yes – should be done wherever feasible for major development	Also covered in Sustainable Construction SPD	Building Responsibly + * Housing Workshop
CP2 Reducing Carbon Emissions			
Statements – Sustainable Design and Construction and Energy	May be covered sufficiently by London Plan 4A.3 and 4A.7, CP2 and SPD.	Also covered in Sustainable Construction SPD	Building Responsibly + Design Panel + * Housing Workshop
Energy Efficiency (i.e. insulation, U-values etc.)	Yes - Could give targets for 25% reduction and increase over time etc. although could be covered by overarching sustainability policy	Also covered in Sustainable Construction SPD	Building Responsibly+ Design Panel + * Housing Workshop
Renewables	Yes – will include stand alone and integrated schemes, design and location issues + priorities + supporting infrastructure, possibly a criteria based policy	Also covered in Sustainable Construction SPD	Building Responsibly + Design Panel + * Housing Workshop
Heat/Power Networks	Yes, possibly to consider site specific proposals.		Specialist focus group + * Housing Workshop
Retrofitting	Yes, probably – could also include retrofitting of adaptation measures and when extensions done do rest of house	Could be within SPD only	Building Responsibly + Design Panel
CP3 Climate Change – Adapting to the Effects			
Promotion of SUDS	Possibly, include water storage	Could be within SPD only	* Flooding Workshop + * Housing Workshop
Development in areas of flood risk/ basements/floor levels/	Yes – could be more than one policy	Possibly SPD or could refer to EA guidance if more appropriate	* Flooding Workshop + * Housing Workshop

Policy Area	Likely area for new Development Management Policy and designations	Covered/to be covered by Supplementary Planning Document	Where Issues will be discussed
means of escape/flood proofing/Flood resilient development/ mitigation			
Maintaining flood defences + maintaining and creating flood plain	Yes, reflect London Plan 4A.13 – include setting back development by watercourses/flood defences, allow for TE 2100, drainage hierarchy, allow open areas in new development to act as flood areas		* Flooding Workshop
Other effects of climate change including summer heating, extreme weather etc	Probably not, covered by CP 3	Also covered by Sustainable Construction SPD	Building Responsibly
CP4 Biodiversity			
Protected areas	No – covered by London Plan 3D.14 + CP4		* Open land Workshop
Nature conservation and new development	No – covered by CP 4, designations will be reviewed		* Open land Workshop + * Housing Workshop
Species and habitat protection	No, covered by national guidance, London Plan + CP4.		* Open land Workshop
Trees, woodland, hedges and landscaping	yes	Yes – Tree Strategy is being reviewed	* Open land Workshop
CP5 Sustainable Travel			
Cycling	Yes		Transport Consultative Group
Walking	Yes		Transport Consultative Group
Public Transport	Yes		Transport consultative Group
Parking strategy	Yes – may be more than one policy		* Town Centre Workshops + Transport Consultative Group

Policy Area	Likely area for new Development Management Policy and designations	Covered/to be covered by Supplementary Planning Document	Where Issues will be discussed
Parking Standards	yes		Transport Consultative Group + * Town Centre Workshops + * Housing Workshop + Economic Development
Servicing	yes		Transport Consultative Group + * Town Centre Workshops
Road scheme proposals	Yes – including criteria for assessing road scheme proposals		Transport Consultative Group + * Town Centre Workshops
Road network	Making best use of capacity		Transport Consultative Group
Retention of front gardens	yes	yes	* Flooding Workshop
CP6 Waste			
Recycling facilities to be provided in new developments	yes	yes	Building Responsibly + * Housing Workshop
CP7 Maintaining and Improving the Local Environment			
Tall buildings	No	Possible SPD for design for tall buildings, higher density and mixed use	Design Panel + Town Centre Workshops
Conservation Areas	Possibly covered by National Policy	yes	Design Panel
Listed Buildings	Possibly covered by National Policy	yes	Design Panel
BTMS	yes	yes	Design Panel
World Heritage Site	yes		Design Panel
Historic Parks, Gardens and Landscapes	yes		Design Panel + * Open land Workshop
Views and Vistas	yes		Design Panel
Infill development	yes	yes	Design Panel + * Housing Workshop
Design of new development	yes	yes	Design Panel + * Housing Workshop

