

LONDON BOROUGH OF RICHMOND UPON THAMES

Local Plan

Site Allocations Plan

Pre-publication version for consultation

1st October – 12th November 2013

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Civic Centre, 44 York Street
Twickenham TW1 3BZ
www.richmond.gov.uk

Nese keni veshtersi per te kuptuar kete botim, ju lutemi
ejani ne recepcionin ne adresen e shenuar me poshte ku ne
mund te organizojme perkthime nepermjet telefonit.

Albanian

إذا كانت لديك صعوبة في فهم هذا المنشور، فنرجو زيارة الإستقبال في
العنوان المعطى أدناه حيث بإمكاننا أن نرتب لخدمة ترجمة شفوية
هاتفية.

Arabic

এই প্রকাশনার অর্থ বুঝতে পারায় যদি আপনার কোন সমস্যা হয়, নিচে দেওয়া
ঠিকানায় রিসেপশন-এ চলে আসুন যেখানে আমরা আপনাকে টেলিফোনে দোভাষীর
সেবা প্রদানের ব্যবস্থা করতে পারবো।

Bengali

اگر در فهمیدن این نشریه مشکلی دارید لطفاً به میز پذیرش
در آدرس قید شده در زیر مراجعه نمایید تا ترتیب ترجمه
تلفنی برایتان فراهم آورده شود:

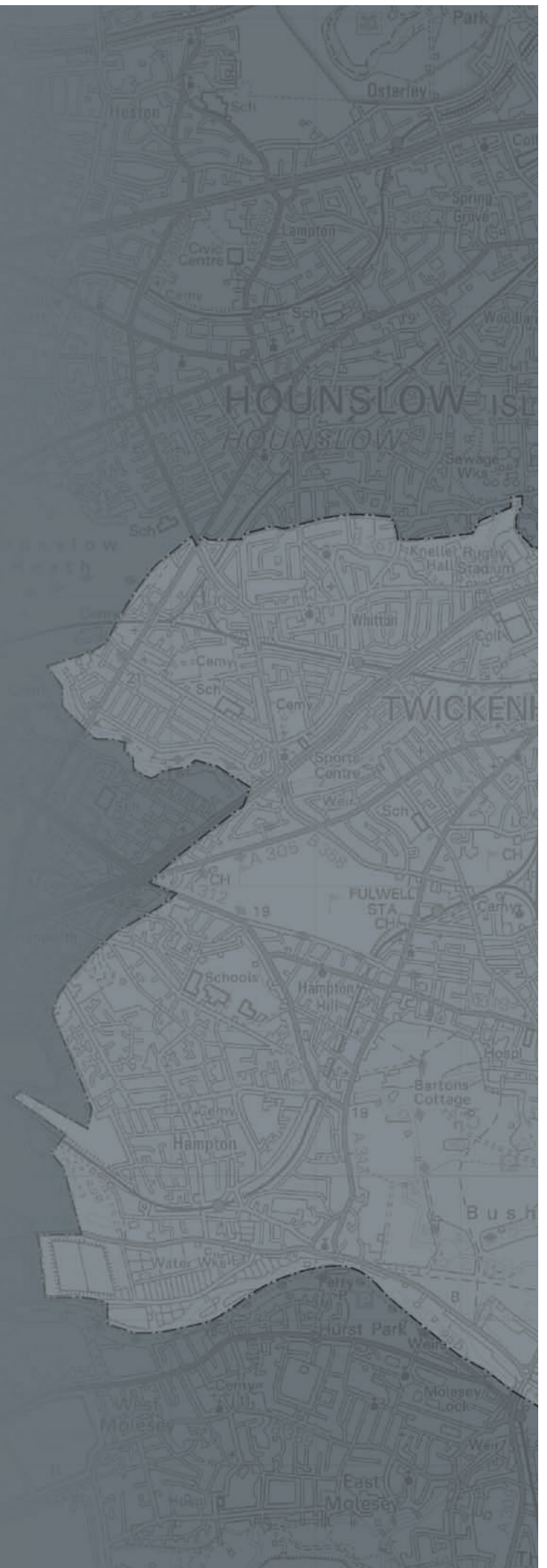
Farsi

જો તમને આ પુસ્તિકાની વિગતો સમજવામાં મુશ્કેલી પડતી હોય તો, કૃપયા
નીચે જણાવેલ સ્થળના રિસેપ્શન પર આવો, જ્યાં અમે ટેલિફોન પર ગુજ
રાતીમાં ઇન્ટરપ્રીટિંગ સેવાની ગોઠવણ કરી આપીશું.

Gujarati

ਜੇਕਰ ਤੁਹਾਨੂੰ ਇਸ ਪਰਚੇ ਨੂੰ ਸਮਝਣ ਵਿਚ ਮੁਸ਼ਕਲ ਪੇਸ਼ ਆਉਂਦੀ ਹੈ ਤਾਂ ਹੇਠਾਂ
ਦਿੱਤੇ ਗਏ ਪਤੇ ਉੱਪਰ ਰਿਸੈਪਸ਼ਨ 'ਤੇ ਆਓ ਜਿੱਥੇ ਅਸੀਂ ਟੈਲੀਫੋਨ ਤੇ ਗੱਲਬਾਤ
ਕਰਨ ਲਈ ਇੰਟਰਪ੍ਰਿਟਰ ਦਾ ਪ੍ਰਬੰਧ ਕਰ ਸਕਦੇ ਹਾਂ।

Punjabi



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Introduction 1

Site Allocations Pre-Publication

1 Introduction

What is a Site Allocations Plan

1.0.1 The Site Allocations Plan (S A Plan) is one of a suite of development plan documents (DPDs) all of which fit into the Local Development Framework. The Council has already produced a number of Plans for the Local Development Framework, which will replace the Unitary Development Plan (UDP), as follows:-

- The Core Strategy, adopted 2009, sets a framework of 20 strategic policies
- The Development Management Plan, adopted 2011 includes more detailed policies for the control of development
- The Twickenham Area Action Plan, adopted 2013, detailed policies and proposals for Twickenham town centre

Purpose of Plan

1.0.2 The SA Plan will include site specific proposals for the whole Borough, other than Twickenham town centre. The proposals will reflect the needs of the Borough, existing National, Regional and local policies, site specific constraints and opportunities and will be subject to public consultation as part of the statutory planning process.

Legal Framework

1.0.3 The Plan has been prepared under the Planning and Compulsory Purchase Act 2004 (as amended) and the Town and Country Planning (Local Planning) (England) Regulations 2012.

What is and is not included

1.0.4 The SA Plan will be a simpler document than the old Unitary Development Plan, which was very detailed and included some quite small proposals. This reflects the new Local Development Framework system which seeks to produce plans more quickly, focusing on more strategic sites and other proposals.

1.0.5 In general, larger sites (or groups of adjoining sites) are to be included, where there is to be a significant change from the present use. Smaller sites are not included as any proposals on these would be assessed against plans and guidance already in place. More major or strategic changes to highways or transport facilities are included, but not smaller adjustments to junctions or parking arrangements – these will be covered instead by the Borough's Local Implementation Plan. As planning designations were recently reviewed when the Development Management Plan was produced, a further, wholesale review of designations is intended, however designations may be proposed to be changed if appropriate on a new proposal site.

How sites were identified and what information has been collected

1.0.6 The sites have been identified in a number of different ways, including a call for sites, a review of existing saved UDP proposal sites and suggestions from officers, members and others.

Initial Appraisal and consultation, including Strategic Flood Risk Assessment (SFRA)

1.0.7 The sites have undergone an initial appraisal process based on the information collected for the site proposals, site visits, consultation with internal staff including transport, development control and conservation officers as appropriate, assessment against the Strategic Flood Risk Assessment, the Sustainability Appraisal and in some cases discussions with owners.

Relationship with other Plans

1.0.8 The Plan is required to be in general conformity with National and Regional Plans, and in conformity with the other adopted Borough Plans. It should also reflect the Corporate Plan and Sustainable Community Strategy.

National Planning Policy

1.0.9 This comprises the National Planning Policy Framework (NPPF) and any further guidance issued by the Government. The NPPF was published on 27 March 2012, superseding all previous Planning Policy Guidance.

1.0.10 The Council has taken account of this in the SA Plan and is content that the Plan is appropriate and in conformity with the NPPF. As the NPPF post dates the Borough's Core Strategy and Development Management Plan, the Borough has undertaken an assessment of these Plans against the NPPF. There are no significant areas of difference and the Borough is therefore satisfied that if the SA Plan is in conformity with the Borough's Core Strategy and Development Management Plan, then it would be in conformity with the NPPF.

1.0.11 In addition there has been the opportunity to ensure that the Site Allocations Plan specifically addresses some of the issues identified within the NPPF. 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 SA Plan provides a positive approach to new development by allocating sites to meet objectively assessed local and future needs. Certain site proposals support town centres and economic growth – particularly Richmond Station, Hampton Square, Whitton High Street, Twickenham College, the Stag Brewery and Ham Centre. The SA Plan includes sites which contribute to meeting the 5 year supply of deliverable housing sites.

Regional Planning and other relevant regional policy

1.0.12 This includes the London Plan (which together with local adopted plans, see below, forms the Development Plan) as well as other relevant policy documents such as the London Economic Development Strategy 2012 and the Mayors Transport Plan 2010. The Mayor has also issued supplementary planning guidance which may be relevant on certain sites.

1.0.13 The London Plan was published in July 2011 and early minor modifications were brought forward in 2012 to ensure the Plan was in conformity with the NPPF. The Council has taken account of this in the SA Plan and is content that the Plan is appropriate and in general conformity with the London Plan. As the London Plan post dates the Borough's Core Strategy and Development Management Plan, the Borough has undertaken an assessment of these Plans against the London Plan and the early minor modifications. There are no significant areas of difference and the Borough is therefore satisfied that if the SA Plan is in general conformity with the Borough's Core Strategy and Development Management Plan, and the London Plan then it would be in general conformity with the NPPF.

1.0.14 In addition there has been the opportunity to ensure that the Site Allocations Plan specifically addresses some of the issues identified within the London Plan with respect to planning for growth meeting future needs. In particular the London Plan requires Boroughs to support the Outer London economy, integrate land use and transport planning, support town centres taking account of their strategic function, and meet housing, employment, social and leisure needs. In addition Boroughs are required to secure good, accessible design, sustainable construction whilst protecting and enhancing the built and natural environment. The SA Plan achieves this by allocating sites to meet local needs and setting site specific development standards where appropriate.

Local Planning

1.0.15 The SA Plan is in conformity with the Borough's adopted Core Strategy and Development Management DPD, as well as adopted guidance where applicable. Adopted policy will continue to be applied to applications on sites within the SA Plan, which takes forward the strategic aims of the Core Strategy and reflects the spatial strategy as set out in Chapter 6. The SA Plan reflects the detailed policies within the Development Management DPD where applicable.

Other Plans

1.0.16 The Community Plan 2013-2018 provides a vision for the borough and describes how the Council will work in partnership with the local community. The overall vision includes the following of relevance to the Site Allocations Plan - a Borough where the local character of the environment is protected and development is high quality and compatible with local character and a Borough where our towns and local centres are attractive, viable for businesses and contribute positively to the quality of life of residents and visitors. The Corporate Plan is published annually. For 2013/2014 priorities include the following of relevance. to the Site Allocations Plan; A healthy borough, The best schools in London, A Green Borough, Supporting

Business and the Arts and A Borough open to visitors. Proposal sites in the SA Plan will take forward most of these priorities within these two plans, as well as other Council plans and strategies as appropriate.

Sustainability Appraisal, Equalities Assessment, Habitat Regulations and Strategic Flood Risk Assessment

1.0.17 The SA plan has been subject to Sustainability Appraisal. The Sustainability Appraisal scoping report was published in July 2013 this set the framework for assessing each site as well as the cumulative impact of the proposed developments.

1.0.18 Much of the Borough is subject to flood risk and in 2012 the Strategic Flood Risk Assessment was updated, with a further update due in late 2013. All of the sites have been assessed for flood risk and proposals adjusted accordingly.

1.0.19 Before the SA Plan is finalised there will be further assessments, including an Equalities Impact Assessment and a screening assessment to determine whether any of the proposals would affect sites to which the Habitat Regulations apply.

Implementation and Monitoring

1.0.20 The SA Plan will be implemented mainly through the development process, relying on site owners to bring them forward. Council owned sites are subject to a corporate implementation plan. Highway proposals are also within a Local Implementation Plan which has specific time scales. Before the Plan is finalised a schedule will be included to show how and when the site proposals would be implemented.

1.0.21 Progress on implementation will be monitored and reported annually within the Authority's Monitoring Report.

Consultation Details including Duty to Cooperate

1.0.22 The SA Plan has been subject to consultation, in line with the Council's Statement of Community Involvement. The Council has also engaged with adjoining Boroughs and other relevant organisations in line with the "Duty to Cooperate". At Publication stage the consultation undertaken will be set out in a supplementary document "Site Allocations Plan – Statement of Consultation".

Plan Stages and Dates

1.0.23 The Site Allocations Plan has been produced over the following stages:

- Scoping, programming and preparation – Autumn 2012
- Launch Issues stage and call for sites – December 2012/Jan 2013
- Prepare and agree Pre-Publication version – Mar – Aug 2013
- Consultation on Pre-Publication version –Sept/Oct 2013

1.0.24 Next stages, these are likely to be as follows (note that this is an indicative programme and may be varied):

- Analyse responses, prepare Publication version – Nov - Feb 2014
- Formally agree Publication version March 2014
- Consult on Publication Version - May-June 2014
- Prepare submission version – June-July 2014
- Submit – July 2014
- Examination in Public – Oct 2014
- Inspectors Report - Dec 2014
- Adopt Jan 2015

Meeting Needs 2

Site Allocations Pre-Publication

2 Meeting Needs

2.1 Introduction

2.1.1 The main purpose of the Site Allocations Plan is to meet present and future needs for housing, employment, retail, transport, education, health, community facilities, sport and leisure, looking ahead over the next fifteen years. Future needs for these uses have been analysed, and an assessment made of how these needs could be addressed, including where these would result in site specific allocations within this Plan. Details are provided in Background documents and are summarised below.

2.1.2 Not all needs will be met by allocating new sites, needs will also be met through

- Better use might be made of existing premises and sites.
- New development opportunities emerging through the plan period;
- Sites that have not been included in the Plan because planning applications can be considered in the light of general development policies.

2.1.3 Whilst a balance should be struck between the different uses and also the need to protect the open environment, the Council is required to provide a level of housing development to contribute to meeting its share of the predicted level of housing need in the country over the next 15 years. The use of land for housing, including affordable, is likely to be the predominant form of new development, followed by the provision of sufficient school places and the retention of land in employment use, to meet the needs of present and future residents. In view of the lack of developable land, not all needs can be met and other uses will be of less priority, see below.

2.2 Housing

2.2.1 This includes residential uses of all sizes and tenures, specialist housing and provision for gypsies and travellers.

Policy

2.2.2 The National Planning Policy Framework 2012 gives priority to providing more housing throughout the country to provide a supply of housing to meet the needs of present and future generations. To boost the supply of housing, authorities should ensure that their Local Plan meets the full objectively assessed needs for its area for market and affordable housing; this to be shown by producing a “housing trajectory” whereby a supply of specific, deliverable sites is identified for housing development within the short, medium and longer term. Authorities are required to plan for an appropriate mix of housing size, types and tenures to meet projected needs and densities to take account of the local area. There are requirements to plan for specialist housing e.g. for older people or those with special needs as well as a requirement to assess the need and plan for the provision of gypsies and travellers.

2.2.3 The London Plan 2011 recognises the pressing need for more homes in London and sets out that Boroughs should seek to achieve and exceed the relevant minimum annual average housing target – for the Borough of Richmond this is 2,450 homes for 2011 – 2021. The context of the 2011 census and the most recent GLA projections suggest London's population is growing faster than was the forecast at the time of the development of the 2011 London Plan. It is stated in the Mayor's 2020 Vision to base the next version of the London Plan on the capital's need for 400,000 more homes by 2025. The London Plans overall policy approach is to seek to optimise housing provision, provide for choice and good quality design (more details on this are within the Mayor's Housing Supplementary Planning Guidance).

2.2.4 Locally the **Core Policy** seeks to maximise the effective use of resources, including land (CP1), however this is balanced against other policies which seek to protect open land (CP 10) and ensure good design (CP 7). Policy CP14 sets out the Borough's housing targets and 14.C states residential proposals will be assessed for the contribution to meeting housing need for all sections of the community, including for Gypsies and Travellers.

2.2.5 Core Strategy Policy CP15 is that 50% of all new units will be affordable housing over the LDF period, with a tenure mix of 40% housing for social rent and 10% intermediate housing. This is split into at least 50% on-site provision from sites capable of 10 or more units. From sites below the threshold there will be a financial contribution to the Affordable Housing Fund commensurate with the scale of development (policy DM HO6). It is expected that higher levels of affordable housing will be provided where there is a change of use from employment. The **Development Management Plan** requires the maximum reasonable amount of affordable housing that is viable having regard to individual site circumstances. Other relevant local policies include DMHO1 which encourages the retention of existing housing and sets out criteria for redevelopment, Policies DM HO2 and DM HO3 set out criteria for infill and backland development respectively, DM HO4 encourages family housing and sets out standards for new housing for external and internal spaces, DM HO5 covers housing to meet specific community needs. There is a range of supplementary planning guidance covering residential development as well as briefs for specific sites.

2.2.6 The Corporate Plan states that the Council will protect the most vulnerable and ensure residents have access to the support and benefits to which they are entitled, one of the identified measures for this is the supply of affordable and supported housing.

Research and evidence

Market and Affordable housing

2.2.7 With respect to research and evidence, the Local Housing Assessment (2007) was used to inform the Core Strategy. It assessed the future requirements for both affordable and market housing. The London wide Strategic Housing Land Availability Assessment (SHLAA) and Housing Capacity Study 2009, based on a detailed large sites assessment and an allowance for smaller sites led to the adoption of the current London Plan target for the Borough equating to 245 homes per annum for 2011-2021. Housing delivery has remained relatively high and will enable the Borough to meet

the overall target. The Authorities Monitoring Report (AMR) 2011/12 identified a potential 1873 units over the 5 year period, which is 648 units more than the target supply and exceeds the NPPF requirement of an additional buffer of 5%, and provides anticipated trajectory beyond for up to 2023.

2.2.8 The London Plan targets are now being revised following completion of a London wide SHLAA; this will take into account land supply within the Borough including sites included within the SA Plan. The draft targets are expected to be available by early 2014. It is anticipated that there will be sufficient sites to meet the revised target, however if necessary further sites will be identified to ensure the revised London Plan target can be met. Most of the sites identified in the Plan are wholly or partially allocated for housing of which affordable housing will be maximised, subject to viability.

Private Rented Sector, including students

2.2.9 The Cambridge Centre for Housing & Planning Research undertook an Analysis of the private rented sector in Richmond upon Thames and surrounding areas in 2012, to inform the Council's Tenancy Strategy. It found the rental market in the borough is clearly strong with properties being let very quickly. It reported the borough does not have a large student market. Student numbers overall have increased since 2001, though their demand for housing has been largely offset by the increasing numbers who remain within their parents' home. The letting agents interviewed confirmed that students were not a major client group in the borough, because students cannot generally afford the high rents. Some lets were reported to wealthy and/or international students. In the light of limited land availability and other priority needs the Council will therefore not make any specific provision for rented and student accommodation within the Plan, but should an application come forward it would be dealt with using existing adopted policies.

Extra Care

2.2.10 The Older People's Supported Accommodation Review (2008) looked at maintaining independent living for older people. The review highlighted a number of issues including: the importance of housing and support services to allow older people to maintain independent living, the relative popularity of sheltered housing within the borough, the need to re-develop existing sheltered and residential care schemes into extra care housing, the small amount of private sheltered accommodation available in the borough (although this is recognised as a lesser priority than general needs affordable housing) and the need to modernise a small number of sheltered bedsit style accommodation. Whilst most of these changes can be met by applying existing policies the Site Allocations Plan identifies Barnes Hospital as a potential site for extra care housing.

People with Learning Disabilities or Mental Health issues

2.2.11 As a borough, there is not yet enough supported housing options for mental health and as at April 2013 there were 45 people who require this support placed outside the borough and away from their community. In March 2009 there were 73 individuals with learning disabilities placed outside of the borough. The Council is committed to providing for these residents in property throughout the Borough.

Generally provision will need to offer a wider range of options, but with a number of projects in the pipeline, this need is likely to be met by applying existing adopted policies to any application submitted rather than identifying a particular site or sites in the Plan.

Gypsies & Travellers

2.2.12 There is an existing Traveller site at Bishops Grove, Hampton, managed by Richmond Housing Partnership, which currently contains 12 pitches. The site is constrained largely being surrounded by permanent housing and therefore there is no scope for further expansion.

2.2.13 The London Plan 2011 does not set borough targets, stating boroughs are best placed to assess the needs of, and make provision for these groups whether through new pitch provision, protection or enhancement of existing pitches, or by other means. Initial research suggests that additional pitches are not needed in the short term.

Travelling Show people

2.2.14 While there are a number of fairs, circuses and shows held regularly in the borough's open spaces, there is no indication of any need within the borough for pitches to meet their seasonal working needs.

2.2.15 Summary of Housing needs and how they will be met

Needs	How they will be met
Market and affordable housing	<p><u>All housing</u></p> <p>Larger sites wholly or partly for residential use identified in SA Plan</p> <p>Smaller sites brought forward, dealt with through the planning process</p> <p><u>Affordable housing</u></p> <p>Some sites may be developed for 100% affordable housing</p> <p>Larger sites (may be identified in SA Plan) and former employment sites will be required to include on-site affordable housing</p> <p>Smaller sites will be required to include a financial contribution</p>
Private Rented	Not specifically identified within SA Plan, would be brought forward and dealt with through the planning process

Extra care	<p>BA 2 Barnes Hospital identified in SA Plan for possible extra care facility</p> <p>Other sites would be brought forward and dealt with through the planning process</p>
People with Learning Disabilities or Mental Health issues	Sites would be brought forward and dealt with through the planning process
Gypsies & Travellers	Retain the existing site while need exists and ensure that it is well managed minimising local impact
Travelling Show people	No specific need identified

2.3 Retail

Policy

2.3.1 The National Planning Policy Framework 2012 emphasises the importance of town centres as being at the heart of the community and expects Local Plans to support their viability and vitality. Authorities are required to allocate a range of suitable sites in their plans to meet the needs for retail, leisure, office and other main town centre uses.

2.3.2 The London Plan 2011 identifies a hierarchy of town centres (based on size and function) and expects authorities to take account of this and regional and local capacity when defining their own hierarchies and allocating sites. Richmond is classified as a “major centre” (with a night-time cluster of regional/sub-regional importance) and Twickenham as a district centre with a night –time economy cluster of more than local importance, Teddington, East Sheen and Whitton are also classified as “district” centres. Nearby Kingston, Ealing and Hounslow are classified as higher tier “metropolitan centres”. Richmond/Kingston is also identified as a potential Outer London Development Centre for Leisure/tourism/arts/culture/sports having a strategic function of greater than sub-regional importance. The scale of retail, commercial and leisure development should be related to the size, role and function of a town centre and its catchment, focussing development on sites within town centres, where appropriate on edge of centre sites, and firmly resist further out of centre retail. In particular Local Plans should bring forward comparison goods capacity particularly

in major centres and above, support convenience in smaller centres, provide a policy framework for such centres, identify under-served areas and support markets and e-tailing.

2.3.3 Locally, **Core Policy CP 8** governs the development of the borough's town and local centres, classifying the borough's town and local centres into a hierarchy and specifying the approach taken with regard to the type and level of development expected in each tier. (Twickenham town centre is also covered by the Twickenham Area Action Plan 2013 and excluded from the Site Allocations Plan). Other relevant local policies include DM TC 1 for larger town centres which includes the requirement that proposals for retail should be within or well-related to designated frontages (i.e. a key frontage is mainly retail and a secondary frontage is a mix of retail and other uses), proposals should be a scale that enhances the vibrancy and vitality of the centre and not erode the core function of the centre, or another neighbouring centre or compromise an existing use and proposals should maintain or enhance the amount of active frontage. Policy DM TC 3 covers retail frontages in more detail, outlining where and if change of use from retail is acceptable depending on the designation. Its purpose is to ensure an appropriate balance of uses in town centres and identify the best location for retail, whilst DM TC 5 deals with the evening economy.

2.3.4 The Borough's **Corporate Plan** includes commitments to support business and the Arts, enhance the competitiveness of local centres and promote the Borough as a visitor destination. Of relevance to the Site Allocations Plan, the Council provides support for small shops and high streets, encouragement for businesses and sole traders and a focus on attracting inward investors and retailers to town centres. The aim is to reduce the number of empty shops and increase the percentage of residents satisfied with their local high street. **The Community Plan 2013-2018** also has priorities for supporting business, of particular relevance is the intention to support town and local centres to maintain their vitality and viability for all businesses and providing for a range of uses and activities, supporting town centre associations, improving the public realm within the commercial areas to improve the business environment and as a shared venue for cultural activities and help maintain active interesting high streets and promoting the borough as a tourist destination.