Policy Area	Likely area for new Development Management Policy and designations	Covered/to be covered by Supplementary Planning Document	Where Issues will be discussed
Alterations and extensions	yes	yes	Design Panel
Basements	yes		Design Panel
Shopfronts	Possibly covered by existing guidance	yes	Design Panel + Economic Development
Adverts and Hoardings	yes	yes	Design Panel + Economic Development
Archaeology	No –covered by National Policy		Design Panel
Designing out crime	Possibly, covered in CP7 and SPD	yes	Design Panel + * Housing Workshop
<i>CP8 Town and Local Centres</i>			
Other town centre uses/ enhancements etc	Yes - could be a number of these – may include scale of development, active frontages, civic space		* Town Centre Workshops
Location of retail.	yes		* Town Centre Workshops
Key and secondary frontages	Yes, will include review of designations		* Town Centre Workshops
Isolated shopping facilities and other changes of use of AI	yes		* Town Centre Workshops
Entertainment uses	yes		* Town centre Workshops
<i>CP9 Twickenham Town Centre</i>			
Twickenham Town Centre	No, covered by CP9		* Town centre Workshops
<i>CP10 Open Land and Parks</i>			
Green Belt	No, covered by National Policy, will include review of designations		* Open land Workshop
Major developed site in Green Belt	Yes – as before		* Open land Workshop + Landowner
MOL	No, covered by National and regional		* Open land Workshop

Policy Area	Likely area for new Development Management Policy and designations	Covered/to be covered by Supplementary Planning Document	Where Issues will be discussed
	policy, will include review of designations		
OOLTI	Yes + additional designations		* Open land Workshop
Green Chains/ corridors	No, covered by CP 10		* Open land Workshop
Provision and retention of land and facilities for sport and recreation (public and private), childrens play, allotments and cemeteries	Yes – may be more than one policy – should include standards		* Open land Workshop
Floodlighting	yes		* Open land Workshop
Making best use of sport and recreation facilities	Yes – including dual use		* Open land Workshop
Historic Parks, Gardens and Landscapes	yes		* Open land Workshop + Design Panel
<i>CP11 River Thames Corridor</i>			
Thames Policy Area	May not be need for policy as well covered by Regional Policy – London Plan blue ribbon policies, but boundaries of designation to be reviewed	Thames Landscape Strategy and Thames Strategy	* Open land Workshop
On-river development	yes		* Open land Workshop
Access to River Thames and National Trail	Yes – provision with new developments – widths etc		* Open land Workshop
Protection of Riverside Uses	No, covered by London Plan		* Open land Workshop
Recreational use, jetties, riverside users, nature conservation	No, covered by London Plan		* Open land Workshop

Policy Area	Likely area for new Development Management Policy and designations	Covered/to be covered by Supplementary Planning Document	Where Issues will be discussed
CP12 River Crane Corridor			
River Crane Area of Opportunity	No, covered by CP12		* Open land Workshop
CP13 Opportunities for All (Tackling Relative Disadvantage)			
Provision/retention of community uses	Yes – may include protection of “Social infrastructure”		Local Strategic Partnership infrastructure group
Inclusive environment – see below			Access group+ * Town Centre Workshops
CP14 Housing			
Existing housing	Protection of residential use		* Housing Workshop
Conversion and reversions	Including principles and design and access issues+ one for one replacements		* Housing Workshop
Density and Mix	Incorporate with housing design, including size of market housing and small units.		* Housing Workshop
Residential Standards - internal	Yes		* Housing Workshop
Open Space standards for Residential Developments	To include play space, other open space, balconies etc	Yes	* Housing Workshop + * Open land Workshop
Residential in mixed use schemes and airspace development	Possibly new policy or could be SPD, would include amount, type design, suitability etc	Possibly new SPD, see under CP1 above	* Housing Workshop
Backland and infill	Densities, neighbourliness, criteria based policy		* Housing Workshop + Design Panel
Housing in Multiple Occupation	Protection		* Housing Workshop
Supported housing	Where a particular need, could be		* Housing Workshop