Research and Evidence

2.3.5 The London Borough of Richmond upon Thames Retail Study was commissioned in March 2006, and reviewed in 2009 both by GVA Grimley. The aim was to assess the Borough's potential for further retail growth for both convenience (food) and comparison goods (non-food) and to analyse the scope for new development in the main centres. In summary, it revealed that for convenience goods (food) overall potential for the borough is estimated to c 10,000 m² of floorspace. Much of this potential is in the east of the Borough. For comparison goods (non-food) overall potential for the borough is greater, estimated to be c 2,500 m² floorspace. As with food, the majority of the potential is also to the east of the borough, primarily Richmond town centre.

2.3.6 In November 2009 the same consultants were asked to update the potential forecasts using up to date assumptions and data. The amount is broadly the same as the earlier assessment, with overall net retail potential of c. 12,900 m² (both convenience and comparison) compared with a figure of 13,900 m² in 2006, although much of the potential is for food shopping.

2.3.7 The majority of the convenience goods potential in the Borough is being generated in Richmond and Teddington and East Sheen. There is also a small quantum of potential being generated in Whitton. In Twickenham, there is negative potential until after 2021, when a minimal amount of capacity arises.

2.3.8 With respect to comparison goods, there is global potential for 2,588 sq m net of comparison goods floorspace by 2016, rising to 8,929 sq m net by 2021. The performance of the Borough's town centres in terms of comparison goods, generates potential for 2,023 sq m net of town centre comparison goods floorspace by 2016, rising to 6,929 sq m net by 2021. The majority of this potential is in Richmond town centre. This is significantly lower than in the 2006 Retail Study as a result of lower expenditure growth rates, which offset higher population projections. As a result of the studies, the Core Strategy table 6.1.1.4 included indicative floor space requirements in the main centres of Richmond: 8,000 sq m, Twickenham 400 sq m, Teddington 300, sq m East Sheen 1,500 sq m and Whitton 600 sq m.

2.3.9 A number of possible sites for retail/ mixed use allocations were also considered as part of the Retail Study. Sites considered as viable or still available have been included in the SA Plan.

2.3.10 Town Centre Health Checks were produced for the larger centres in the borough: Richmond, Twickenham, East Sheen, Teddington, Whitton and for Barnes local centre, early in 2013. Their main purpose is to assess the buoyancy of the centres, comparing them to each other and making national comparisons. A key question is whether the borough's centres reflect national trends or are they more resilient to the recession than elsewhere. The number of shops in the borough's centres has fallen over the years, particularly in the food shopping sector, which is now more concentrated in supermarkets. Overall, Richmond's town centres compare well to the UK average, and Richmond town centre in particular shows good resilience, as does Teddington. The picture is less clear for other centres such as East Sheen. It is positive that most centres have experienced falling vacancy rates between 2011 and 2012.

2.3.11 In addition to the more detailed research referred to above the Council carries out an Annual Town Centre Land Use Survey covering 38 centres and parades across the borough and reports on key indicators relating to town and local centres in the Authority's Monitoring Report. Retail vacancies are regularly monitored in the main town centres. The Council also uses GLA research to inform its decision making.

2.3.12 Summary of Retail needs and how they will be met

Needs	How they will be met
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<p>Convenience 10,000 sq m approx by 2016</p>	<p>RI 3 Richmond Station identified in SA Plan for largest amount of retail floorspace</p>
<p>Comparison 2,500 sq m approx by 2016</p>	<p>Sites identified for retail as part of mixed schemes where no major increase in floor space - HA1 Hampton Square, TD 1 Teddington Telephone Exchange and WT2 High Street, Whitton, EM1 Stag Brewery.</p> <p>Sites identified within the Twickenham Area Action Plan for a mix of uses including possible retail (TW5, TW6 and TW7)</p> <p>Other sites would be brought forward and dealt with through the planning process</p>

2.4 Employment

2.4.1 This section refers to employment land uses such as offices, industrial and storage space. It does not include other categories of land use, such as retail or education, see sections below.

Policy Background

2.4.2 The National Planning Policy Framework, 2012 encourages sustainable development which includes economic development. To contribute to building a strong economy Boroughs should plan pro-actively to meet the development needs of business and support an economy fit for the 21st century. They should set out a clear economic vision and strategy for the area which positively and pro-actively encourages sustainable economic growth; and set criteria or identify sites to meet present and anticipated needs for business, industrial units and supporting infrastructure. Specifically they should identify strategic sites for local investment, ensure the Plan supports business, identify and plan for new or emerging sectors likely to locate in the area and identify any potential for clusters of knowledge driven, creative or high tech industries and priority areas for economic regeneration, infrastructure provision and environmental enhancement.

2.4.3 The London Plan 2011 places an emphasis on outer London making a stronger contribution to the economic growth of the capital with the Mayor undertaking to work with partners to promote the development of a strong, diverse sustainable economy across all parts of London. Local Plans should manage long term change in the office market and ensure that there is enough office space of the right kind in the right location, encourage renewal and modernisation in viable locations, perhaps with mixed use schemes. Local Plans should demonstrate how the stock of industrial land and premises will be managed, taking account of the Borough level grouping, (which for this Borough, is Restricted Transfer i.e. to adopt a restricted transfer approach to release of industrial land to other uses.) Sufficient space to accommodate demand for workspace suitable for small and medium enterprises and for new and emerging industries and for waste management is also required.

2.4.4 Locally, the **Core and Development Management Plan** policies were based on the evidence provided by the two URS studies of employment land and supply referred to under “policy and research” below. The strategy as set out in the Core Policy, supports the growth of the local economy and directs new development to the clearly defined town centres, while retaining existing employment which is spread throughout the borough including those characterised by small-scale, light industrial uses, creative industries and starter units. Core Policy CP19, Local Business, seeks to support a strong and diverse local economy by ensuring the retention of land in employment uses for business, industrial and storage. In order to meet the needs of a variety of local businesses, small units are encouraged and mixed use schemes supported where the level of employment floorspace is retained and the new uses are not incompatible with established employment uses. Other relevant local policies are DM EM1, which sets out various criteria the Council will take into account for proposals for new employment development, (to support the local economy and employment within the borough) and DM EM2, which seeks to retain employment. Due to the shortage of employment land stock in the borough, land, buildings and sites last used for employment purposes are retained in employment use unless there are exceptional reasons for release. The policy aims to ensure that employment remains located close to residential areas to provide job opportunities and services within the reach of residents and ensure a stock of cheaper land for small firms, starter businesses and local entrepreneurs.

2.4.5 As part of the SA Plan a number of areas are proposed to be designated as key employment sites where adopted policies for employment will be applied (currently policies CP 19, DM EM1 and DM EM2). These are the larger employment areas, generally industrial estates or areas of mixed employment which are particularly suitable for retention and possible improvement for employment uses. It should be emphasised that the policies will continue to be applied to all employment land, not just the areas which have been designated as Key Employment Sites.

2.4.6 The Government has for three years from 30th May 2013, changed permitted development rights which mean that under certain circumstances offices may be changed to residential use without the need for planning permission. This is of great concern to the Council as it undermines its policy to keep office space. Whilst the Council would accept the loss of some office floor space, for example where it is poorly located, provides poor quality space or where there is little demand, the Council would like to retain high quality office space to meet present and predicted future need. There is already a significant likely loss of office space proposed under permitted development rights.

2.4.7 The Council is therefore intending to apply “Article Four Directions” to certain offices in the Borough which will mean that owners would need to apply for planning permission for change of use. The Council would endeavour to retain this priority space in office use. Priority will be given to the application of Article Four Directions on offices that which are either in key locations, are purpose built high quality offices, would meet or could be easily refurbished to meet modern day employment needs, are in locations where there is a demand or are buildings which could be easily converted to residential use (and therefore likely to be at risk of loss to residential use). The application of Article Four Directions will be carried out as part of a separate legal process to the Site Allocations Plan.

2.4.8 The Corporate Plan includes a number of commitments to supporting business, including supporting small shops and High Streets and supporting growth opportunities for micro and small businesses, both of which are relevant to the Site Allocations plan. The Borough's Economic Priorities and Delivery, Cabinet Members' Report of 2012 recognises the importance of small businesses in the regional and local economy and that a substantial proportion of the employment growth forecast for Richmond upon Thames in the next 15 years is expected to be based in offices. Further it is seen as important that employment opportunities are created that can be accessed by local people. It is therefore considered essential that there continues to be a range of attractive space for business to grow and expand, including offices, small scale light industrial uses, creative industries and starter units in accessible locations throughout the Borough.

Research and Evidence

2.4.9 London Labour Market Projections 1 May 2013 report outlines GLA Economics' latest employment projections and shows that jobs in London are projected to increase from 4,896,000 in 2011 to 5,757,000 in 2036. Just under half of all this employment increase is expected to come from the professional, real estate, scientific and technical activities sector. The Borough employee growth per annum is projected to be 0.6% pa and employee change from 2011 to 2036 to be 10,600. Importantly the working age population (16-64 years) of Richmond upon Thames residents rises from 124,000 in 2011 to become between 125,000 and 137,000 people in 2036. (The higher figure is unconstrained by transport accessibility nor workplace capacity). A very large proportion of these people will need to have jobs.

2.4.10 The results of the **2011 Business Survey** confirmed that the borough has a dynamic and diversified economy composed of a large proportion of micro-business and self employment. The largest sectors locally are business services, creative industries and the visitor economy, which all experienced job growth prior to the recession. The survey suggests that there is good potential for business growth in the borough. 38% of businesses say they are considering expanding their business in the near future (either by offering new services and/or by employing more staff) 39% say they expect turnover to increase over the next 12 months, with 42% expecting no deterioration.

2.4.11 Research into employment land supply and future needs in the Borough has been commissioned by the Council. In 2006 and 2009 URS carried out an audit of existing employment land and premises, assessment of future supply, and provided an analysis of the local economy and likely growth /contraction and potential gaps in provision. In 2013 Peter Brett Associates carried out an **Assessment Of Employment Sites And Premises (March 2013)**, order to build an up to date picture of Richmond's employment needs and provision, by area and sector; in order to inform planning policy for the allocation, protection or release of employment sites. All findings confirm that there is a limited amount of employment land in the borough and in particular a much lower stock of industrial and warehousing land than a typical London borough. There is a chronic shortage of the "scruffy" shed type space essential to oiling the wheels of any local economy, including providing cheaper space, particularly useful for business start ups.

2.4.12 Non office employment space is very thinly scattered around the Borough and what is available is often hemmed in by housing. However marginal activities are an important part of this local offer and supply is limited, at least in part due to the shortage of railway arches and similar back land space. What there is provides a valuable local function, providing locally based services to the business and resident population and helping reduce road journeys to non local centres. There is therefore a strong case for protecting the industrial, warehousing and business estates in the Borough and Peter Brett Associates recommended that all industrial land in the borough is protected against release to non employment uses in line with Policy DM EM2. (This is also the recommended approach in the London Plan.)

2.4.13 Richmond is virtually the only borough outside the London Central Activities Zone (CAZ) where speculative office development is not only viable but in progress. The main office centre is Richmond, with its lower cost alternative Twickenham, and a large, but less active centre Teddington. There are smaller outliers such as Hampton, Mortlake, Hampton Wick and St Margarets where clusters of offices exist along with isolated sites spread across the Borough. Much of the office stock is good condition; however there is a large stock of secondary offices, with a need to refurbish the space situated outside the better locations, and an over supply of poorer stock in the form of high street offices over shops. It may be that demand for such space is now being met by serviced offices and home-based working. There is a notable internet oriented media presence in the borough.

2.4.14 Peter Brett Associates divided the borough into separate local property markets, with recommendations for the type of space which should be retained and promoted, this has been used to inform the Site Allocations Plan.

2.4.15 Summary of employment needs and how they will be met

1) Sites to be designated as Key Employment sites (where adopted policies CP19, DM DC1 and DM DC2 will be applied) and Article Four Directions applied to restrict changes of use from offices to residential without permission:
E HA 7 Kingsway Business Park
E HA 8 Castle Business Park
E HH1 Hampton Hill Business Park
E TD 3 Waldegrave Road cluster
E TD 5 National Physical Laboratory
E TD 6 Teddington Business Park
TW11 West Twickenham Cluster (Art 4 on part)
E TW 16 St Georges Industrial Estate
E EM6 Old Power Station & Tideway Yard
E KW5 Station Ave

2) Sites to be designated as Key Employment sites:

E HA6 Kempton Gate Business Park

E HH2 St Clares Business Park

E TW12 Heathland Industrial Estate

E TW15 Mereway Road Industrial Estate

E TW 17 Swan Island Industrial Estate

E SM1 St Margarets Business Park

E SM 2 Waterside Business Centre

E SM3 Twickenham Film Studios/Arlington Works

E BA3 Glenthams Road

E KW4 Sandycombe Centre

E KW6 Marlborough Trading Estate

E RI7 Orchard Garden and Market Roads

3) Proposal sites where employment use may be part of the mix of uses

HA2 Hampton Waterworks

HA5 Platts Eyot

TD 1 Telephone Exchange, Teddington

TW8 Harlequins Rugby, Twickenham

TW9 Central Depot, Twickenham

TW10 Richmond College

RI 2 Richmond Station and above track

EM1 Stag Brewery

EM5172-176 Upper Richmond Road

KW1 Inland Revenue

RI 1 Richmond Station

RI 3 Richmond Police Station

4) Other existing or potential new employment sites - policies CP 19, DM DC1 and DM DC2 will be applied where development or change of use comes under planning control

2.5 Transport

Policy

2.5.1 The National Planning Policy Framework 2012 encourages sustainable development, requires plans to meet objectively assessed needs and address barriers to investment including identifying priority areas for infrastructure provision. Positive planning is required to achieve places which promote social interaction, safe and accessible environments and high quality public space, reduce the need to travel, allow for the use of sustainable transport and reduce emissions.

2.5.2 The Mayor's Transport Strategy 2010 (MTS) includes goals to deliver sustainable transport benefits to support economic development and population growth, enhance the quality of life, safety, security for Londoners, improve transport opportunities and reduce transport's contribution to climate change and improve its resilience. Proposals to achieve these goals include: Implementing Crossrail, Improving suburban and National Rail links, Keeping the bus network under review, Improving interchange between various modes of transport, Smoothing traffic flow with new traffic control systems, Making more use of the river for transport, Improving the accessibility of the transport network, improving cycling and walking and Creating better, more attractive streets.

2.5.3 The London Plan 2011 takes forward the MTS in a planning context, including Policy 6.1 Strategic Approach which sets out the Mayor's intention to work with all relevant partners to encourage the closer integration of transport and development through various means set out in sections a)-j), including locating development to reduce the need to travel by car, improving public transport, walking and cycling, improving interchange, and encouraging the use of the Thames for transport. Listed schemes in table 6.1 affecting the Borough are included within the Background Paper and have been taken into account in the Site Allocations Plan. Other relevant London Plan policies include those for Public Transport Capacity, Safeguarding Land for Transport, Enhancing Transport Connectivity, Better Streets and Surface Transport, Cycling, Walking and Parking.

2.5.4 At the local level policy CP1 Sustainable Development and CP5 Sustainable Travel are particularly important **Core Policies** and there are a range of relevant **Development Management Plan** policies relating to transport and development, various modes of transport and parking. The **Corporate Plan** commits the Council to ensuring that transport planning in the borough reflects the needs of local residents and businesses to invest in improving footpaths and roads and assisting residents to cut CO2 emissions, specifically the Council is committed to working with partners to improve public transport in the borough with improvements to rail stations and bus stops and improving road safety. **The Local Implementation Plan (LIP)** is the Borough's local transport strategy - objectives are

1. To support and maintain the economic vitality of local shops and the Borough's thriving town and local centres.
2. To improve the local environment and quality of life for all residents of the Borough.
3. Improving safety for all road users.
4. Enhancing transport choice and reducing congestion.

5. Developing a transport system that is resilient and reflective of local needs and aspirations.
6. Deliver the “Uplift Strategy” for the regeneration of five areas of the Borough.
7. Improve the accessibility, efficiency and attractiveness of transport Borough wide, thus increasing social inclusion.

Research and Evidence

2.5.5 As an outer London Borough the transport facilities are well developed, with the A316 (Great Chertsey Road) and A 205 (South Circular Road) trunk roads (part of the Transport for London Road network). There is a total of 393 kilometres of public highway in the borough including 13 kilometres of the Transport for London Road Network (TLRN). The Council is the highway authority for all but the TLRN and Crown Roads. The hierarchy of roads is used as the basis for land use planning, traffic and environmental management measures.

2.5.6 There are high levels of traffic, including through traffic, which has led to significant road congestion particularly in the morning and evening peaks. However, around 24% of households do not have a car. This accounts for approximately 41,500 people. Whilst much of the area has good public transport accessibility levels (PTAL), there are a few areas with lower levels, such as parts of Ham and Petersham, and areas in the extreme west of the Borough.

2.5.7 The Council’s LIP2 (referred to above) provides the main basis for the assessment of the transport infrastructure requirements, as follows.

2.5.8 Major Schemes are a key focus of the Mayor of London, a number of major schemes are proposed in the borough: **Richmond Town Centre, Twickenham Town Centre, Whitton Town Centre** (High Street), however these are likely to be complete or nearly complete before the Site Allocations Plan is adopted. With respect to other initiatives, the majority of these will support proposal sites for development rather than resulting in proposal sites in their own right.

2.5.9 With respect to the overground and underground railways, more extensive changes to improve interchange and accessibility are proposed at **Whitton, Richmond and Mortlake stations**.

2.5.10 With respect to measures for buses LIP initiatives will support proposal sites within the Site Allocations Plan, but not result in any proposal sites in their own right, with the exception of **The Stag Brewery, Mortlake** – where a bus stopping/turning facility will be considered to serve the new development and replace the bus station at Avondale Road.

2.5.11 With respect to measures for cyclists and pedestrians, the TfL mini Holland initiative will includes a number of proposals, however these are insufficiently advanced to be included in the Site Allocations Plan. No new stand alone car parks are proposed within the Site Allocations Plan as the policy is currently to discourage commuter parking, and manage existing parking rather than introduce new car parks. However, in accordance with Core Policy CP8 in Whitton and East Sheen additional parking may be required as part of retail schemes and any other large new

development would have to provide sufficient parking to meet its own needs without causing unacceptable overspill onto the streets, this will be reflected as appropriate in the Site Allocations Plan.

2.5.12 Summary of Transport needs and how they will be met

Needs	How they will be met
Environmental Improvements	Identify within the SA Plan EM 2 Mortlake High Street to narrow the road, provide an off road cycle route and other environmental improvements Other measures to be brought forward through LIP
Station interchange and accessibility improvements	Identify within the SA Plan WT 4, Whitton Station, RI 2 Richmond Station, EM 3 Mortlake Station for improvements.
Buses	Identify within the SA Plan EM 1 Stag Brewery , including possible bus stopping/turning facility Other measures to be brought forward through LIP
Cyclists and Pedestrians	Measures to be brought forward through LIP
Associated with new development	Within SA plan any specific requirements for transport facilities associated with new development are stated Continue to apply adopted transport policies on any other sites which come forward for new development or change.

2.6 Education

Policy

2.6.1 The Council has a duty under section 14 of the **Education Act 1996** to ensure that sufficient primary and secondary schools are available for their area and the **National Planning Policy Framework 2012** requires Local Plans to meet needs, identify sites for infrastructure, and positively plan for community facilities. In particular there is the need to make sufficient provision for a choice of school places, authorities should take a positive and collaborative approach to meeting requirements and to development which will widen choice in education.

2.6.2 London Plan policy 3.18 – Education Facilities - requires plans to provide the framework for the regular assessment of need for pre-school, school, higher and further educations institutions and community learning facilities at local and

sub-regional levels and secure sites for future provision recognising local needs and specific requirements, there is a similar requirement for social infrastructure set out in London Plan policy 3.16 – Protection and Enhancement of Social Infrastructure.

2.6.3 At the Local level, **Core Strategy**, CP 18 Education and Training, seeks to ensure that the provision of schools, pre-schools and other education and training facilities are sufficient in quality and quantity to meet the needs of residents, stating that land in education use will be safeguarded, new sites may be identified in the Site Allocations Plan and the potential of existing educational sites maximised through redevelopment, refurbishment or re-use to meet educational needs. Facilities should be in convenient locations. Other policies relevant to education include **Development Management Plan** policies OS 7 Children's and Young People's Play Facilities, OS 8 Sport and Recreation Facilities, SI 1 Encouraging New Social Infrastructure Provision and SI 2 Loss of Existing Social Infrastructure Provision.

2.6.4 Other relevant Borough policy includes the **Corporate Plan** which aims to ensure that the current and future generations of children and young people fully realise their potential. Commitments include delivering greater choice, diversity for parents and promoting the independence and autonomy of schools: and promoting excellence in education to deliver the highest levels of achievement.

2.6.5 Key activities relevant to the Site Allocations Plan are

- Develop further partnerships with free schools and private schools.
- Promote choice in education - promoting sixth form provision in schools and establishing a local Catholic secondary school.
- Expand the number of primary school places in the borough.

2.6.6 The Council's ten year **Education Strategy** 'Choice and diversity: putting policy into practice', (December 2010) includes the following relevant to the Site Allocations Plan:

- A 10-year strategy to provide adequate numbers of high quality primary places including the possibility of 'free school' status
- Increased numbers of high quality secondary places including Catholic secondary provision
- Creating sixth form provision on school sites

Research and Evidence

2.6.7 Demand is regularly assessed by the Council by taking the number of live births per year and estimating the number of families moving into the area with children. Between 2000 and 2010, the number of live births in the borough rose steadily, from 2,384 to 2,992, a cumulative increase of 25.5%. Factors are applied to estimate uptake and the number of children outside the Borough who wish to use Borough schools for each age and type of school. Account is taken of the establishment of any free schools. There are 23 private schools within the borough, for all age groups, and in addition some Borough pupils attend private schools outside the Borough. The percentage of borough-resident children educated privately varies

over time and is sensitive to factors such as the economic climate and the performance and popularity of state-funded schools, and is therefore a factor influencing demand for state-funded schools within the borough.

2.6.8 Pre-school childcare may be provided by child minders, nannies and or public or private nurseries and pre-schools. The Local Authority has one nursery school and sixteen primary schools with nursery units. Whilst demand is likely to remain high for pre-school and nursery places with the number per year of live births in the borough (see section on Primary Education), there are a number of providers to respond to needs, there is therefore no assessment of a gap in provision, apart from a shortfall in Ham. This is likely to be provided either by private childminders or extending existing facilities and is therefore unlikely to require any specific site to be identified in the Site Allocations Plan.

2.6.9 Children's centres are a partnership between the Council, schools, the Primary Care Trust, Richmond Housing Partnership, the Metropolitan Police, the voluntary and community sector, Jobcentre Plus, the private sector and local families. They offer a range of services and facilities including early years provision. There are six in the borough, in Ham, Heathfield, Mortlake, Hampton Hill, Twickenham and Hampton, no future site need has been identified within the Plan period.

2.6.10 There are 43 primary phase schools (5 infant, 5 junior and 33 all-through primary) in the borough. 25 of these are non-faith schools, 10 are Church of England and 7 are Catholic. In addition, 2 Free Schools have been approved, both primary, in Hampton and Mortlake, to open in September 2013, with others currently at the proposal stage.

2.6.11 Borough primary schools have been top of the national Key Stage 2 league tables throughout that period. As a result, since the 2004/2005 school year, when there was a considerable amount of spare capacity, demand for Reception places, exacerbated by the economic downturn, has increased by almost 500 children. The Borough aims to provide places for children within 1.5 miles of their home address, i.e. within walking distance.

2.6.12 Despite the provision of a large number of new places since 2000, demand for primary places has increased in all areas of the borough, with the results that the 'cut-off' distances have shrunk considerably for schools which use 'home to school distance' as the main over-subscription criterion. In the medium- to long-term, it is possible that there will be a need to consider additional provision in the **Barnes/East Sheen/ Mortlake; Richmond; Teddington; and Twickenham areas**. If demand were to be increased by additional factors – e.g. continuing economic difficulties altering the proportion of children in private school, large 'pupil yields' from new housing developments and further improvements in standards across the borough's primary and secondary schools – then the projections of pupil numbers could be even higher than anticipated. The general approach to increasing primary provision will be

- To expand existing schools where possible (although the number of opportunities to do this is diminishing, as a large number of primary schools have already been expanded in recent years) this will include continuing to encourage the expansion of private primaries where there is on site capacity.

- To seek new provision on larger development sites, such as at the Stag Brewery, to be provided as part of the redevelopment.
- To seek new state funded provision, i.e. free schools, on other sites as and when they become available.

2.6.13 There are nine secondary schools in the borough, seven of which are academies and two of which are voluntary-aided. Feasibility work has been undertaken to provide a further secondary and rebuilt tertiary college on the site of Richmond College in Twickenham. There is one secondary free school proposal, for September 2014 opening, although agreed by the Secretary of State in principle, no site has been identified as yet.

2.6.14 Despite the increase in live births between 2000 and 2010, there is some spare capacity in Borough secondary school provision in the short term. Taking into account the possible establishment of free schools; the establishment of a eight-form entry secondary school in north Kingston in 2015, which would free up 100+ places at Grey Court and Christ's for Richmond Borough children), and changes to existing secondary schools in relation to the addition of sixth forms, it is probable that the increased demand in the primary sector will not lead to capacity being exceeded until beyond 2016 at the earliest. A working assumption is therefore that there will be a need for a new non-faith school within the Site Allocations Plan period, and this is likely to be the new school at Richmond upon Thames College's site referred to above.

2.6.15 With respect to Special Needs Education, the majority of pupils' needs can be met within mainstream settings. The borough also maintains two special schools—Clarendon School, Hampton (for pupils aged 7-16 who have moderate learning difficulties) and Strathmore School, Petersham (for pupils aged between 7-19 who have severe, profound and multiple learning difficulties). The Council is seeking to re-provide for these children in new purpose built facilities at Richmond upon Thames College, Twickenham (as part of a re-developed education site), and by re-developing Strathmore School across a number of school sites. No further site specific requirements are identified.

2.6.16 There is good provision for Further, Higher and Adult Education in the Borough. By September 2014, sixth forms will have been established at eight out of nine secondary schools in the borough, with one planned for St Richard Reynolds school in 2018. Richmond upon Thames College in Egerton Road has approximately 4,000 full-time students aged 16-19 years old and offers these students a wide range of courses and subjects. It also offers a range of adult courses, many leading to professional qualifications, and a number of higher education courses, some in partnership with Kingston University. It is proposed to redevelop this site to re-provide a purpose built college, new secondary school and new special school and this will form one of the proposals within the Site Allocations Plan.

2.6.17 Richmond Adult Community College will be solely based at Parkshot in Richmond. It provides further education, adult learning, vocational and skills training, approximately 1300 courses in 14 (out of 15) of the Sector Subject Areas that define the further education sector. No further changes are anticipated which would affect the Site Allocations Plan.

2.6.18 St Mary's University College is a university for around 4,000 students with specialisms in Sports and Teacher Training. The main campus is on Waldegrave Road in Twickenham; St Mary's Hall, and the University College's main sports fields are on the Teddington Lock site opposite the Lensbury Club in Broom Road, Teddington. Kingston University is also close to the borough, with one of the student halls of residence located at Hampton Wick. The Council has not identified any further site specific needs within the Borough in relation either University.

2.6.19 Summary of Education needs and how they will be met

Needs	How they will be met
Pre school and childrens centres	Continue to apply adopted policies on any other sites which come forward for new development or change.
Primary Schools	Identify within the SA Plan sites for primary schools on all or part of sites TW 11 West Twickenham cluster, TW13 Mereway Day Centre, BA2 Barnes Hospital, EM1 Stag Brewery, EM5 172-176 Upper Richmond Road. Expand existing schools and encourage free and private schools, continuing to apply adopted policies on any sites which come forward for new development or change.
Secondary Schools	Identify within the SA Plan TW 10 Richmond College (includes secondary school) Continue to apply adopted policies on any other sites which come forward for new development or change.
Special Needs Education	Identify within the SA Plan TW 10 Richmond College (includes special needs school) Continue to apply adopted policies on any other sites which come forward for new development or change.
Further, adult and higher education	Identify within the SA Plan TW 10 Richmond College (includes new tertiary college) Continue to apply adopted policies on any other sites which come forward for new development or change.

2.7 Community Facilities

2.7.1 This includes libraries, community centres, youth centres, arts and cultural facilities, sometimes referred to as “social infrastructure”.

Policy Background

2.7.2 Within the **National Planning Policy Framework (NPPF) 2012**, one of the core planning principles is to take account of and support local strategies to improve health, social and cultural wellbeing for all, and deliver sufficient community and cultural facilities and services to meet local needs. To deliver the social, recreational and cultural facilities and services the community needs, authorities should plan positively for the provision and use of shared space, community facilities (such as local shops, meeting places, sports venues, cultural buildings, public houses and places of worship) and other local services to enhance the sustainability of communities and residential environments; and guard against the unnecessary loss of valued facilities and services, particularly where this would reduce the community's ability to meet its day-to-day needs

2.7.3 **The London Plan 2011** requires the protection and enhancement of social infrastructure, development proposals should maximise the extended or multiple use of educational facilities for community or recreational use and there is support for and enhancement of arts, culture, sport and entertainment provision.

2.7.4 Local Policy includes **Core Strategy** policy CP13 Opportunities for All, which sets out that the Council will work with all relevant agencies to reduce disadvantage, particularly in the most deprived areas of the Borough and for disadvantaged individuals, and ensure that a range of opportunities are provided that can be accessed by all residents. CP16 Local Services/Infrastructure sets out the overall strategic approach for the provision of services and facilities for the community. Policy DM SI 1 encourages new social infrastructure provision with criteria for determining suitability, and DM SI 2 seeks to retain existing provision unless it can be shown that it is no longer required or that the service could be adequately re-provided in a different way or elsewhere in a convenient alternative location.

2.7.5 One of the themes in the **Corporate Plan** is 'Place', which identifies 'Supporting local business, reviving local high street and arts' as one of the main service priority areas. Within this there is a commitment to keep Borough libraries open, promote exhibitions and sustain the Borough's excellence in the arts, theatre and music.

Research and Evidence

Libraries

2.7.6 Richmond upon Thames has libraries on twelve sites. **The Council's Library Strategy 2011-2014** 'Connecting Communities' recognises the value and importance of the library service. Its vision is for libraries to be the focal points of communities, promoting reading and supporting learning. At the core of the strategy is a commitment to retaining all twelve public libraries in all existing communities in the borough and to enhancing their role as community facilities.

2.7.7 By 2014, the strategy aims to have delivered:

- significant building improvements to Whitton Library to improve access and the internal layout, having explored options to co-locate other public services in the re-designed library building;

- significant progress in co-locating community libraries with other public services in order to improve their locations and opening hours with a particular focus on the co-location of Kew Library and Ham Library; and
- developed plans for an integrated library in Richmond, bringing together Richmond Lending Library and the library services at the Old Town Hall into a modern all-purpose library building in the heart of the town.

2.7.8 The strategy also sets out to have franchised community library buildings to voluntary sector or community groups to manage. This would involve local communities and the library service working together to extend opening hours and enhance the range of public and community services operated from the library building in line with local needs and requirements.

Community Centres

2.7.9 There are a wide range of different types of community centres across the borough, from which are run many different activities and spaces available to hire. Similar provision may also be available from some of the arts and culture facilities in the borough (see below on Arts and Culture) and a number of religious groups. Some provide activities for specialist groups such as older people and young people (see below on Youth Centres). There is a general move to encourage provision through flexible, multi-purpose centres where there can be co-location and dual use of similar facilities and activities for community use.

Youth Centres

2.7.10 Youth Service in Richmond upon Thames provides a diverse range of youth programmes, positive activities and youth support for young people age 13-19 (and up to 24 years old with learning disabilities and difficulties) from the following locations: Castelnau Community Project; Ham and Petersham Youth Centre, Ham; Hampton Youth Project, Hampton; Heatham House Youth Centre, Twickenham; Powerstation, Mortlake; Whitton Youth Hub, Britannia Lane (opening Autumn 2013). In addition to there is the Youth Cafe Bus – mobile provision outreaching across various locations within the Borough subject to needs and also outreach and detached work.

2.7.11 Youth facilities are well used by the local community and other partners from voluntary sector to deliver services to young people and local community. Capital investment is needed to improve some of the existing facilities including:

- Ham and Petersham Youth Centre – ideally re-provision of the facility within this locality or further modernisation
- Heatham House Youth Centre – investment in terms of DDA compliance subject to financial viability and conservation restrictions. Further investment improving the existing facilities or re-provision of the facility within this locality
- Hampton Youth Project – internal modernisation of the facility including extension of the facility through building a mezzanine floor

Arts and Culture

2.7.12 The Cultural Partnership Plan 2009-2013 sets out the vision for a borough where cultural activity encourages participation, brings enjoyment, sparks creativity, contributes to health and wellbeing, transforms public spaces, attracts visitors, stimulates the local economy and brings communities together.

2.7.13 There are a number of galleries, museums, theatres, arts venues and cinemas across the borough which provide for cultural activity. These include:

- Galleries: Orleans House Gallery and the Stables Gallery, Twickenham and the Riverside Gallery, Richmond
- Museums: Twickenham Museum, Museum of Richmond, and Twickenham World Rugby Museum
- Theatres: Richmond Theatre, Orange Tree Theatre, Mary Wallace Theatre, Twickenham, Hampton Hill Playhouse and Normansfield Theatre, Teddington
- Community Arts Centres: Old Sorting Office, Barnes and the Landmark Arts Centre, Teddington
- Cinemas: Odeon and Curzon in Richmond

2.7.14 Summary of Community needs and how they will be met

Needs	How they will be met
Libraries	<p>Identify within the SA Plan WT1/WT2</p> <p>Improvements/rebuild Whitton Library</p> <p>Co-locating community libraries with other public services, with a particular focus on the co-location of Kew Library and Ham Library, and integrated library in Richmond (bringing together Richmond Lending Library and the library services at the Old Town Hall) - dealt with by applying adopted policies</p> <p>Continue to apply adopted policies on any other sites which come forward for new development or change.</p>
Community Centres	<p>Identify within the SA Plan sites which include community use –HA1 Hampton Square Local Centre, EM1 Stag Brewery, HP2 Ham Regeneration, KW1 Inland Revenue, Kew</p> <p>Encourage provision of flexible, multi-purpose centres where there can be co-location and dual use of similar facilities and activities for community use, dealt with by applying adopted policies.</p> <p>Continue to apply adopted policies on any other sites which come forward for new development or change.</p>
Youth Centres	<p>Identify within the SA Plan sites which include youth facilities –HA1 Hampton Square Local Centre, HP2 Ham Regeneration</p>

	Continue to apply adopted policies on any other sites which come forward for new development or change.
Arts and Culture	Continue to apply adopted policies on any sites which come forward for new development or change.

2.8 Health

Policy

2.8.1 Key policy guidance within **the National Planning Policy Framework 2012**, relevant to health facilities includes that supporting strong, vibrant and healthy communities is part of the ‘social’ dimension of sustainable development and that planning should take account of and support local strategies to improve health, social and cultural wellbeing for all, delivering sufficient facilities and services to meet local needs. Planning authorities are required to work with other authorities and providers to assess the quality and capacity of infrastructure for health and social care. They should work with public health leads and health organisations to understand and take account of the health status and needs of the local population (such as for sports, recreation and places of worship), including expected future changes, and any information about relevant barriers to improving health and well-being.

2.8.2 **London Plan 2011, Policy 3.17** on health and social care facilities, requires boroughs to identify and address significant health and social care issues facing their area and work with the NHS, social care services and community organisations to regularly assess the need for health and social care facilities at the local and sub-regional levels and secure sites and buildings for, or to contribute to future provision. Also of relevance is policy 3.2 on improving health and addressing health inequalities, which requires boroughs to

- a. work with key partners to identify and address significant health issues facing their area and monitor policies and interventions for their impact on reducing health inequalities
- b. promote the effective management of places that are safe, accessible and encourage social cohesion
- c. integrate planning, transport, housing, environmental and health policies to promote the health and wellbeing of communities
- d. ensure that the health inequalities impact of development is taken into account in light of the Mayor’s Best Practice Guidance on Health Issues in Planning.

2.8.3 At the local level, **Core Strategy** policy CP16 Local Services/Infrastructure sets out the overall strategic approach for the provision of services and facilities for the community including the aim to . ensure the adequate provision of such services and facilities, especially in areas of relative deprivation. Where opportunities arise, co-location of council, health, library and school facilities is encouraged. The loss of community facilities will be resisted unless it can be shown that the facilities are no longer needed or that the service could be adequately re-provided in a different way or elsewhere. Core Policy CP17 on Health and Well-being requires all new

development to encourage and promote healthier communities and places and supports the provision of new or improved facilities for health and social care. Existing health, social care, leisure and recreation provision will be retained where these continue to meet or can be adapted to meet residents' needs. Land will be safeguarded for such uses where available, and the potential of re-using or redeveloping existing sites will be maximised. Development Management Policies DM SI 1 and DM SI 2 encourage the provision of new social infrastructure and resist the loss of existing social infrastructure facilities respectively.

2.8.4 One of the priorities of the Council's **Corporate Plan** is 'People', which identifies 'A Healthy Borough: Integrated Care' as one of the important themes. The Council is committed to promoting the health, wellbeing and independence of people and communities. To achieve this, the Council will work with Richmond's Clinical Commissioning Group (CCG) to develop and commission integrated services across health and social care. Working with Hounslow Council, Richmond and Hounslow CCGs and Hounslow and Richmond Community Healthcare NHS Trust the Council will take steps to set up an Integrated Care Organisation with the aim of improving health and social care services for residents. The business case has been developed in June 2013, with the intention of staged implementation during summer and autumn 2014.

Research and Evidence

2.8.5 From April 2013, Primary Care Trusts (PCTs) have been replaced across England by more than 200 GP-led organisations called Clinical Commissioning Groups (CCGs). GPs in Richmond are now working together as the Richmond Clinical Commissioning Group, which offers free primary care health services for local people. Therefore, the new partners in relation to health care infrastructure are now the Richmond Clinical Commissioning Group (CCG) and NHS England; the PCT and NHS South West London have been abolished.

2.8.6 The nearest Hospitals for acute Accident & Emergency are outside of the borough – in particular West Middlesex University Hospital at Isleworth and Kingston Hospital.

2.8.7 Community-based services to the population are provided over a number of different sites. One of these sites is the Teddington Memorial Hospital, based in central Teddington. Its services include a walk-in centre for minor ailments, consultant and GP-led outpatient services, a diabetes centre, diagnostics and community care. There are clinics in Teddington, Hampton, Twickenham, Ham and East Sheen, with 28 GP practices across the borough. A total of 183,154 people were registered with GPs in the borough in April 2010 .

2.8.8 A new state-of-the-art health and social care centre in Whitton that brings GPs, social services, mental health and other primary care services together under one roof, offering an integrated service for local residents, opened in June 2012.

Planning permission was granted for a GP-led medical centre in Parkshot, Richmond which was proposed to accommodate the merger of the existing local practices – the Pagoda Surgery and the Queens Medical Centre

2.8.9 Hounslow and Richmond Community Healthcare (HRCH) are the NHS organisation responsible for providing community healthcare to the 425,000 adults and children living in the boroughs of Hounslow and Richmond. They have a distinct role in enabling people to stay healthy and active in their communities and in preventing them from spending unnecessary time in hospital. This is part of an integrated health and social care system working in partnership with primary care, social care, education and acute hospitals

2.8.10 The 2009 refresh of the Joint Strategic Needs Assessment stated that the availability of NHS dentistry was fairly evenly spread across the borough. Since April 2013, the NHS England Commissioning Board has taken on commissioning responsibility from primary care trusts for all NHS dental services: primary, community and secondary, including dental out of hours and urgent care. Through the NHS there were also 58 contracts with local optometrists, 22 of which provide services from fixed premises and 34 provide domiciliary services, plus pharmacies across the borough.

2.8.11 The main provider of adult and children's mental health services is South West London and St George's NHS Mental Health Trust. A range of services are provided across sites, including Barnes Hospital, Richmond Royal Hospital, the Maddison Centre in Teddington, and the Kingston Lane Hostel in Teddington, with other outreach teams and services. The tiered model of care is designed to provide a single point of access, for adults and older people. The Trust's estates strategy has a focus to rationalise the estate, including reducing the number of hospital sites from five to a maximum of three (in 2013 consideration was being given to two and three site options) and to maintain and improve the clinical facilities at the Springfield Hospital site.

2.8.12 West London Mental Health Trust are a leading national provider of forensic (secure) and specialist mental healthcare, and offer a specialist in-patient service for people with personality disorders from part of the Cassel site in Ham. This is a national specialist assessment and treatment service for young people and adults with complex personality disorders.

2.8.13 The most recent premises review carried out by the CCG has "clustered" practices into smaller geographical areas. Practices that have previously benefited from improvement grant funding to enable a) improvement to existing premises or b) relocation to new sites have been included providing a more accurate picture of the level of need across the entire primary care estate. This approach allows the CCG to fully understand the extent of current provision and enables the CCG to make informed decisions on where best to prioritise investment, addressing the current shortfalls in a targeted and measured way. It also aids the CCG in its duty to support community based initiatives such as Better Services, Better Value (BSBV).

2.8.14 Information included in this research is designed to help the CCG prioritise its strategy for premises development and the allocation of additional funding supporting this. It highlights where there may be some capacity within a cluster; a short term solution that would provide a degree of flexibility in spreading increasing patient demand across a number of local practices. This approach would be helpful whilst long term solutions of practice relocations are worked through. The premises review has also considered the scope for expansion and potential relocation of current

premises; this provides a high level view as to whether a practice could remain in its existing premises whilst looking to improve infrastructure and overall Gross Internal Area (GIA). Or, if this approach has already been used, the remaining solution would be to search for suitable alternative premises.

2.8.15 The premises review indicates that Richmond, Ham and Kew is the priority cluster requiring attention, the acquisition of development opportunities and a funding commitment if the CCG accepts this approach to adopting a revised primary care estate strategy.

2.8.16 More information on the Health of the borough can be found at: Hounslow and Richmond Community Healthcare; the Joint Strategic Needs Assessment (JSNA) is the comprehensive assessment of the health and well-being needs of the population of Richmond upon Thames.

2.8.17 Summary of Health needs and how they will be met

Needs	How they will be met
Borough wide health care Additional capacity will be required to support growth	<p>Large new developments will be expected to make on site or financial contribution towards health needs under existing adopted policies</p> <p>Health uses may be part of the mix of uses on sites EM1 Stag Brewery, Mortlake and KW 1 Former Inland Revenue, Kew.</p> <p>Continue to apply adopted policies with in relation to new development for health facilities on any other sites, with Richmond, Ham and Kew as a priority.</p>

2.9 Leisure and Play

Policy

2.9.1 The National Planning Policy Framework 2012 includes the overall aim to seek positive improvements in the quality of the environment as well as in people's quality of life. Access to high quality open spaces and opportunities for sport and recreation can make an important contribution to the health and well-being of communities. Planning policies should be based on robust and up-to-date assessments of the needs for open space, sports and recreation facilities and opportunities for new provision in the local area to determine what is required. Existing open space, sports and recreational buildings and land, including playing fields, should not be built on unless they are assessed as being surplus to requirements or the the loss resulting from the proposed development would be replaced by equivalent or better provision in terms of quantity and quality in a suitable location; or the development is for alternative sports and recreational provision, the needs for which clearly outweigh the loss.

2.9.2 The London Plan 2011 states that leisure, arts, culture and tourism should be supported due to its contribution to the outer London economy. Richmond is listed as a “Potential Outer London development centre” for leisure, tourism, arts, culture and sports. Boroughs are required to designate and develop cultural quarters to accommodate new arts, cultural and leisure activities, enabling them to contribute more effectively to regeneration. With respect to the riverside, supporting infrastructure and recreational use is encouraged. Development proposals that result in the loss of existing facilities for waterborne sport and leisure should be refused, unless suitable replacement facilities are provided.

2.9.3 With respect to Local Policy, **Core Policy CP10** Open Land and Parks requires the protection and enhancement of designated open land for biodiversity, sport and recreation and heritage, and for visual reasons. CP17 Health and Well-being promotes a pattern of land use and facilities to encourage walking, cycling, and leisure and recreation and play facilities to provide for a healthy lifestyle for all, including provisions for open and play space within new development as appropriate. In addition, the policy requires the retention of existing health, social care, leisure and recreation provision where these continue to meet or can be adapted to meet residents’ needs. Relevant policies in the **Development Management Plan** include Policy DM OS 2, which requires the protection and retention of designated Metropolitan Open Land in predominately open use, appropriate uses are described. DM OS 7 focuses on the protection, improvement of and provision of new children’s and young people’s play facilities. DM OS 8 states that public and private sports grounds will be protected and enhanced. Owners of private facilities will be encouraged to make them available for public access and use. Policy DM HO 4 Housing Mix and sets out requirements for amenity space for all new dwellings.

2.9.4 One of the themes in the **Corporate Plan** is ‘Place’, which identifies ‘A Green Borough’ as one of the main service priority areas. The Uplift Programme will continue to revitalise areas of the borough through a range of improvements including enhancements to visual appearance, retail areas, open spaces and civic areas. In addition, a new multi-million pound Parks Improvement Programme is being delivered. This will directly and indirectly support the protection, provision and enhancement of leisure facilities in the borough. In addition, within the priority of ‘Supporting local business, reviving local high street and arts’, there is a commitment to support competitive sports and work with locally based clubs.

Research and Evidence

2.9.5 An assessment of sports halls and indoor as well as outdoor leisure facilities has been carried out as part of the Open Space, Sport and Recreation Needs Assessment (2008). Although this assessment has been carried out in 2008, it is still largely relevant and only some of the details may have changed. The Council’s Play Strategy Review 2011-2014 identified the needs for children’s play. The open space, sport, recreation and children’s play needs were reviewed and updated as part of the Infrastructure Delivery Plan.

2.9.6 The Borough has over 2,000 ha of **Open Space**, about one quarter of this is managed by the Council. Large spaces include Richmond Park (1,000 ha), Bushy Park (450ha) and the Old Deer Park (147 ha) as well as the River Thames with its 27km of towpath. Overall the Borough is very well provided with public open space

in relation to it's population having 13 ha per 1000 compared to the generally recommended standard of 2.48 ha (6 acres) per 1000. As an Outer London Borough, open land and sport facilities provide a regional recreational function, being often used by residents from inner London where there is less open space. Such open land is protected by planning designations and the focus is therefore on making the best use of the space for recreation and sport, rather than extensive new provision.

2.9.7 In relation to **Outdoor Leisure Facilities**, there are various types of facilities within the borough, including Council owned and run facilities, land or facilities owned by others such as the Royal Parks, which are publicly available free or at low cost, private facilities, which are available to non-members at concessionary rates, Council owned facilities exclusively let to one club and completely private facilities. Educational facilities may be public or private, with or without dual or shared use. Where public money has been given to private clubs (such as from the Lottery or Sport England) there is often a requirement to open up the club to a wider group.

2.9.8 Different sports and activities have different traditions of provision, for example there are few public rugby pitches but a number of private rugby clubs in the borough, where members are welcome at relatively low cost, whereas for football most facilities are public, and clubs do not generally own their own grounds.