Policy Area	Likely area for new Development Management Policy and designations	Covered/to be covered by Supplementary Planning Document	Where Issues will be discussed
	incorporated with other policies – e.g. older persons accommodation – one policy on housing to meet community needs		
Hostels and Homes	Make distinction between hostels and student accommodation, could be incorporated with other policies – e.g. older persons accommodation – one policy on housing to meet community needs		* Housing Workshop
Gypsy and Traveller Sites	Criteria based policy. May need to identify site.		* Housing Workshop
Non-self-contained accommodation			* Housing Workshop
Inclusive environment	Including Lifetime Homes, wheelchair housing, shop-fronts, other buildings, street scene, historic environment	Review need for updated SPD in addition to policy	* Housing Workshop + Access group
CP15 Affordable housing			
Affordable Housing	Formula for contributions below 10 unit threshold	Update SPD	* Housing Workshop
CP16 Local Services/Infrastructure			
Water quality and supply	Possibly		Specialist focus group
Sewage/ drainage	Possibly		Specialist focus group
Utilities	Possibly		Specialist focus group
Community Facilities/ social infrastructure	Possibly		Local Strategic Partnership infrastructure group
Planning Obligations	Core Strategy may be sufficient	Strategy to be updated	
CP17 Health and Well-being			
Retention of existing facilities	Possibly - may be included within a large policy on social infrastructure –		Local Strategic Partnership infrastructure group

Policy Area	Likely area for new Development Management Policy and designations	Covered/to be covered by Supplementary Planning Document	Where Issues will be discussed
	could include both public and private		
CP18 Education and Training			
Provision of facilities	No, covered by CP18		Local Strategic Partnership infrastructure group + * Housing Workshop
Development on school sites	Policy to cover all development at school sites, extensions, rebuilds, refurb, introduction of community use, dual use, new uses on school sites (e.g. expand curriculum, after school, child care/nursery, library/internet café, post office, sport, leisure, other		Local Strategic Partnership infrastructure group
Retention of educational facilities	All types of facility		Local Strategic Partnership infrastructure group
CP19 Local Business			
Employment general	Retention. Not allow conversion without replacement employment floorspace or if not suitable nor viable then maximise affordable housing above normal requirements		* Town Centre Workshops + Economic Development
Office	Specific policies for each category as required by PPS 4. To include retention of existing, encouragement of new in specific areas, environmental and transport factors		* Town Centre Workshops + Economic Development
Business/workshops			* Town Centre Workshops + Economic Development
Light Industry			* Town Centre Workshops + Economic Development
Storage			* Town Centre Workshops +

Policy Area	Likely area for new Development Management Policy and designations	Covered/to be covered by Supplementary Planning Document	Where Issues will be discussed
			Economic Development
Waste			(via West London Waste Plan consultation)
Mixed use – see above			* Town Centre Workshops + Economic Development + * Housing Workshop
Other – e.g. cultural, e-business, creative industries	London Plan requires that these are encouraged in this area		* Town Centre Workshops + Economic Development
Live work	Define where will be allowed, but may not need a separate policy		* Town Centre Workshops + Economic Development + * Housing Workshop
Working from home	Policies may be needed – see Inclusive Environment and Lifetime homes		* Town Centre Workshops + Economic Development + * Housing Workshop
River related employment			River group + economic development
Provision for small businesses			* Town Centre Workshops + Economic Development
CP20 Visitors and Tourism			
Tourism Action Zones	Could promote visitor bedspaces		* Town Centre Workshops + Economic Development
Other			
Indoor Leisure facilities			* Town Centre Workshops
Pubs			* Town Centre Workshops + Economic Development
Telecomms			Design Panel+ Economic Development