2.9.9 With respect to **Indoor Leisure Facilities**, the Council's Sport & Fitness Service directly manages five dual use sports & fitness centres in the borough. In addition, of the eight secondary schools in the borough, all have sports halls. With the projected growth in population, there should be approximately six public facilities in the borough, using the standard of 1 public sports centre per 30,000 population, which would suggest there is a shortfall of one public sport centre in the borough. There is also a geographical gap in provision in the Ham and Petersham area and Grey Court School is therefore seen as the priority for further dual use sports hall provision. The commercial sector provision of sport & fitness in Richmond has been a major growth area in the last 15 years. There are now eleven commercially operated health & fitness clubs based in the borough. It is estimated that there are over 32,000 members of commercial sports, health and fitness clubs in Richmond, with some evidence of members moving to low cost gyms. The two main public indoor pools are in Teddington and Richmond; outdoor pools are in Richmond and Hampton. 13 pools are attached to schools; there are three indoor pools attached to private clubs. Compared to a standard of one indoor pool per 60,000 population, there is an under provision of 1 indoor pool in the borough. There are a number of specialist centres in the borough catering for individual sports

2.9.10 With respect to children's **play facilities**, there has been an intensive programme of Council investment in children's play facilities, which brought the majority of the playgrounds up to Local Equipped Area for Play (LEAP) standard. There are currently 45 children's play areas in the borough, all of which are open to the public. Survey work prior to the previous Play Strategy (2007-2011), showed that overall the borough is fairly well provided with good quality children's play facilities and there are only very few residential areas, which are more than 400 metres from a play facility. There is good access to open space, with a few small pockets where this is not the case. There is good provision of fixed playgrounds in most areas, following substantial recent investment. This provides for the 0 to 8 age range primarily. Most are physically accessible and include some dual use/inclusive play

equipment. The age range of the playgrounds is somewhat limited – mainly to under 8s. More provision is needed to expand to the older age range. There is limited provision of adventurous – risky play and provision of accessible play equipment could be improved. The age group least well catered for are the 12-18s and that teenagers need free play and recreation facilities as much as the younger age range; there may therefore be a need for more adventurous equipment a such as climbing walls and skate parks, as well as natural play areas. Demand is predicted to increase slightly for children’s play facilities over the next years

2.9.11 Summary of Leisure and Play needs and how they will be met

Needs	How they will be met
Open Space	<p>Open areas or improved access to existing open areas will be required on sites within areas of open space deficiency designated in the Local Plan i.e. more than 400 metre away from a designated public open space. Apart from in the areas of open space deficiency, it is considered that no new open space is required.</p> <p>Continue emphasis on the protection and enhancement of existing open space, including areas of nature importance, and improving access to these areas</p> <p>Existing walking routes to be protected and enhanced and new links made where opportunities arise.</p>
Outdoor Facilities	<p>Identify within the SA Plan BA1 Barn Elms - retain and upgrade as an athletic facility, HA 3 Richmond and Hampton Football Club – upgrade club facilities, TW 8 – Harlequins – continued use as sports ground, TW 14 – Rugby Football Union – continued use as rugby ground, EM1 Stag Brewery includes sport and leisure uses, HP 1 Latchmere, includes open space, KW3 Kew Biothane includes open space, R1 Pools on the Park includes intensification of sports use, RI 4 Richmond Rugby retain as sports ground and upgrade stands.</p> <p>Retain and improve existing – eg including better pavilions, floodlighting, surfacing etc as needed and appropriate for football, rugby, tennis, bowls, hockey, netball, golf and water sports –continue to apply adopted policies on sports sites which come forward for new development or change.</p>
Indoor Facilities	<p>Identify within the SA Plan sites which include indoor facilities – HA 3 Richmond and Hampton Football Club – club and scout facilities, TW 8 – Harlequins – includes possible indoor leisure facilities, TW 14 Rugby Football Union includes possible indoor leisure facilities, BA1 Barn Elms – includes indoor sports hall, EM1 Stag Brewery includes sport and leisure uses, R1 Pools on the Park includes intensification of sports use.</p>

	Continue to apply adopted policies on any other sites which come forward for new development or change.
Play Facilities	<p>Provision of children's play facilities as part of any new development (would either be specified as part of a proposal site or be required under adopted policies, particularly in areas of open space deficiency).</p> <p>Encouragement of dual use of school facilities and use of other incidental space for play.(already encouraged under existing adopted policies).</p> <p>Continue to apply adopted policies on any other sites for children's play facilities which come forward for new development or change.</p>

The Sites 3

Site Allocations Pre-Publication

3 The Sites

The next section comprises the Proposal Sites. For ease of reference the Sites have been grouped geographically and sub divided into areas to the west and east of the Borough. Within this grouping the areas are presented alphabetically as follows. Employment sites where the proposal is to designate as a key employment site only have the pre-fix "E".

- West of Borough, sites in Hampton, Hampton Hill, Teddington, Twickenham, St Margarets and Whitton
- East of Borough, sites in Barnes, East Sheen & Mortlake, Ham & Petersham, Kew and Richmond.

Current Local Plan policies and guidance, along with other relevant designations, will be applied by the Council when considering future proposals on any sites within the Site Allocations Plan.

3.1 Hampton

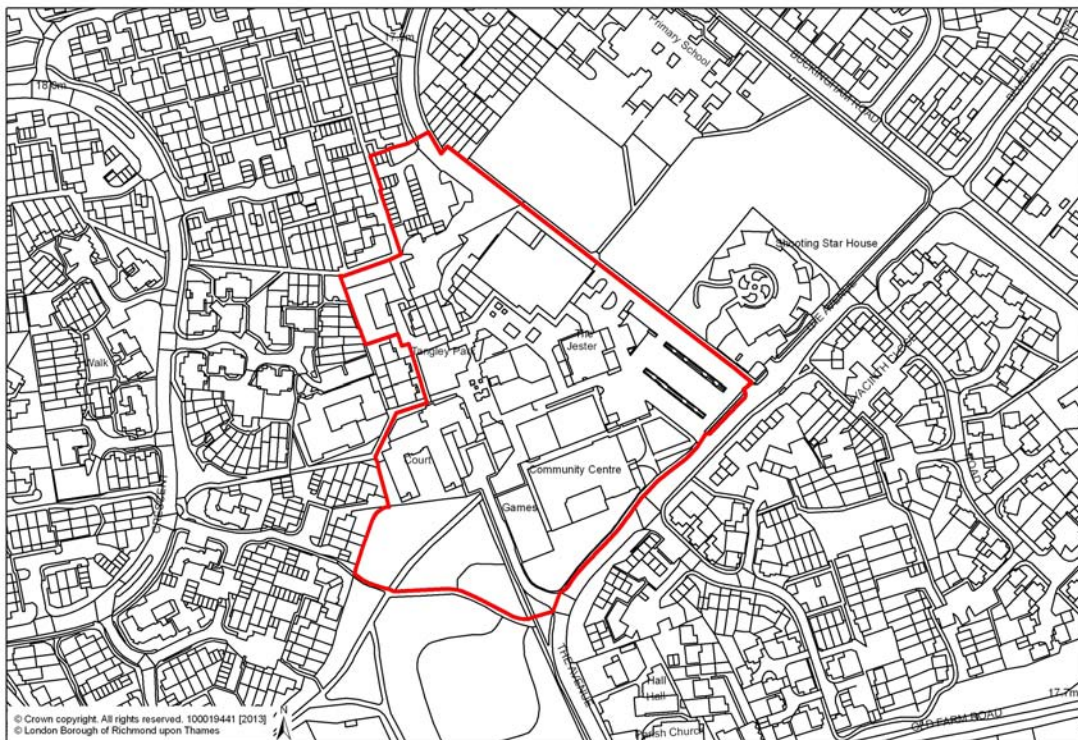
HA 1 Hampton Square, Hampton

Proposal

Partial redevelopment and improvement for community, retail and service and residential uses, including affordable units and car parking

Justification

3.1.1 To complement the new Hampton Square through partial redevelopment and improvement of related buildings to enhance the local environment, to improve pedestrian routes, to provide improved premises for community, retail, service and local business uses and new housing. Retain adequate car parking to meet the needs of the Centre. The scheme must be to a high quality traditional design to ensure the Square is within an attractive setting that will form an active and lively local centre.



Proposal Site HA 1 Hampton Square, Hampton

HA 2 Hampton Water Treatment Works

Proposal

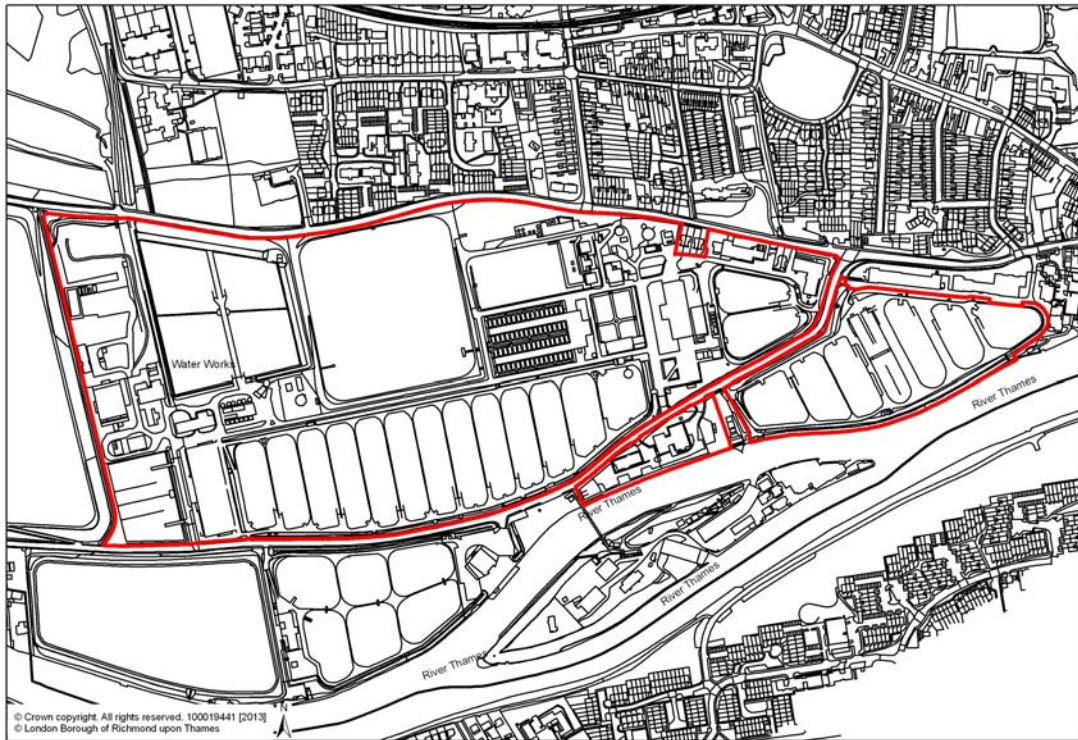
Operational water works development.

Justification

3.1.2 This proposal is intended to meet the operational requirements for essential water treatment works at this site, subject to the limitations below and in particular the need to maintain the openness of the green belt, in line with para 89 of the National Planning Policy Framework.

3.1.3 The filter beds and reservoirs are major contributors to the open character and appearance of the site, including those which contribute to the setting of the listed water works buildings to the North of the site and also have an important relationship with the river, the appearance of these should be retained in the event of any changes. The filter beds and other visually open areas are not considered to be part of the developed area for the purposes of this policy. Planning permission will be granted for limited infilling or partial redevelopment for essential water treatment related purposes, provided that:

1. It will have no greater impact than the existing development on the openness of the Green Belt and the purposes for including land within it.
2. It will not exceed the height of the existing buildings or lead to a major increase in the developed proportion of the site.
3. It will not obstruct the reinstatement to working order of the former light railway serving the works



Proposal Site HA 2 Hampton Water Treatment Works, Hampton

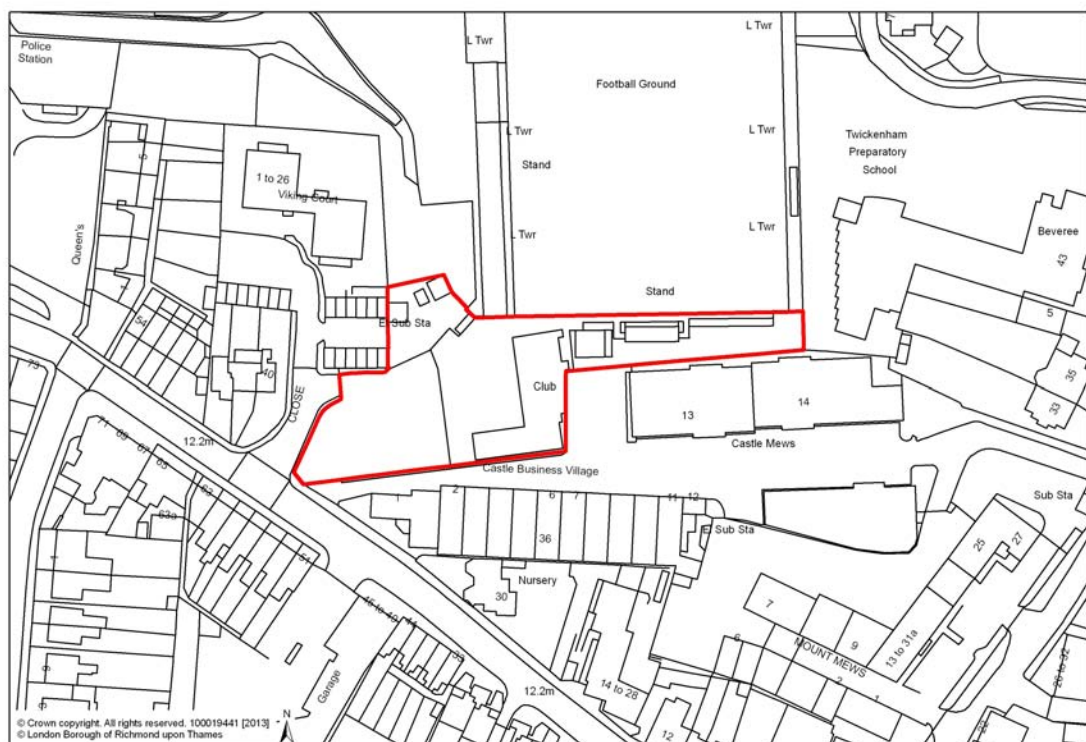
HA 3 Beveree, Richmond and Hampton Football Club, Station Road, Hampton

Proposal

Redevelopment of car park and club house area to re-provide an upgraded clubroom and changing facilities together with possible re-provision of Scout facilities (site HA 4) with some sharing of facilities, enabling residential.

Justification

3.1.4 There is potential to reconfigure the built part of this site to improve the club facilities and make provision for a new purpose designed scout hall. Some shared facilities e.g. reception, storage and possibly changing facilities will make better use of the site. Improvements to access and parking. A limited amount of residential development here, together with residential development on site HA 5 will cross subsidise the improved sport and Scout facilities.



Proposal Site HA 3 Beveree, Richmond and Hampton Football Club, Hampton

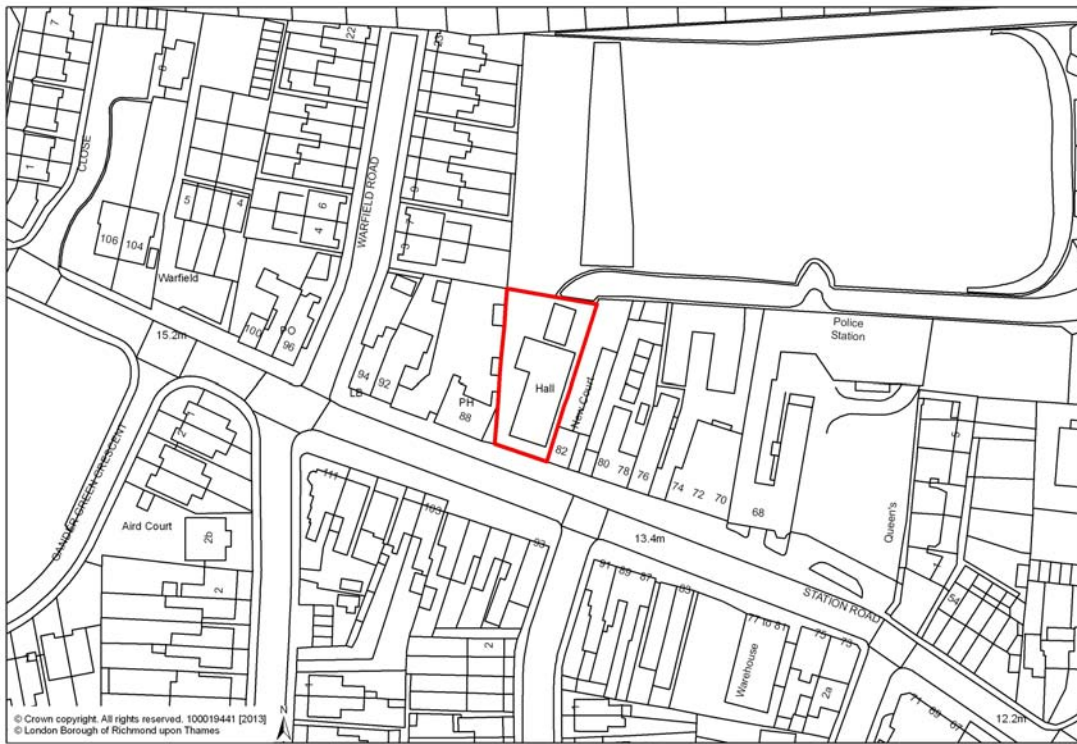
HA 4 Scout Hall, Station Road, Hampton

Proposal

Residential, including affordable housing, re-provision of Scout Hall.

Justification

3.1.5 This site to be redeveloped for residential use, including affordable housing, receipts from this should allow for the scout hall to be re-provided in the vicinity, preferably as part of the reconfiguration of site HA 3.



Proposal Site HA 4 Scout Hall, Hampton

HA 5 Platts Eyot, Lower Sunbury Road, Hampton

Proposal

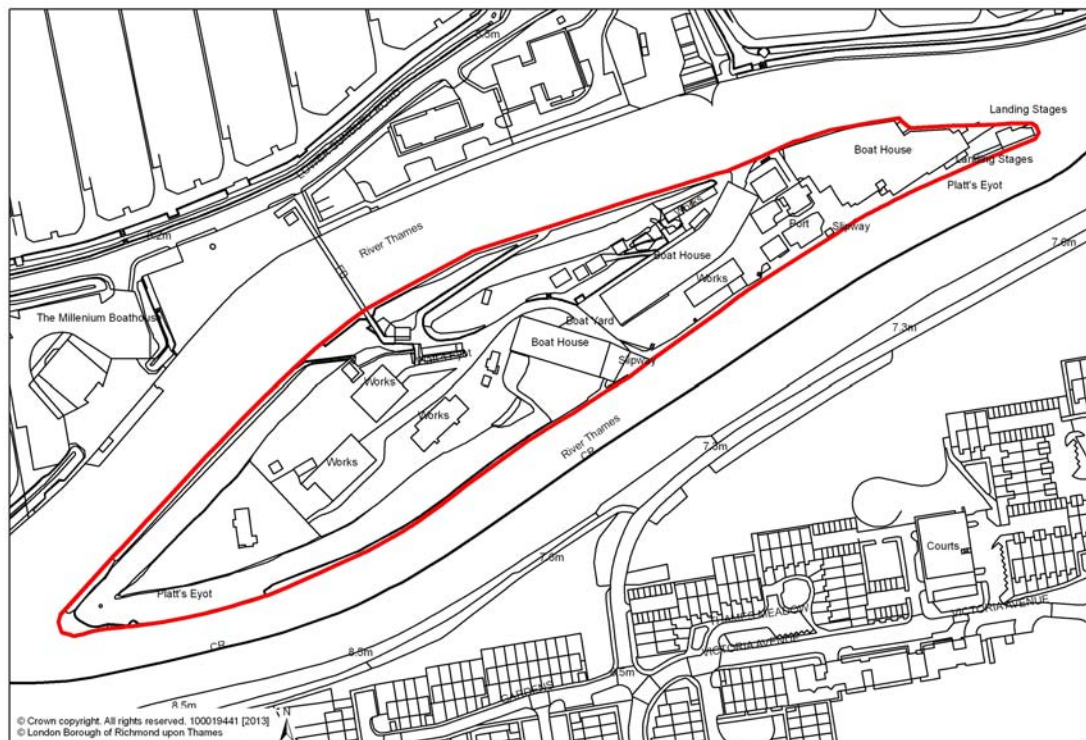
Business or industrial (B1 or B2), leisure, limited residential, restoration of listed buildings, possible emergency vehicle access.

Justification

Priority will be given to retaining employment, particularly river related uses, the informal character of the island, the predominantly traffic free environment and the outward appearance and character of the island; and to protecting the conservation area. New development should not prejudice the informal character or operation of the existing businesses on the Island and should primarily be directed at employment generating activities. A limited amount of sustainable residential development, including live-work units, will also be acceptable providing it complements the existing character and, rather than providing solely for commuters, helps the island as a working community and contributes towards restoration of historic buildings. Residential development would be limited to the minimum necessary to achieve

viability whilst securing the restoration of historic buildings and retention of employment, and this would need to be demonstrated through detailed financial analysis. In addition the restricted access and need to provide safe access in the event of flooding is likely to limit the amount of residential development which would be viable.

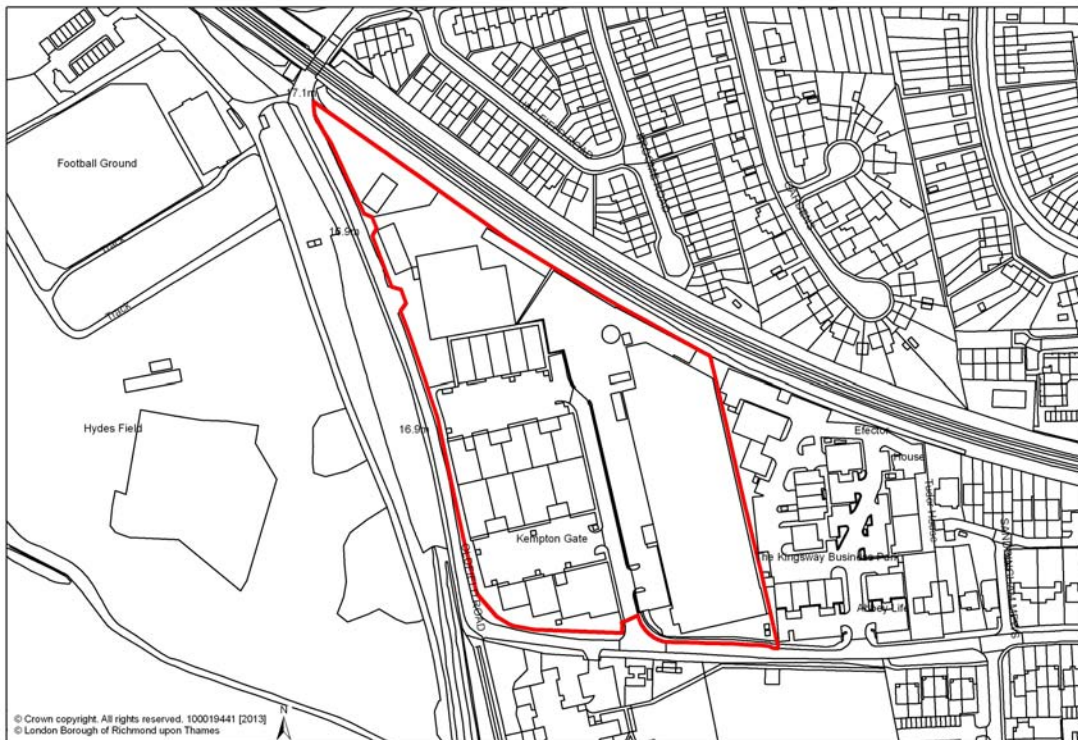
Docks, wharves and slipways should be retained. Important trees are to be kept to ensure there is no adverse effect on the green belt and the Thames Policy Area. Any proposal to provide emergency vehicle access would be considered on its merits, particularly taking into account visual impact and the acceptability of any enabling development in terms of the Plans policies. Where alternative means of access other than by private car can be provided, this will be encouraged.



Proposal Site HA 5 Platts Eyot, Hampton

E HA 6 Kempton Gate Business Park, Oldfield Road, Hampton

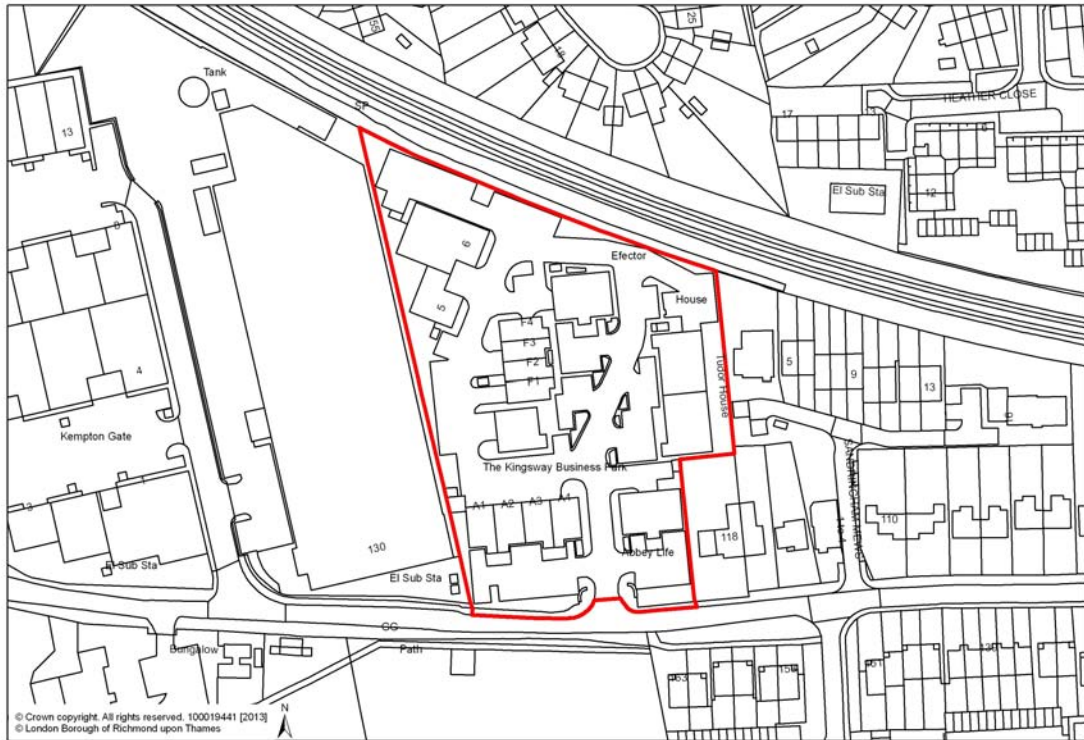
Proposed designation as Key Employment Site



Proposal Site HA 6 Kempston Gate Business Park, Hampton

E HA 7 Kingsway Business Park, Oldfield Road, Hampton

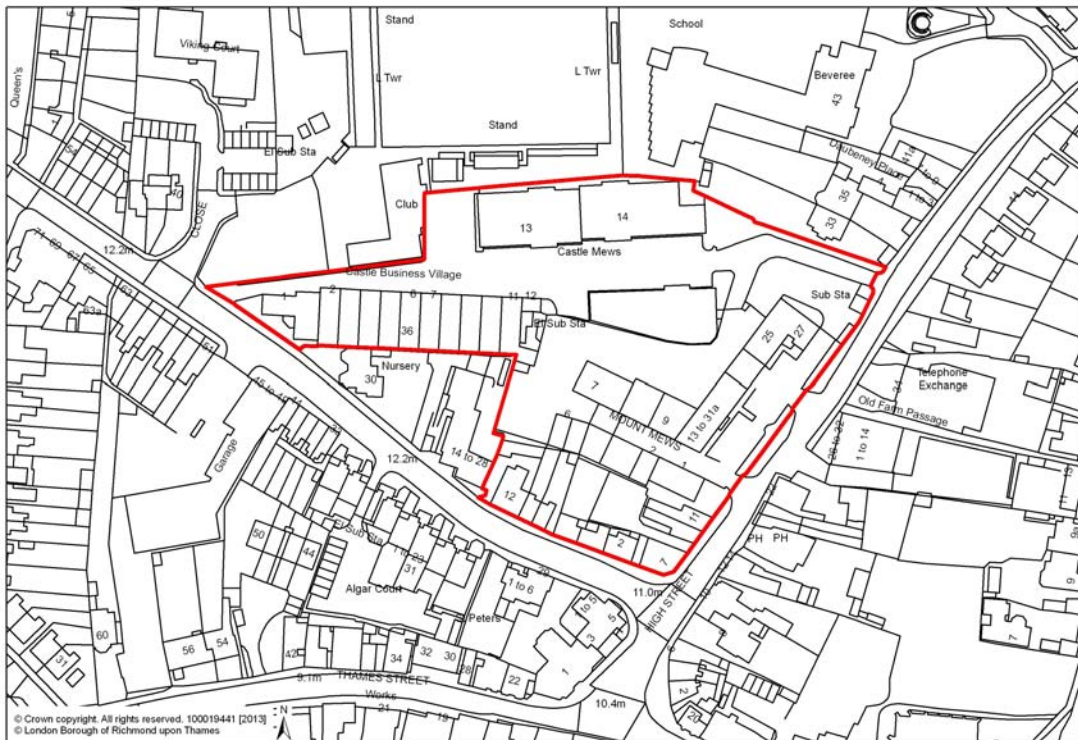
Proposed designation as Key Employment Site



Proposal Site HA 7 Kingsway Business Park, Hampton

E HA 8 Castle Business Village, Castle Mews, Station Road, Hampton; 1-9 Mount Mews and 13-25 High Street, Hampton

Proposed designation as Key Employment Site



Proposal Site HA 8 Castle Business Village, Castle Mews, Hampton

3.2 Hampton Hill

E HH 1 Hampton Hill Business Park, High Street, Hampton Hill

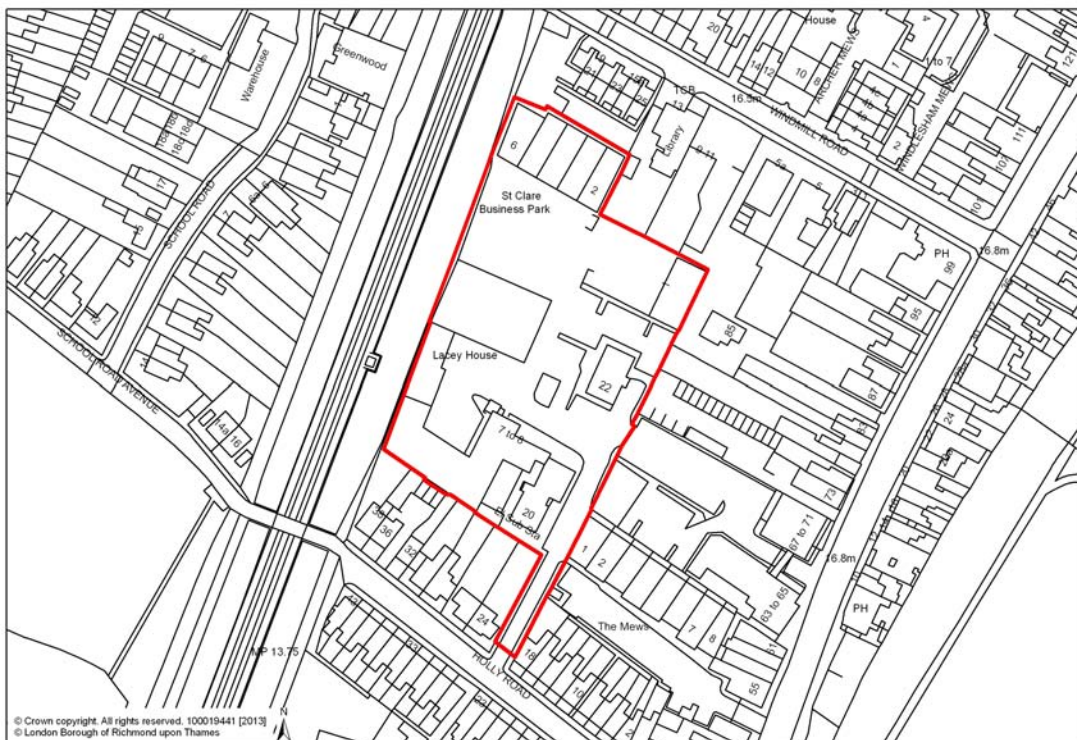
Proposed designation as Key Employment Site



Proposal Site HH 1 Hampton Hill Business Park, Hampton Hill

E HH 2 St Clare Business Park, Holly Road, Hampton Hill

Proposed designation as Key Employment Site



Proposal Site HH 2 St Clare Business Park, Hampton Hill

3.3 Teddington

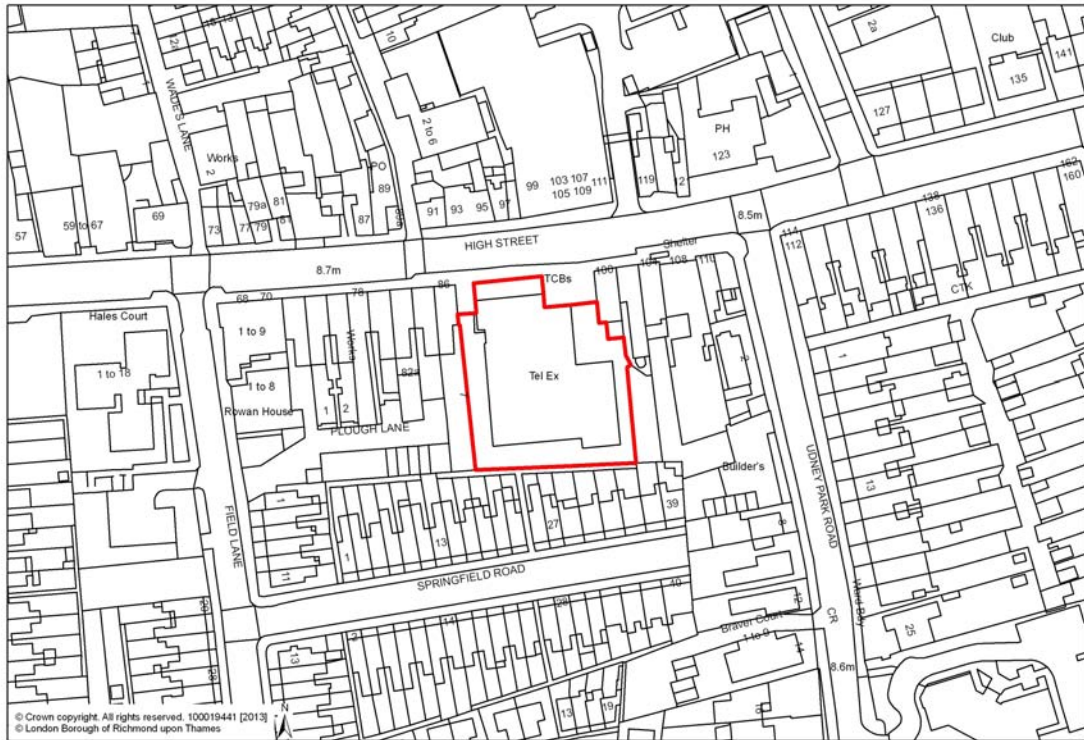
TD 1 Telephone Exchange, High Street, Teddington

Proposal

Retail/commercial on ground floor, with residential above, including affordable residential

Justification

3.3.1 In the event of the site's release by British Telecom, redevelop the whole site for commercial and/or retail uses on the ground floor, with residential including affordable housing above. Upgrade the appearance of this town centre site and create an attractive frontage, including retention of the open area fronting the High Street. Heights and design to complement existing surrounding town centre area. Provision of limited on-site parking with main access from Teddington High Street.



Proposal Site TD 1 Telephone Exchange, Teddington

TD 2 Strathmore Centre, Strathmore Road, Teddington

Proposal

Residential, including affordable

Justification

3.3.2 Subject to relocation and alternative provision for the existing on-site social infrastructure use, redevelop the whole site for housing in the form of family houses with gardens and on-site parking.



Proposal Site TD 2 Strathmore Centre, Teddington

E TD 3 Waldegrave Road cluster, Teddington

Proposed designation as Key Employment Site



Proposal Site TD 3 Waldegrave Road cluster, Teddington

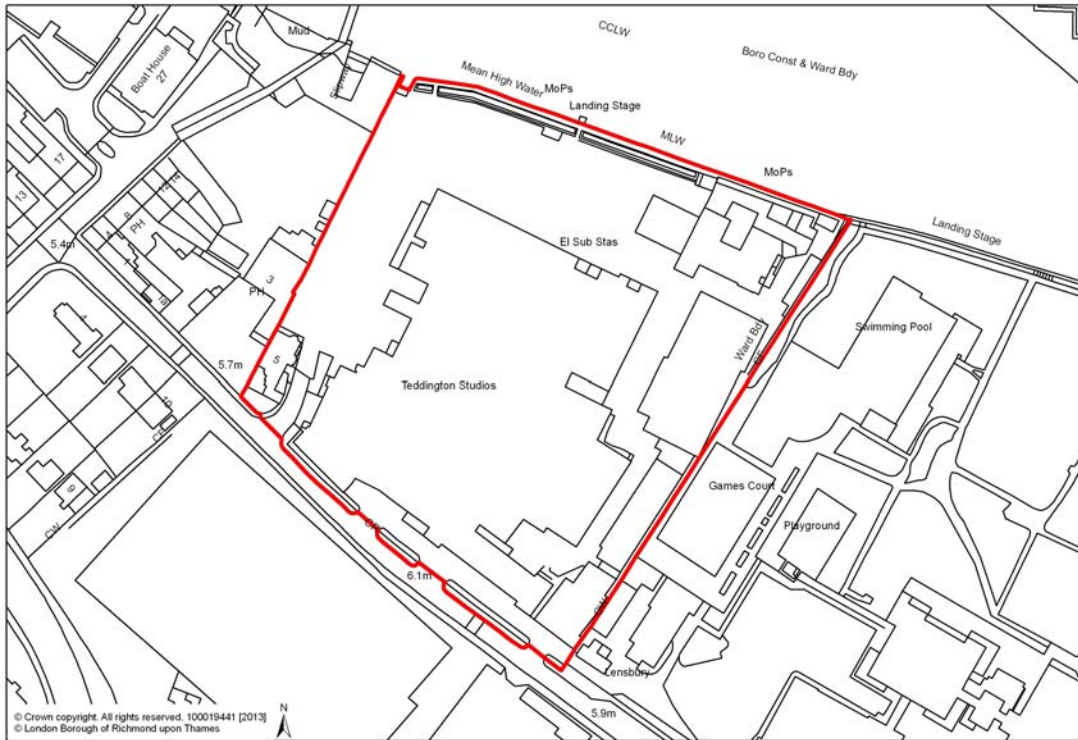
TD 4 Teddington Studios, Broom Road, Teddington

Proposal

Subject to re-provision of offices redevelopment for residential, including affordable units, open space and riverside walk

Justification

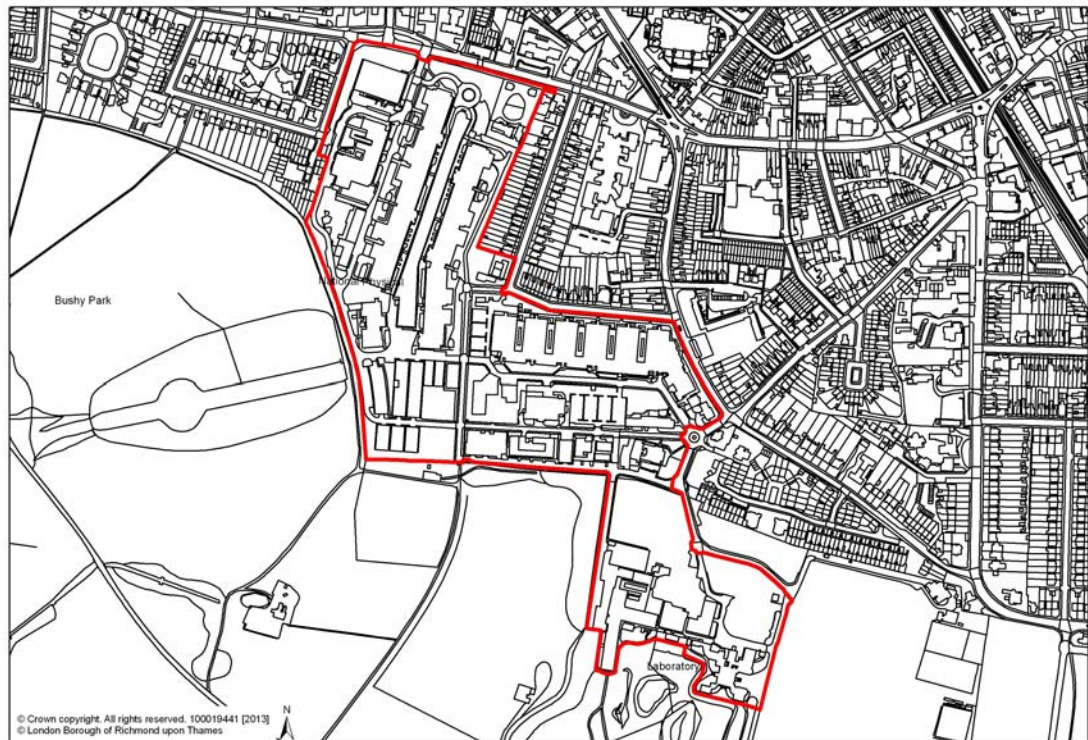
3.3.3 To provide for new headquarters offices on the Richmond upon Thames College site or elsewhere and the redevelopment of the Studios site for residential, open space and Riverside Walk. If the site is to be re developed in conjunction with another site in the Borough, affordable housing should be maximised across both sites. If the site is developed independently then affordable housing to be maximised in accordance with the policy approach for employment sites



Proposal Site TD 4 Teddington Studios, Teddington

E TD 5 National Physical Laboratory, Hampton Road, Teddington

Proposed designation as Key Employment Site



Proposal Site TD 5 National Physical Laboratory, Teddington

E TD 6 Teddington Business Park, Station Road, Teddington

Proposed designation as Key Employment Site



Proposal Site TD 6 Teddington Business Park, Teddington

3.4 Twickenham

TW 8 Harlequins Rugby, Langhorn Way, Twickenham

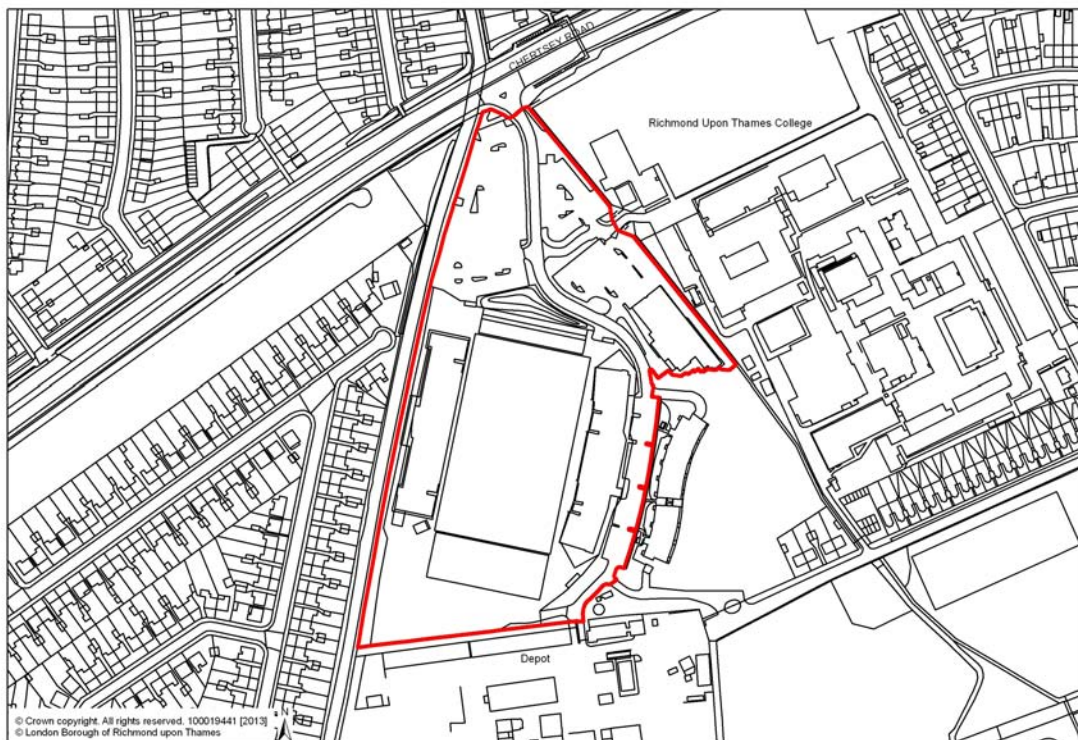
Proposal

Continued use as a sports ground with associated facilities including new north stand, indoor leisure, hotel or business uses

Justification

3.4.1 Consolidation of existing use , improvements to facilities taking into account effect on nearby residents. Potential for indoor leisure, hotel or business uses (or combination). Proposals should take a comprehensive approach, taking into account proposals for Richmond upon Thames College site.

3.4.2 Any further development on this site or other sites served by Langhorn Drive is likely to require the provision of a signalised junction between Langhorn Drive and the A316, subject to TfL approval.



Proposal Site TW 8 Harlequins Rugby, Twickenham

TW 9 Central Depot, Langhorn Way, Twickenham

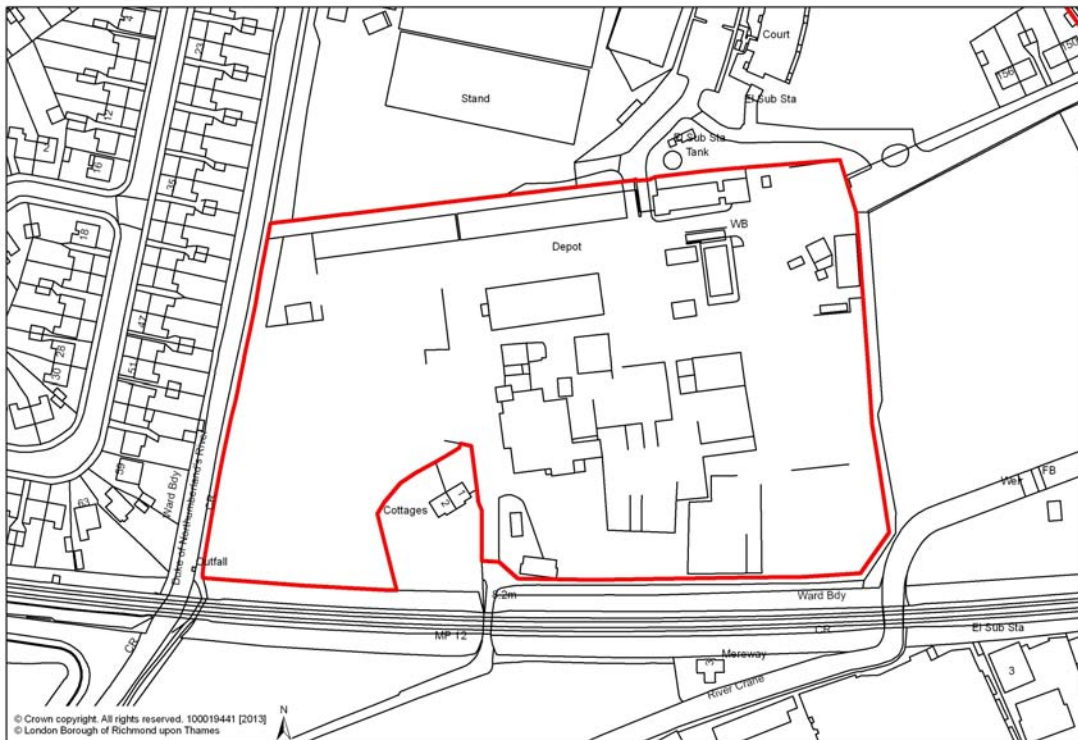
Proposal

Council Depot facilities and continued waste management. Use of part of the site for, sports hall/leisure or other ancillary education facilities or limited residential, including affordable units or small business units

Justification

3.4.3 To improve and rationalise the Council's existing depot facilities, and repositioning, intensification and improvement of the waste and recycling facilities. Possible development if surplus space of leisure /sports facilities or other ancillary education facilities to be used in conjunction with nearby educational facilities. In the event that sports hall/leisure uses are not proposed, limited residential use, including affordable or small business units, may be considered. Any new uses to be subject to compatibility with ongoing waste treatment. Pump house to be retained in any new scheme and improvement and extension of the public open space adjoining the Duke of Northumberland River and the backdrop to the Craneford Way playing fields.

3.4.4 Any intensification of uses is likely to require the provision of a signalised junction between Langhorn Drive and the A316, subject to TfL approval. Vehicular access from Craneford Way should be kept to a minimum.



Proposal Site TW 9 Central Depot, Twickenham

TW 10 Richmond upon Thames College, Egerton Road, Twickenham

Proposal

Redevelopment to provide a new college, offices, secondary school and special school, residential including affordable and open space

Justification

3.4.5 To provide a new College, Secondary School, Special School, Headquarters Offices and residential uses, within a comprehensive scheme. A new College building and headquarter offices fronting the A316 on the existing playing fields. New open space, including for educational establishments, private residential enabling development to fund redevelopment of College to the south of the site and affordable housing (see proposal for Teddington Studios site).

3.4.6 If development takes place on the College playing field south of the A316 the College's Craneford Way playing field to be upgraded. All College and School facilities to have public use reflecting the Council's dual use policy. Access to the trunk and local road network will be addressed at the development control stage. Any vehicular access through Heatham Estate must take account of residential amenity.



Proposal Site TW 10 Richmond upon Thames College, Twickenham

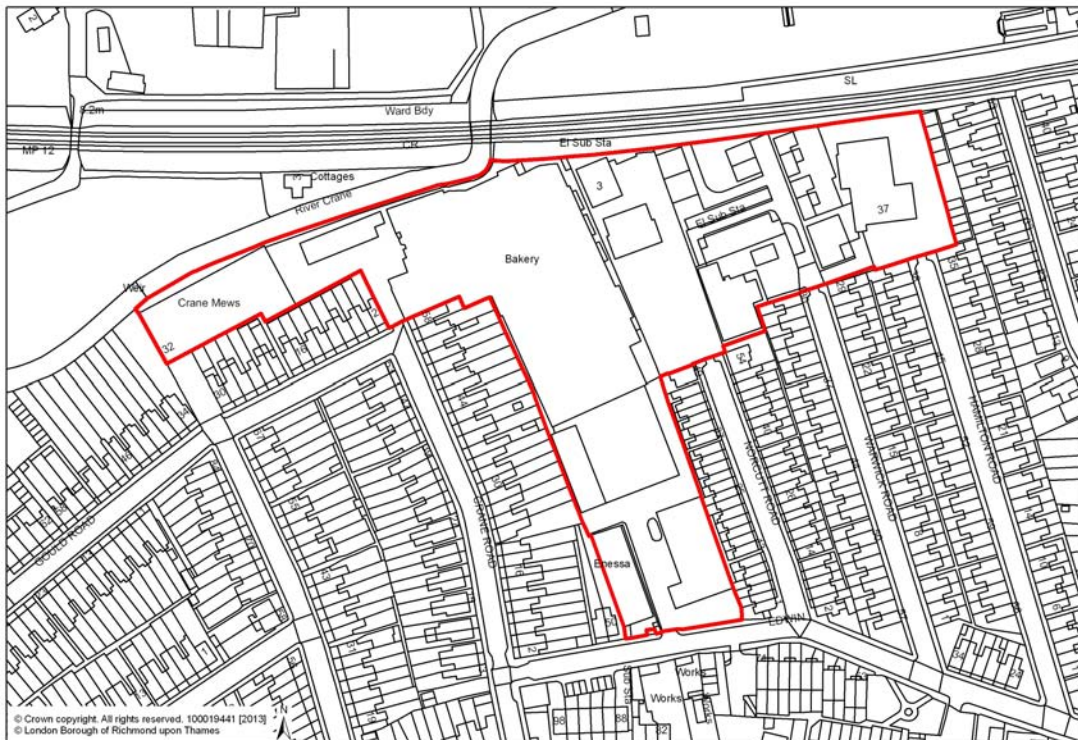
TW 11 West Twickenham cluster, Twickenham

Proposal

Mixed residential, start up and small scale hybrid business space and/or primary school. Proposed Designation as key employment site

Justification

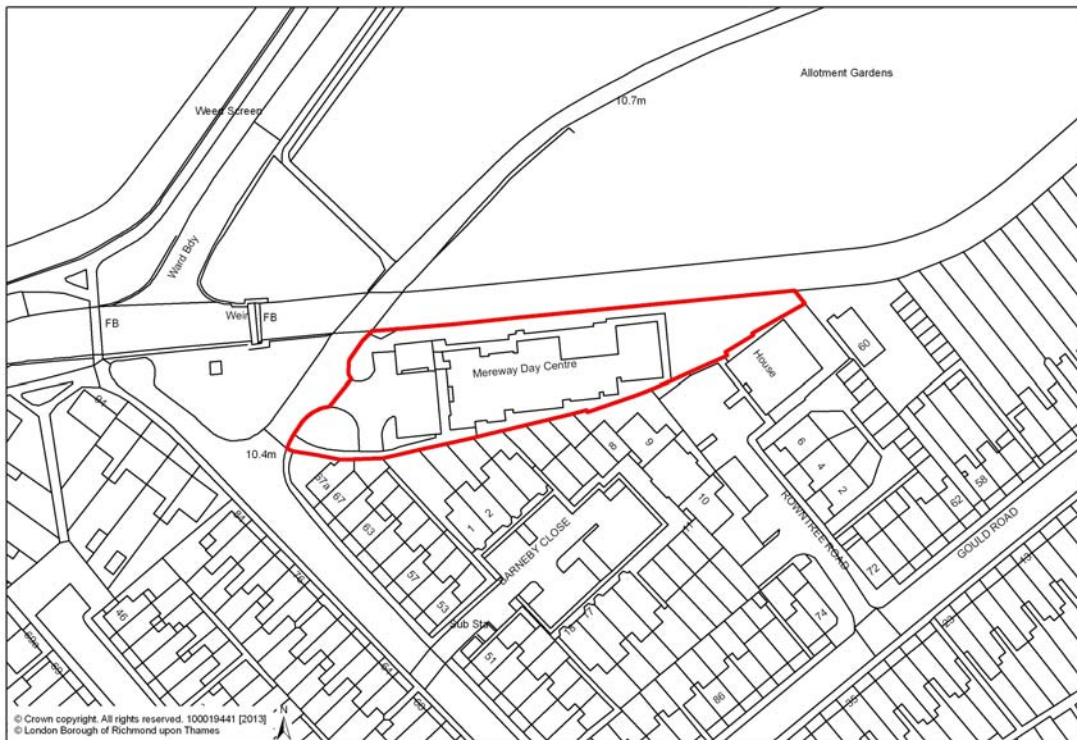
3.4.7 Mixed uses, retaining levels of employment for start up /creative workshops and small scale business uses. Possibly primary school on part of site. Residential to include appropriate amounts of affordable housing. Access arrangements to be carefully designed to be commensurate with the road network.



Proposal Site TW 11 West Twickenham cluster, Twickenham

E TW 12 159 Heath Road and Heathland Industrial Estate, Twickenham

Proposed designation as Key Employment Site



Proposal Site TW 13 Mereway Day Centre, Twickenham

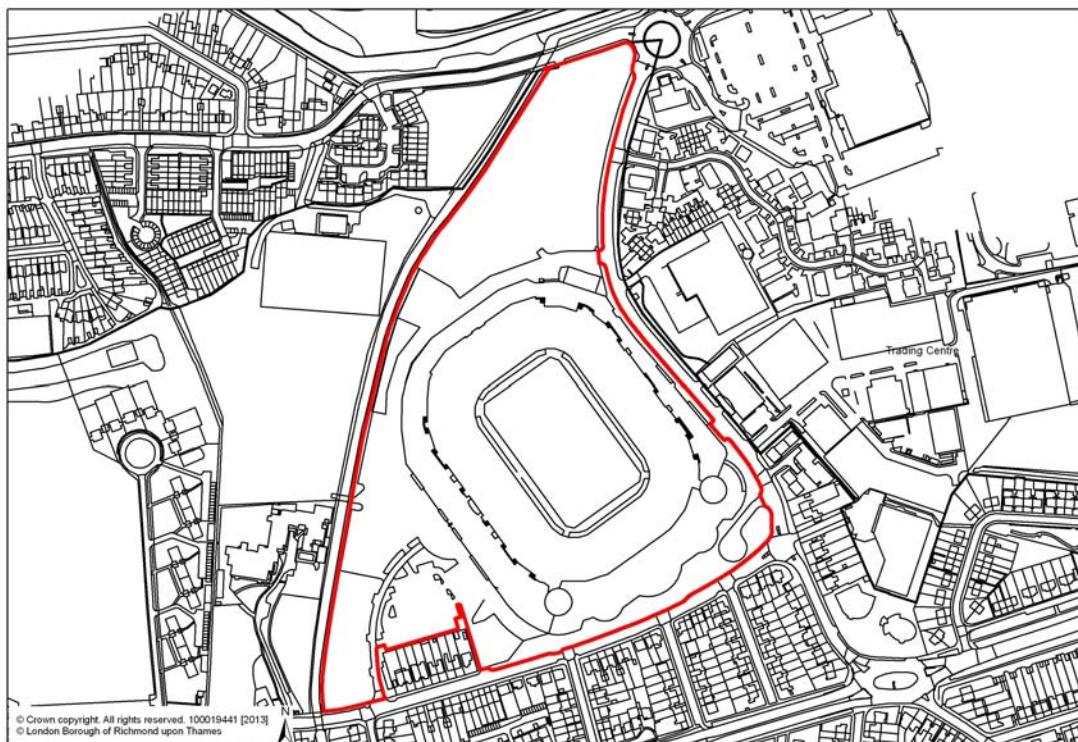
TW 14 Rugby Football Union, Whitton Road, Twickenham

Proposal

Continued use as a rugby sports ground, if any areas are surplus, associated leisure and mixed uses, including residential and affordable units

Justification

3.4.9 Consolidation of existing use, may be further potential for associated leisure or other uses (or combination), subject to the need to retain sufficient parking particularly for coaches, servicing facilities and space for spectators and related services. New development should take account of neighbours, traffic generation particularly at peak times and during events, and have sufficient parking provision. Planning permission has been granted for residential development on the North car park and the principle of residential development on this area is recognised in the Proposal. If a new scheme is brought forward it will need to include affordable housing and protect and enhance the Duke of Northumberland River and the associated Metropolitan Open Land alongside.



Proposal Site TW 14 Rugby Football Union, Twickenham

E TW 15 Mereway Road Industrial Estate, Twickenham

Proposed designation as Key Employment Site



Proposal Site TW 15 Mereway Road Industrial Estate, Twickenham

E TW 16 St George's Industrial Estate, The Green, Twickenham

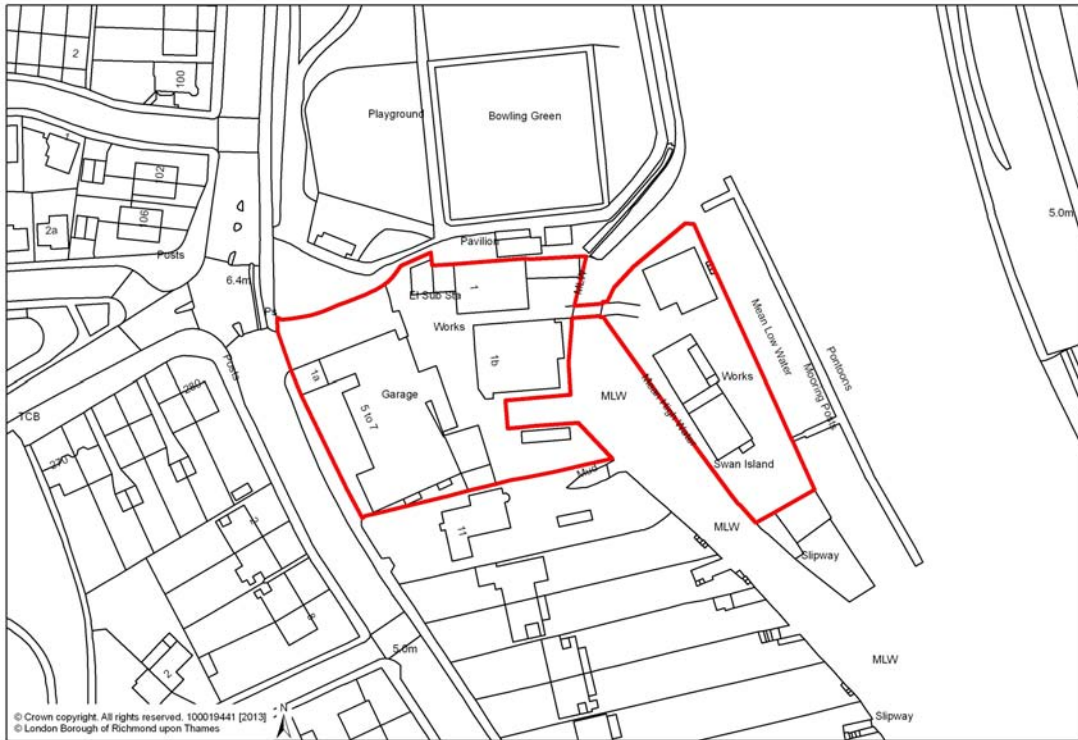
Proposed designation as Key Employment Site



Proposal Site TW 16 St George's Industrial Estate, Twickenham

E TW 17 Swan Island Industrial Estate, Strawberry Vale, Twickenham

Proposed designation as Key Employment Site



Proposal Site TW 17 Swan Island Industrial Estate, Twickenham

3.5 St Margarets

E SM 1 St Margarets Business Centre, Winchester Road, St Margarets

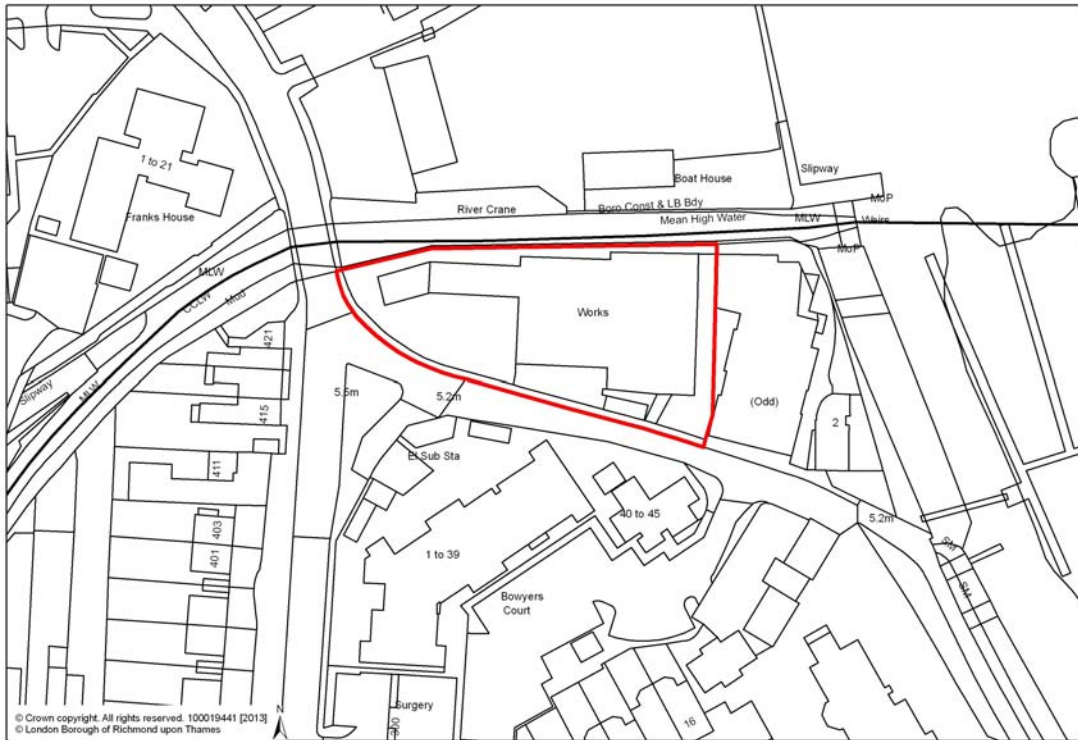
Proposed designation as Key Employment Site



Proposal Site SM 1 St Margarets Business Centre, St Margarets

E SM 2 Waterside Business Centre, Railshead Road, St Margarets

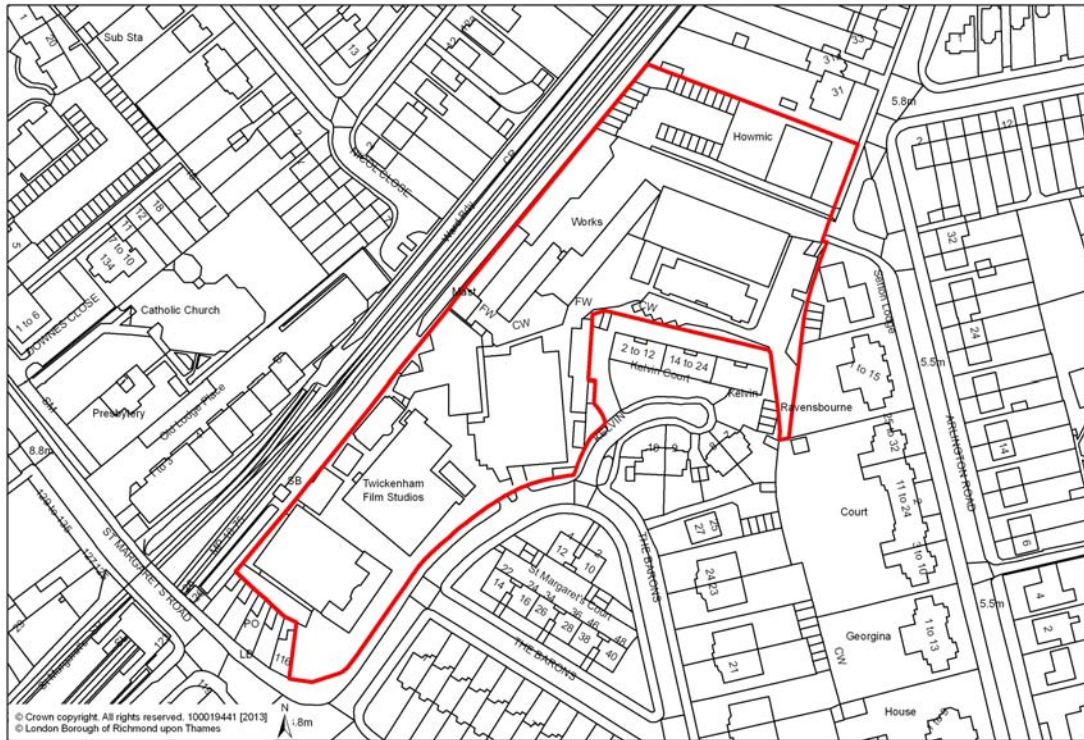
Proposed designation as Key Employment Site



Proposal Site SM 2 Waterside Business Centre, St Margarets

E SM 3 Twickenham Film Studios/Arlington Works, Arlington Road, St Margarets

Proposed designation as Key Employment Site



Proposal Site SM 3 Twickenham Film Studios/Arlington Works, St Margarets

3.6 Whitton

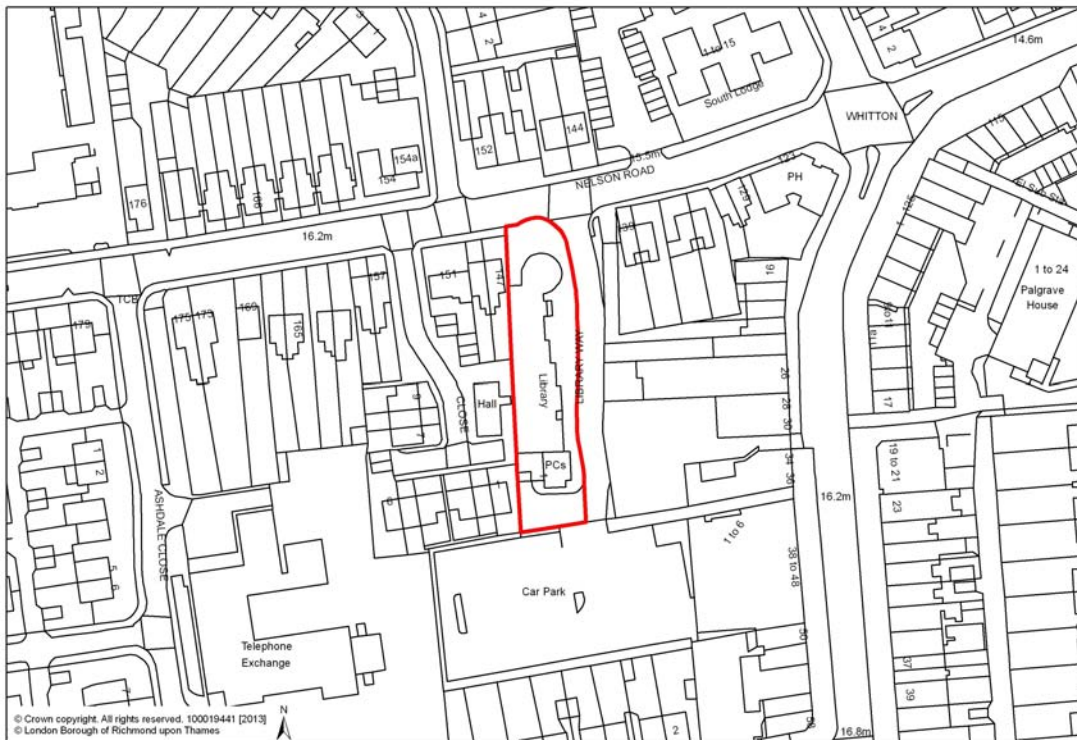
WT 1 Whitton Library, Nelson Road, Whitton

Proposal

Residential, including affordable units

Justification

3.6.1 Subject to the re-provision of the library (possibly on site WT 2) this site is to be redeveloped for residential use.



Proposal Site WT 1 Whitton Library, Whitton

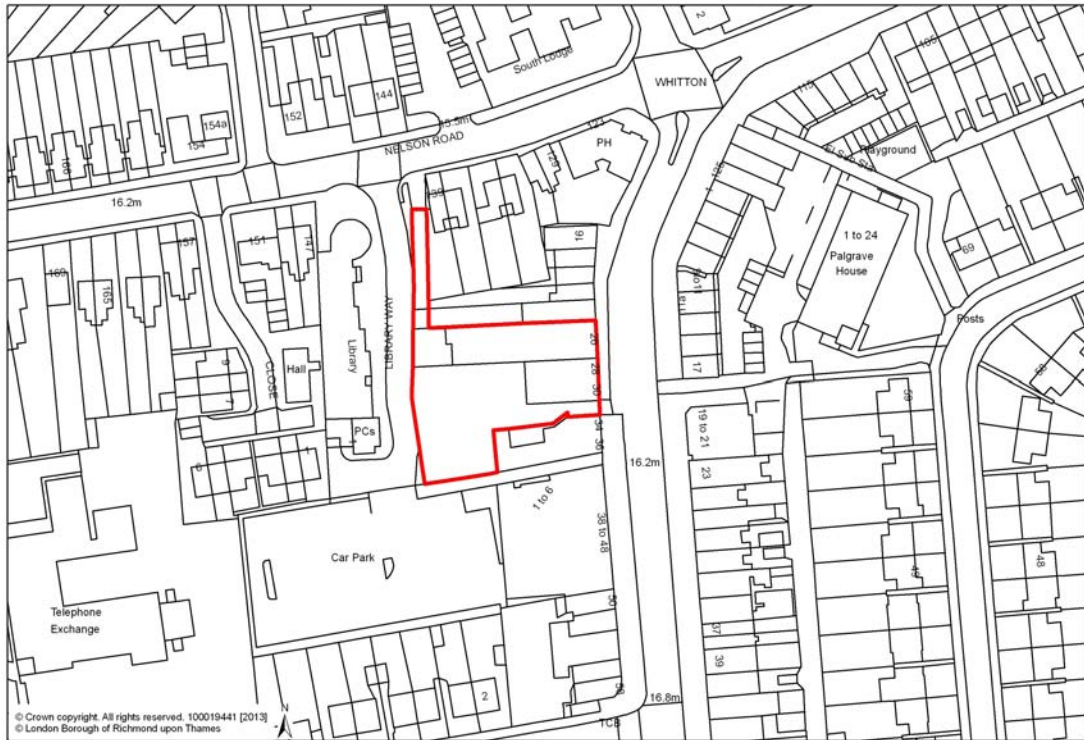
WT 2 Iceland Store, 26-30 High Street, Whitton

Proposal

Mixed town centre uses to include residential including affordable residential units, retail or services, new library

Justification

3.6.2 There is an opportunity for redevelopment to make better use of this town centre site, provide a new library and associated facilities and help to regenerate the centre. There should be an active frontage to the High Street which could include retail, services or the library. Associated library facilities would be small scale such as meeting rooms. Residential development, including affordable on upper floors would help to meet housing need as well as contribute to the public elements of the scheme. The frontage to reflect the predominantly 1930s style of the High Street. This site should be developed in conjunction with WT 1.



Proposal Site WT 2 Iceland Store, Whitton

WT 3 Kneller Hall Telephone Exchange, Ashdale Road, Whitton

Proposal

Residential, including affordable residential units

Justification

3.6.3 Should this site become surplus it should be redeveloped for residential use, including affordable housing. The residential to include a mix of unit sizes. Main access from Ashdale Close with pedestrian access to the public car park. Heights and design to complement existing surrounding residential area.



Proposal Site WT 3 Kneller Hall Telephone Exchange, Whitton

WT 4 Whitton Station, High Street, Whitton

Proposal

Interchange improvements

Justification

3.6.4 Improvements and refurbishment, new station, café, kiosk and forecourt, platform extensions, canopy above platform and lift, improved interchange with buses including accessibility,



Proposal Site WT 4 Whitton Station, Whitton

3.7 Barnes

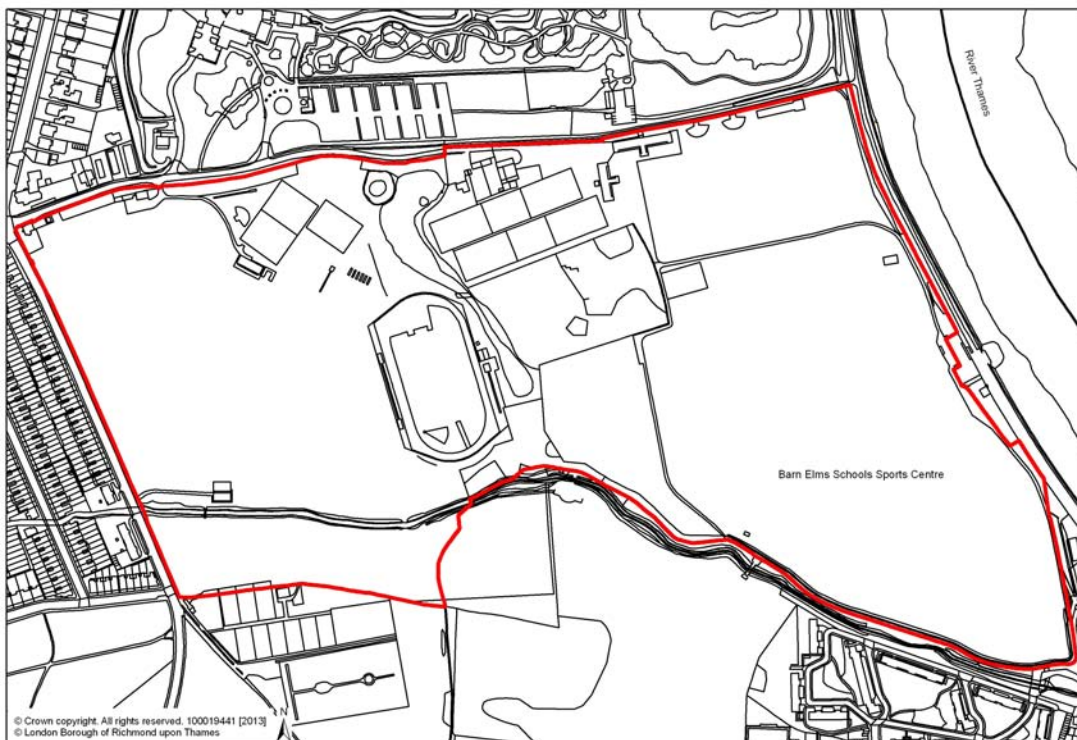
BA 1 Barn Elms, Queen Elizabeth Walk, Barnes

Proposal

Rationalisation of sports use, enhancement of landscape, including provision of public indoor sports hall.

Justification

3.7.1 To increase local provision for indoor sports for which there is a need, to benefit existing users and make more efficient use of facilities. Any building must be carefully designed and sited so as not to detract from the open appearance of the land. Proposals for floodlighting will be treated with extreme caution and if considered acceptable in principle must be designed to have the minimum visual appearance and impact on the open land, to avoid disturbance to wildlife on the site and the adjoining Wildfowl and Wetlands Trust Centre and also to avoid the introduction of light pollution into this otherwise quiet and undisturbed night sky. Existing trees and planting that form part of the historic landscape must be preserved and supplemented by further landscaping and tree planting to enhance the parkland landscape and minimise the visual impact of the building on the open land. The scale will be limited to avoid an unacceptable deterioration in traffic conditions and to this end car parking will be limited and alternative means of transport to the car encouraged.



Proposal Site BA 1 Barn Elms, Barnes

BA 2 Barnes Hospital, South Worple Way, Barnes

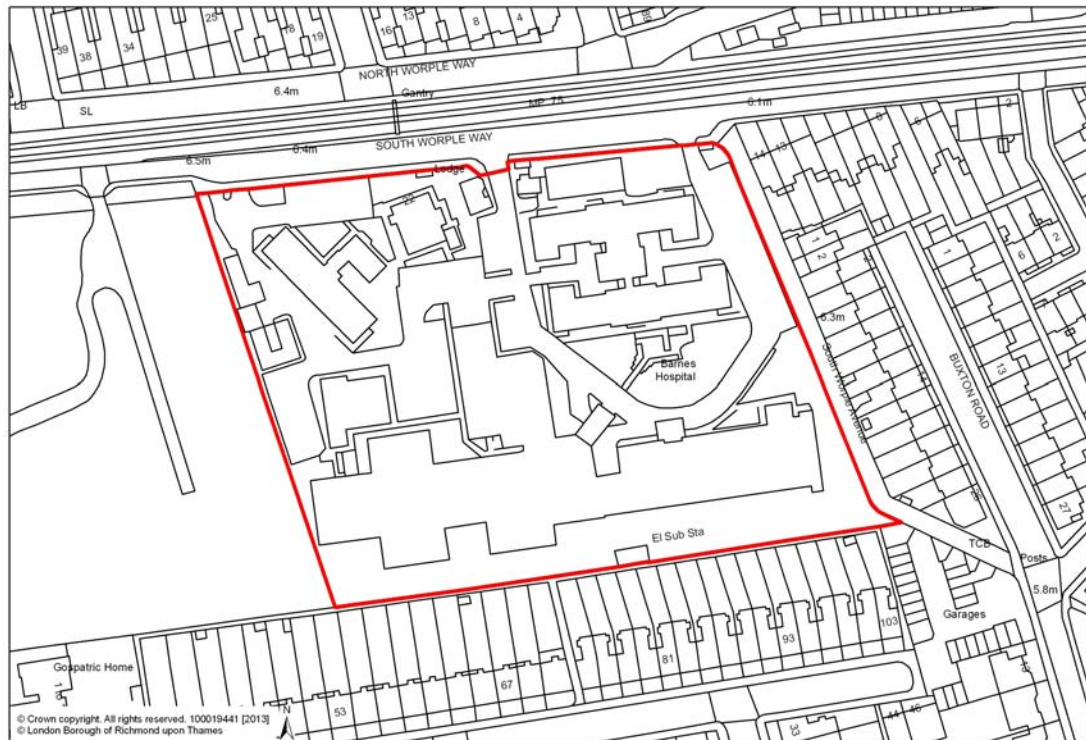
Proposal

Subject to the site being declared as surplus, future uses to be a mixed use development to include residential, including affordable units and social infrastructure. Priorities identified for the social infrastructure component include extra-care housing for older adults (including communal facilities) community mental health facilities and education facilities. Any use subject to satisfactory transport impact assessment.

Justification

3.7.2 Use of the site by the Mental Health Trust has reduced, and part or the whole site may be declared surplus in the future, subject to the outcome of an appropriate consultation and engagement process. Any uses would be subject to satisfactory transport impact assessment, particularly of the White Hart Lane/South Worple Way junction, and site access proposals.

3.7.3 Any scheme would need to consider the retention of the most important Buildings of Townscape Merit on the site. Consideration should also be given to the retention of the important trees, the boundary wall, and protecting ecology taking into account impact on adjacent cemetery. Waste water infrastructure, and noise and vibration assessments would need to be addressed.



Proposal Site BA 2 Barnes Hospital, Barnes

E BA 3 Glenthams Road, Barnes

Proposed designation as Key Employment Site



Proposal Site BA 3 Glenthams Road, Barnes

3.8 East Sheen and Mortlake

EM 1 Stag Brewery, Lower Richmond Road, Mortlake

Proposal

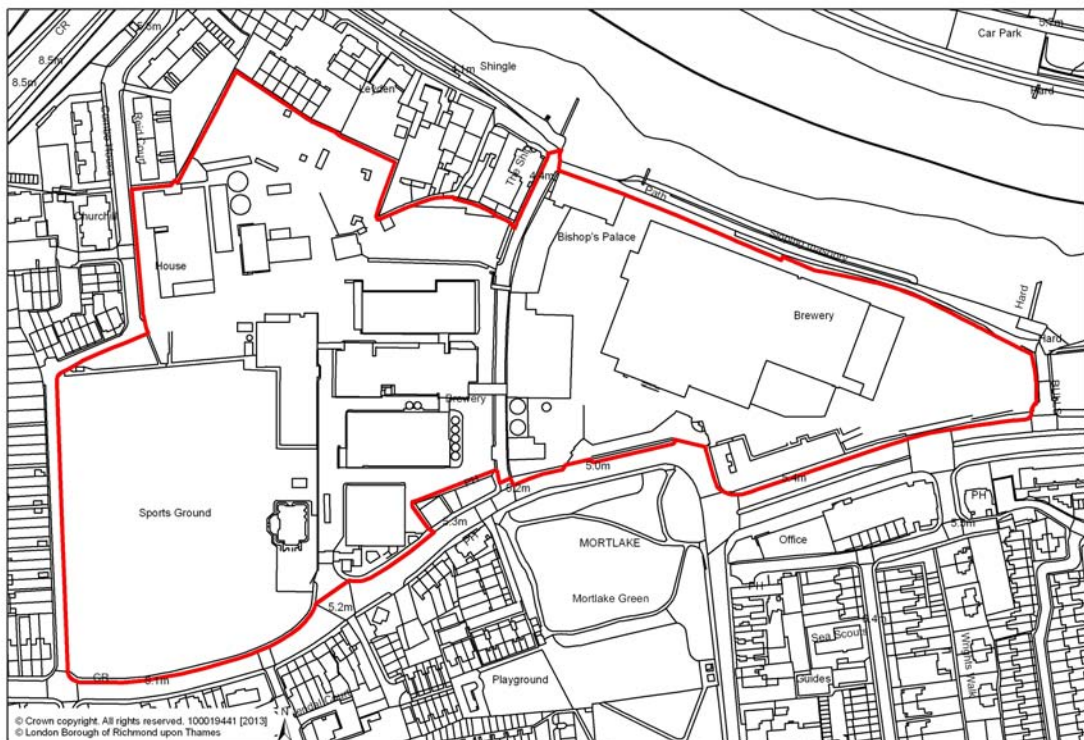
Redevelopment for mixed uses to include residential including affordable units, open space, primary school, community and health, business, sports and leisure uses; river-related uses; retention of playing fields; possible bus stopping/turning facility

Justification

3.8.1 The site should provide a new village heart for Mortlake including a new recreational and living quarter with a mix of uses aimed at creating vibrant links between the River and the town and enlivening the Riverside frontage and Mortlake High Street. A key structural component will be a new green space link to the Riverside bordered by high quality buildings containing a mix of uses and active frontages. There should be a mix of uses particularly to the east of Ship Lane to create a new Mortlake Village, to generate vibrancy, local employment and leisure opportunities. Uses should include restaurants, cafes and small retail spaces, community, health and community leisure uses, a museum, boat houses and other river-related uses/activities. Employment uses could include lower cost units suitable for small businesses, creative industries and scientific and technical businesses including green technology. Development should also provide residential use

including affordable housing and the Council will support a two form entry primary school if a need is established, and retained playing fields. The possibility of a bus stopping and turn round facilities to replace those in Avondale Road should be investigated.

3.8.2 The buildings of townscape merit on site should be retained and the design of buildings should be informed by the local character and taking fully into account the Mortlake and Mortlake Green Conservation Area studies. If taller buildings are necessary these should be located at the core of the site and the height and scale should diminish towards the perimeter of the site and along the riverside. The opportunity should be taken to enhance biodiversity throughout the site and particularly along the river.



Proposal Site EM 1 Stag Brewery, Mortlake

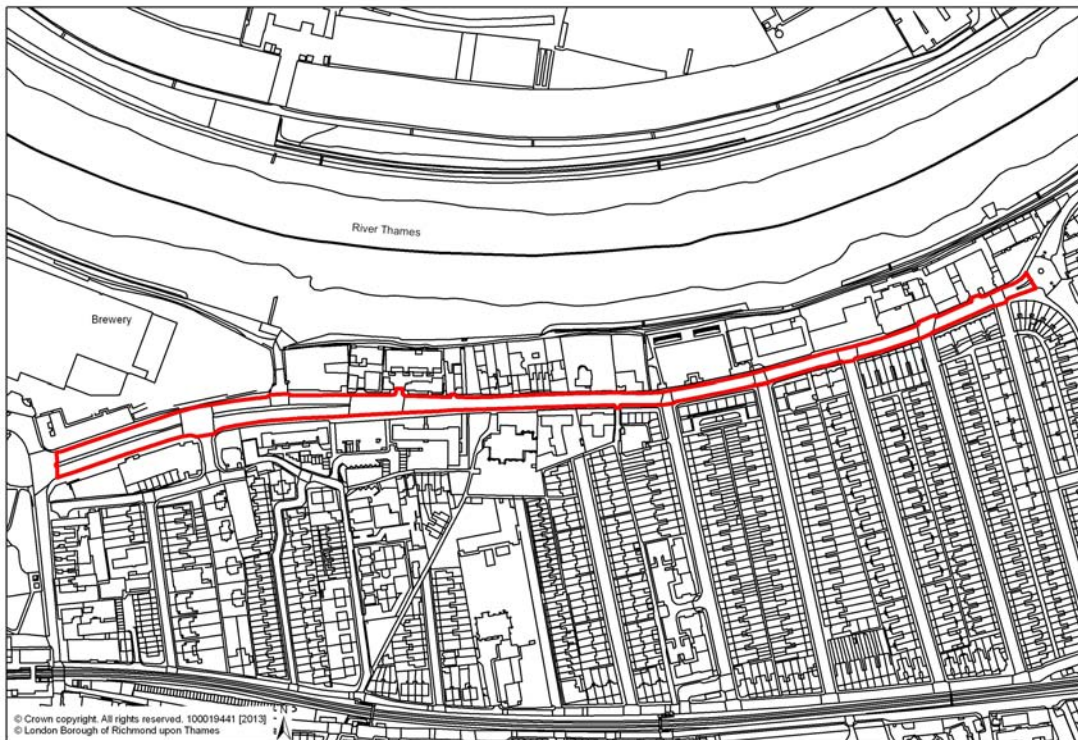
EM 2 Mortlake High Street, Mortlake

Proposal

Narrow road, off road cycle route and environmental improvements

Justification

3.8.3 There is scope to narrow the road way and create an off road cycle route which would link to other cycle routes in the area and create an alternative route to the tow path, together with environmental improvements.



Proposal Site EM 2 Mortlake High Street, Mortlake

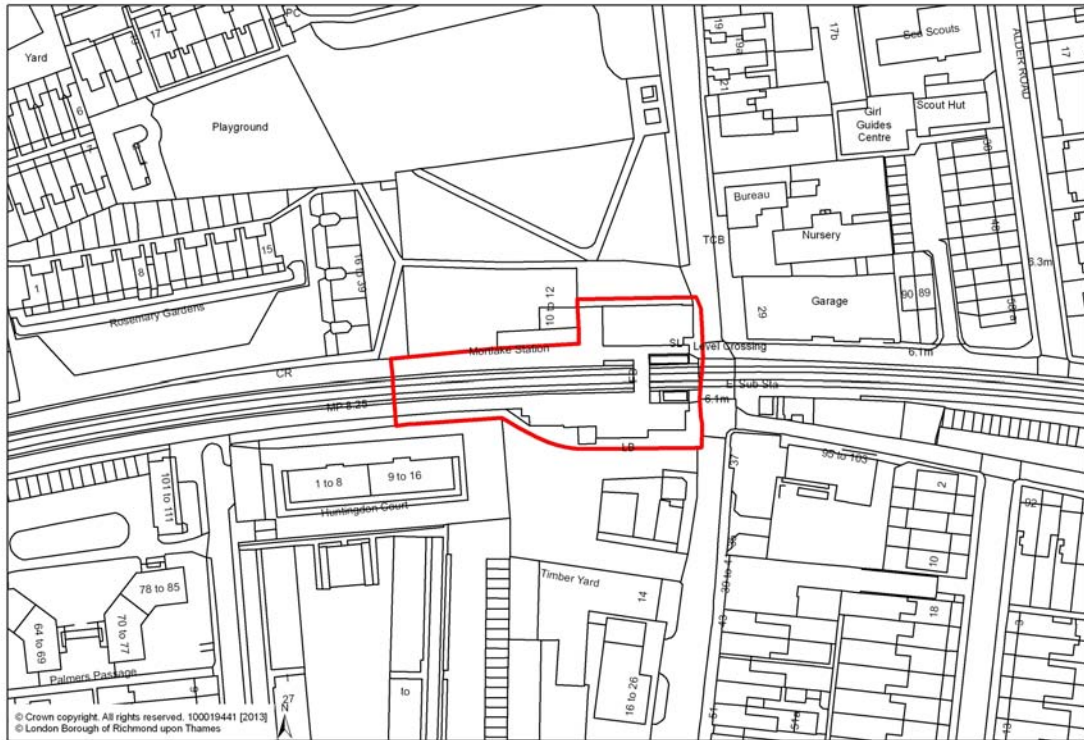
EM 3 Mortlake Station, Sheen Lane, East Sheen

Proposal

Station and interchange improvements

Justification

3.8.4 Improvements to the station e.g. platform extensions, access, lifts and canopies, environmental improvements to the entrance, Interchange improvements including, links to the bus stops and the Stag Brewery site.



Proposal Site EM 3 Mortlake Station, East Sheen

EM 4 Bus Station, Avondale Road, East Sheen

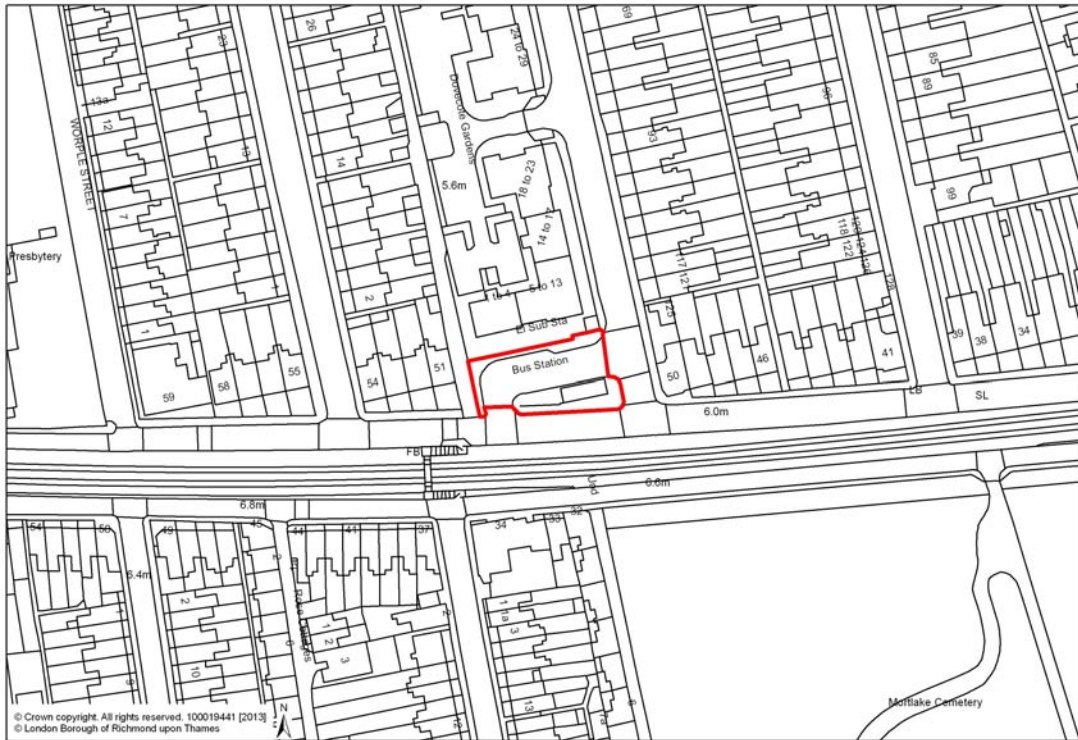
Proposal

Residential, including affordable units

Justification

3.8.5 Subject to the re-provision of the bus facilities either on or in the vicinity of the Stag site or elsewhere, residential development, including affordable units.

3.8.6



Proposal Site EM 4 Bus Station, East Sheen

EM 5 172-176 Upper Richmond Road and Telephone Exchange to rear, East Sheen

Proposal

Redevelopment for mixed uses to include residential, including affordable, employment or primary school

Justification

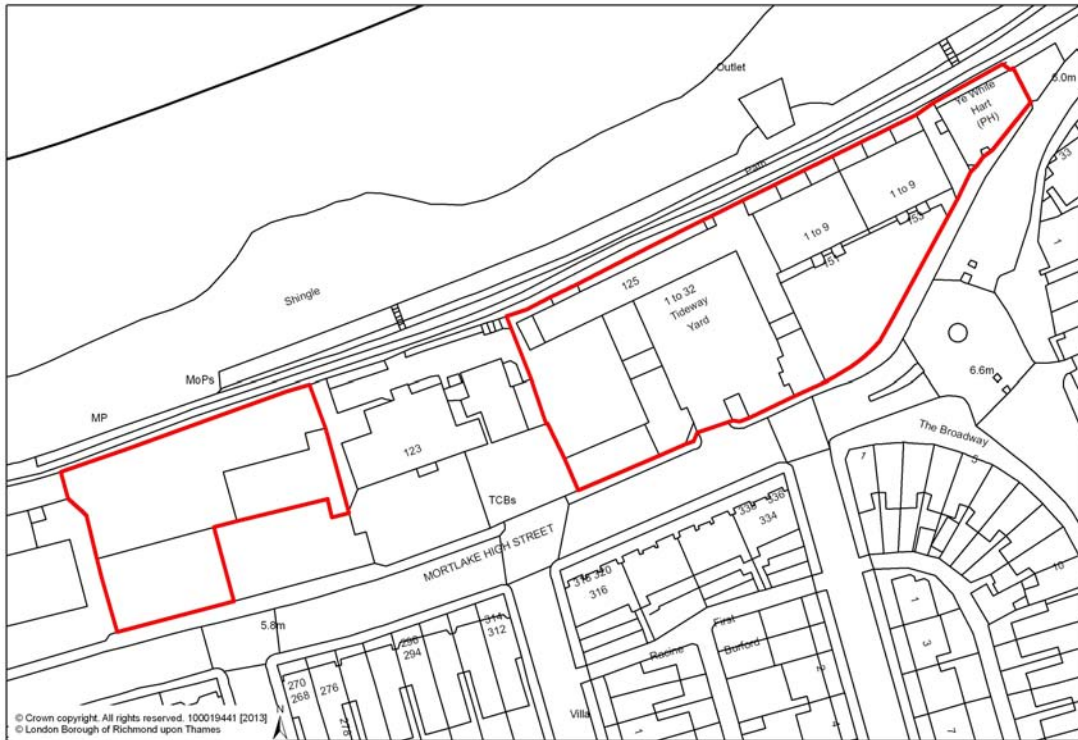
3.8.7 If the telephone exchange were to become surplus a comprehensive development would make better use of these two sites, which could include retention of some employment use and new residential development including affordable units. An alternative could be a primary school on the whole site. Depending on the new uses the potential to create an active frontage along Upper Richmond Road should be investigated.



Proposal Site EM 5 172-176 Upper Richmond Road and Telephone Exchange to rear, East Sheen

E EM 6 Old Power Station and Tideway Yard, Mortlake High Street, Mortlake

Proposed designation as Key Employment Site



Proposal Site EM 6 Tideway Yard, Mortlake

3.9 Ham and Petersham

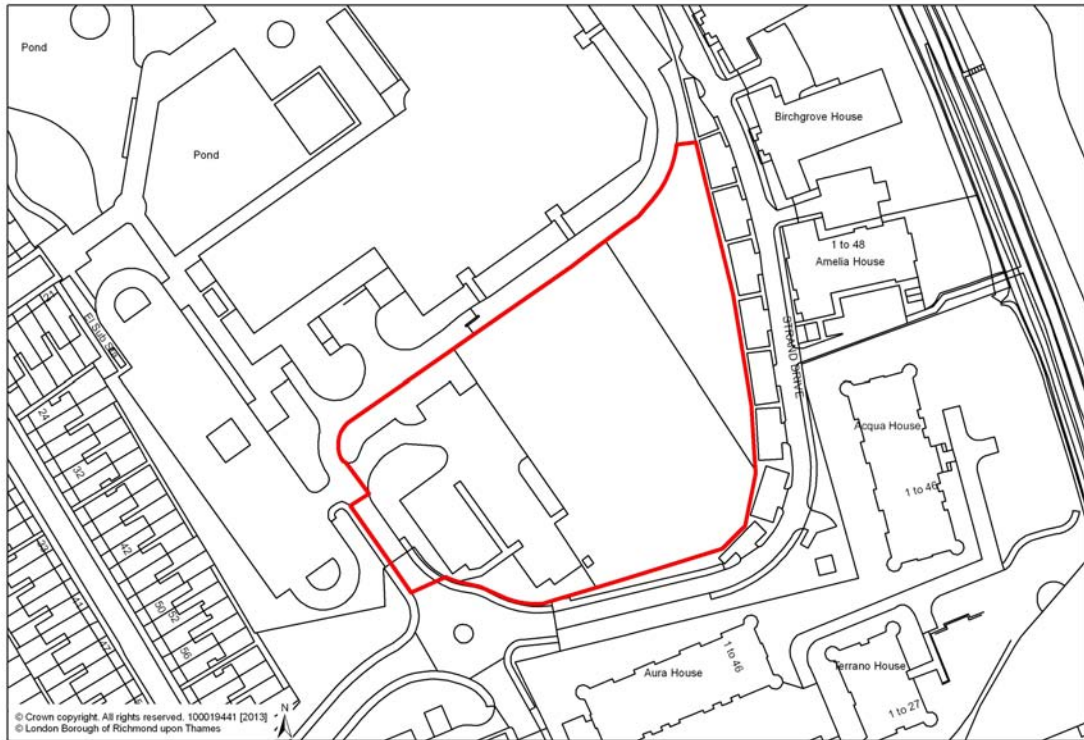
HP 1 HM Latchmere Prison, Church Road, Ham

Proposal

Comprehensive redevelopment , residential led scheme, including affordable, possibly community and or educational use, open space

Justification

3.9.1 Site is within LB Richmond and RB Kingston and the development should be fully comprehensive. An opportunity to make provision for family housing, including affordable housing. Retention of Latchmere House and areas of open space. Some level of community use may be appropriate. Design and other issues to be in accordance with the adopted Planning Brief.



Proposal Site KW 1 Former Inland Revenue, Kew

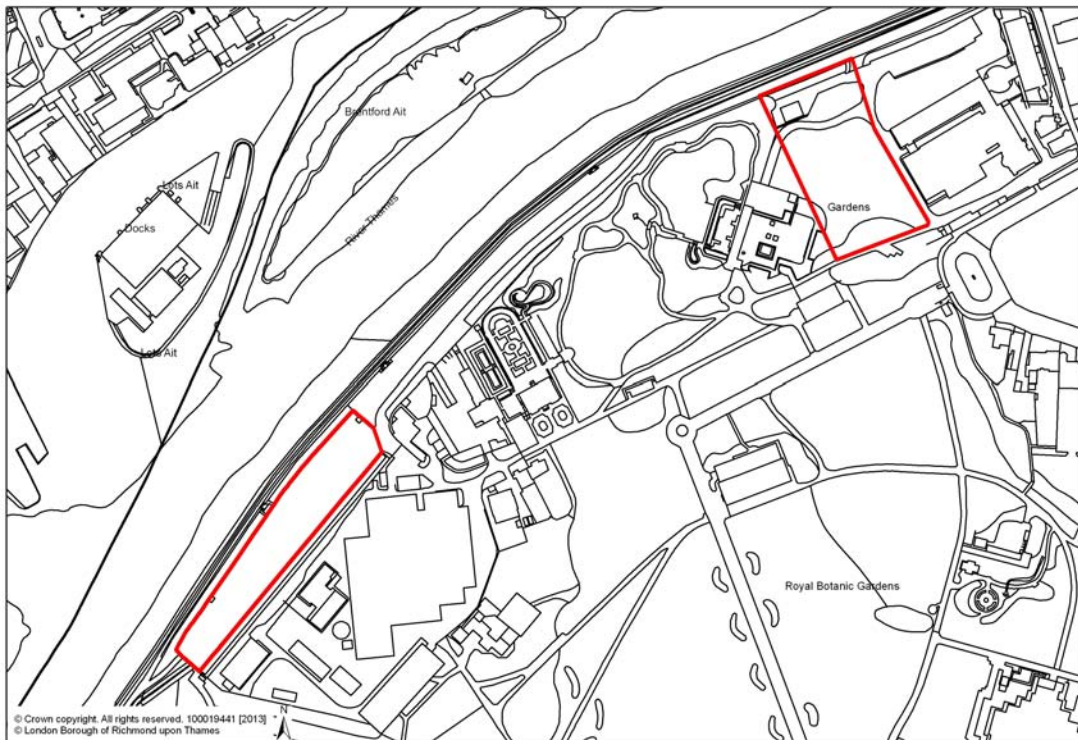
KW 2 Kew Gardens car park, Kew

Proposal

Relocate car park, restoration of existing parking area

Justification

3.10.2 This proposal will remove the existing car park from a rather visible location by the river, allowing this area to be restored and possibly in the longer term used as an end point for either a foot ferry or footbridge to Ferry Quays in Brentford. New car park to be appropriately designed and landscaped to complement its protected setting.



Proposal Site KW 2 Kew Gardens car park, Kew

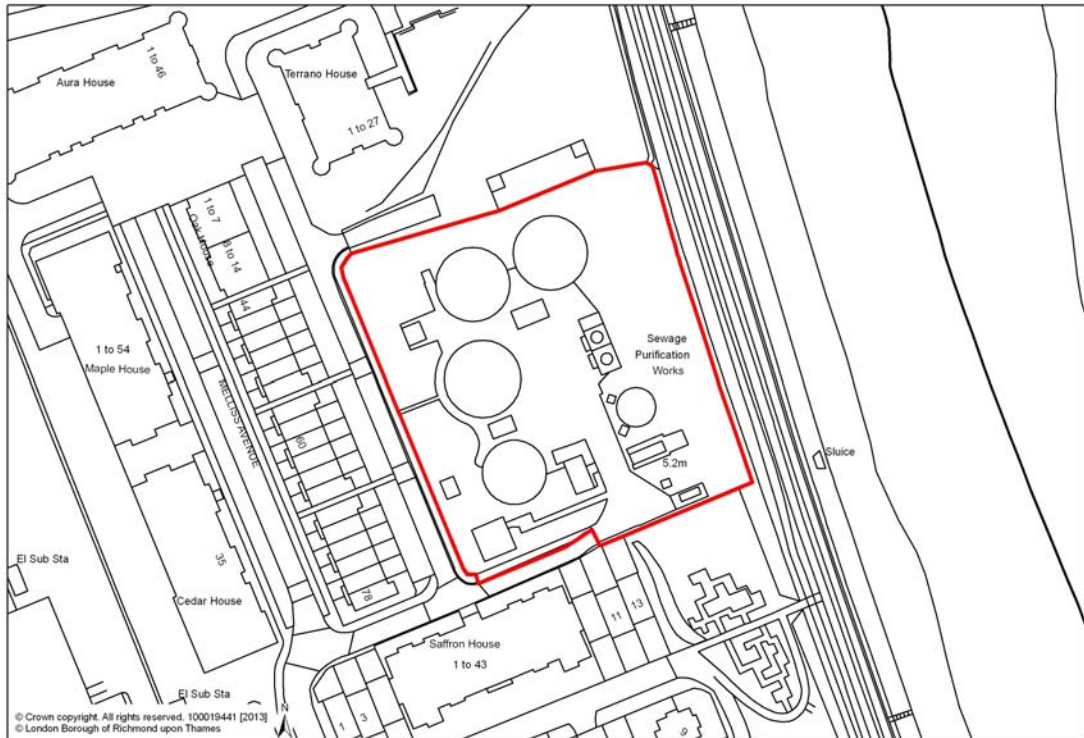
KW 3 Kew Biothane Plant, Mellis Avenue, Kew

Proposal

Residential, including affordable units, open space

Justification

3.10.3 The redevelopment of this surplus site will provide an opportunity to enhance the environment, whilst meeting housing needs. Residential, including affordable units should be primarily in the form of family housing with gardens. The area designated as Metropolitan Open Land should remain open as amenity space.



Proposal Site KW 3 Kew Biothane Plant, Kew

E KW 4 Sandycombe Centre, Sandycombe Road, Kew

Proposed designation as Key Employment Site



Proposal Site KW 5 Blake Mews, Kew

E KW 6 Marlborough Trading Estate, Mortlake Road, Kew

Proposed designation as Key Employment Site



Proposal Site KW 6 Marlborough Trading Estate, Kew

3.11 Richmond

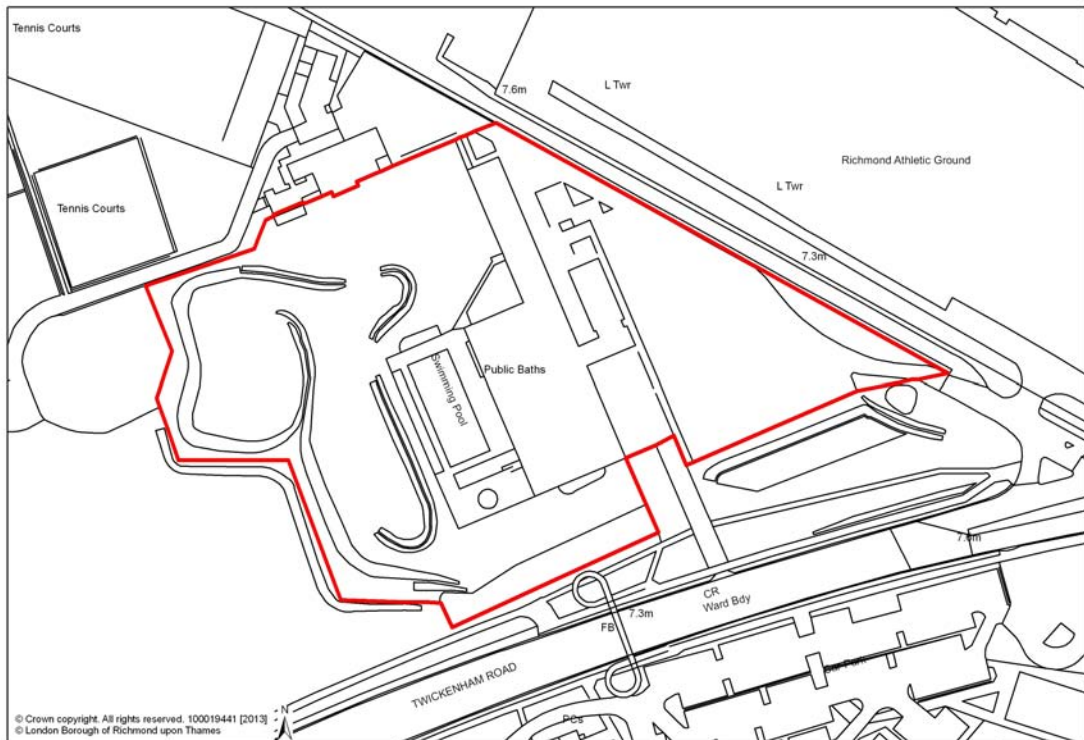
RI 1 Pools on the Park and surroundings, Old Deer Park, Richmond

Proposal

Intensification of sports use

Justification

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



Proposal Site RI 1 Pools on the Park and surroundings, Richmond

RI 2 Richmond Station and above track, Richmond

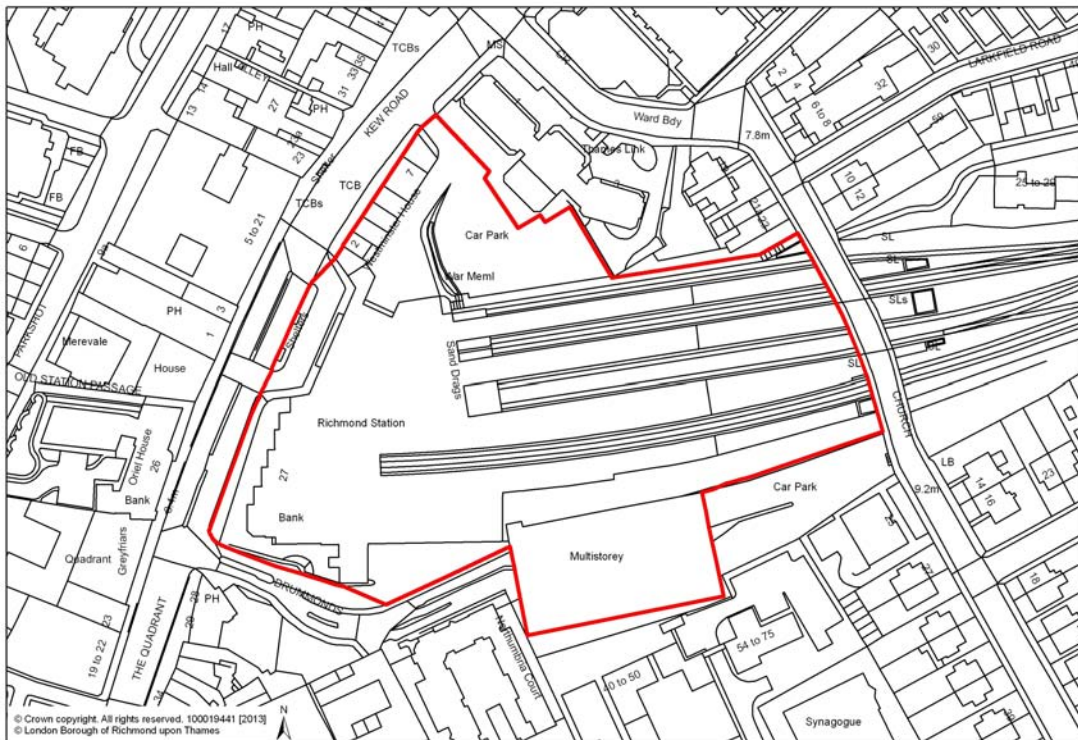
Proposal

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

Justification

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

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



Proposal Site RI 2 Richmond Station and above track, Richmond

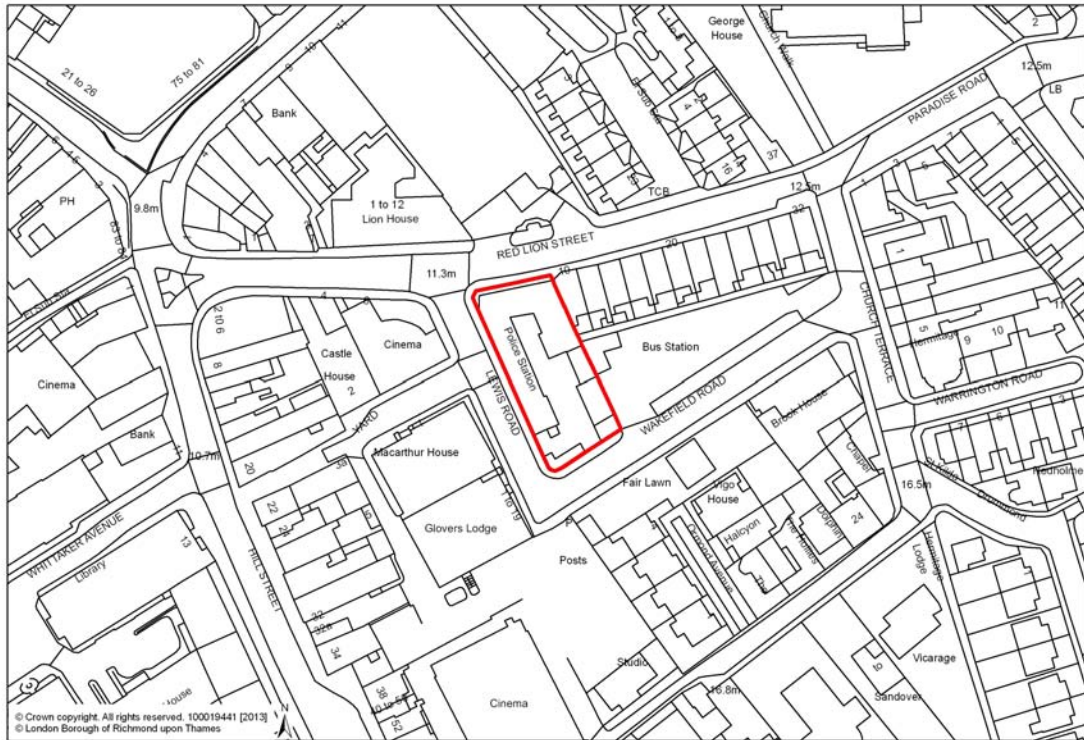
RI 3 Richmond Police Station, Red Lion Street, Richmond

Proposal

Commercial on ground floor, residential above, including affordable units

Justification

3.11.4 Subject to re-provision of the Police service, commercial and residential use, including affordable units. Smaller units preferred due to town centre location and subject to satisfactory conversion of this Building of Townscape Merit.



Proposal Site RI 3 Richmond Police Station, Richmond

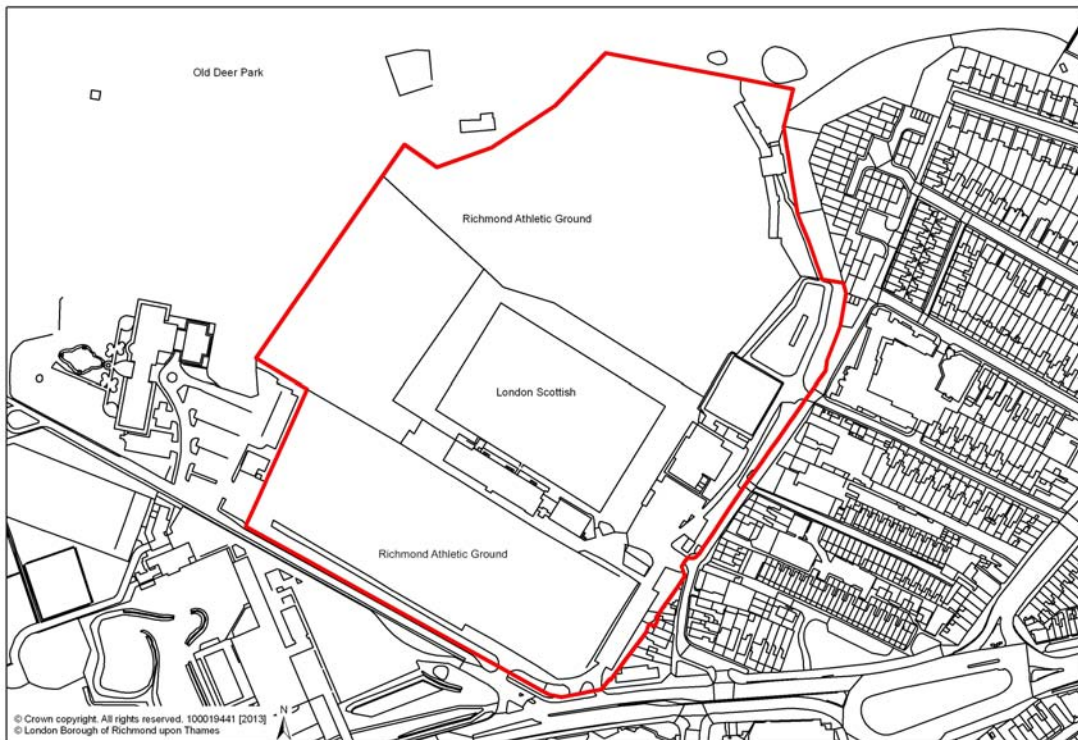
RI 4 Richmond Rugby, Kew Foot Road, Richmond

Proposal

Retain as sports ground and upgrade stands

Justification

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



Proposal Site RI 4 Richmond Rugby, Richmond

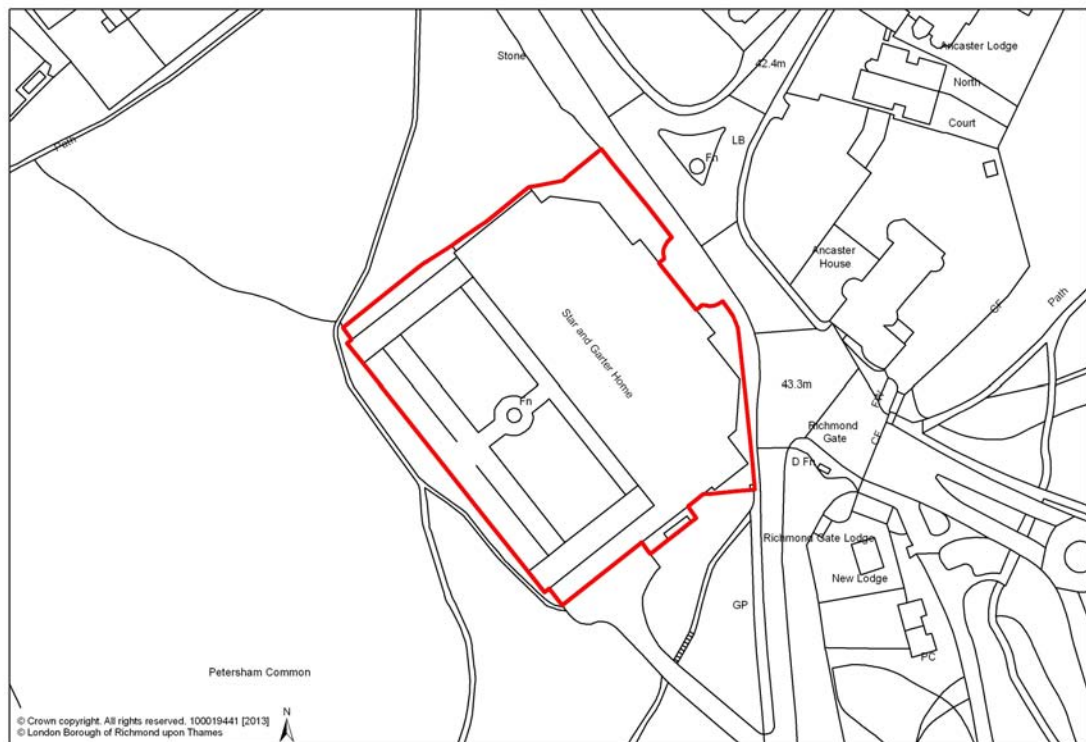
RI 5 Star and Garter Home, Richmond Hill, Richmond

Proposal

Mixed uses including hotel, other institutional use or residential, including affordable units, retention of chapel

Justification

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



Proposal Site RI 5 Star and Garter Home, Richmond

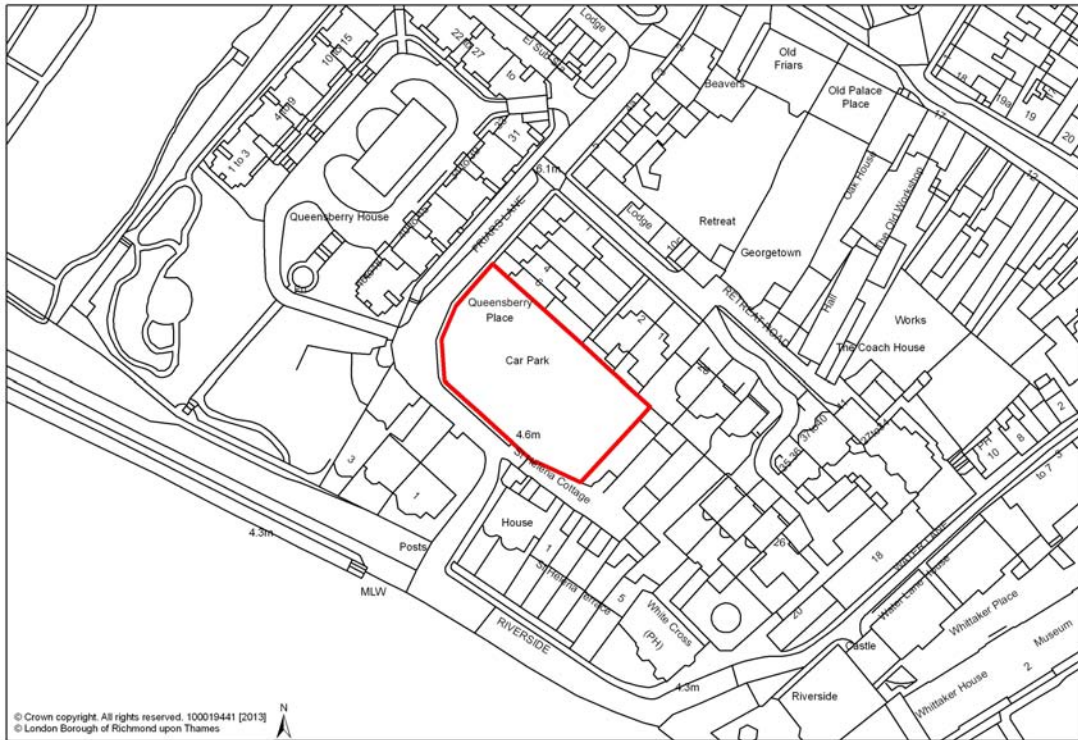
RI 6 Friars Lane Car Park, Richmond

Proposal

Residential

Justification

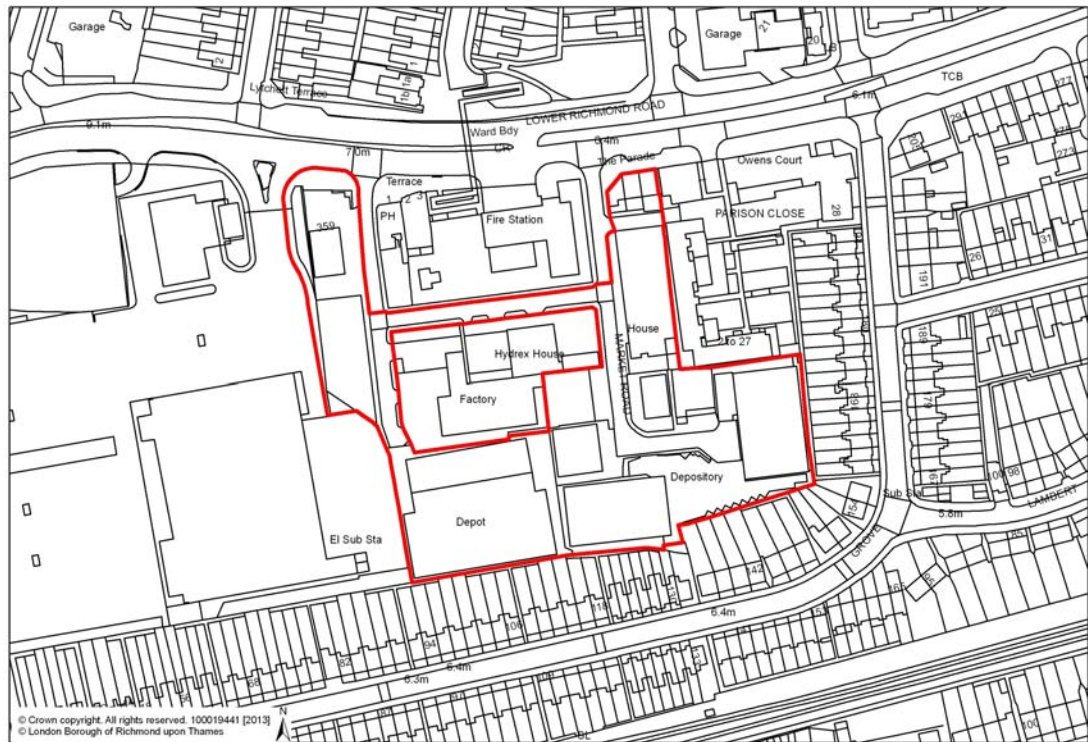
3.11.6 Redevelopment for residential use will enhance the conservation area and improve the amenities of residents.



Proposal Site RI 6 Friars Lane Car Park, Richmond

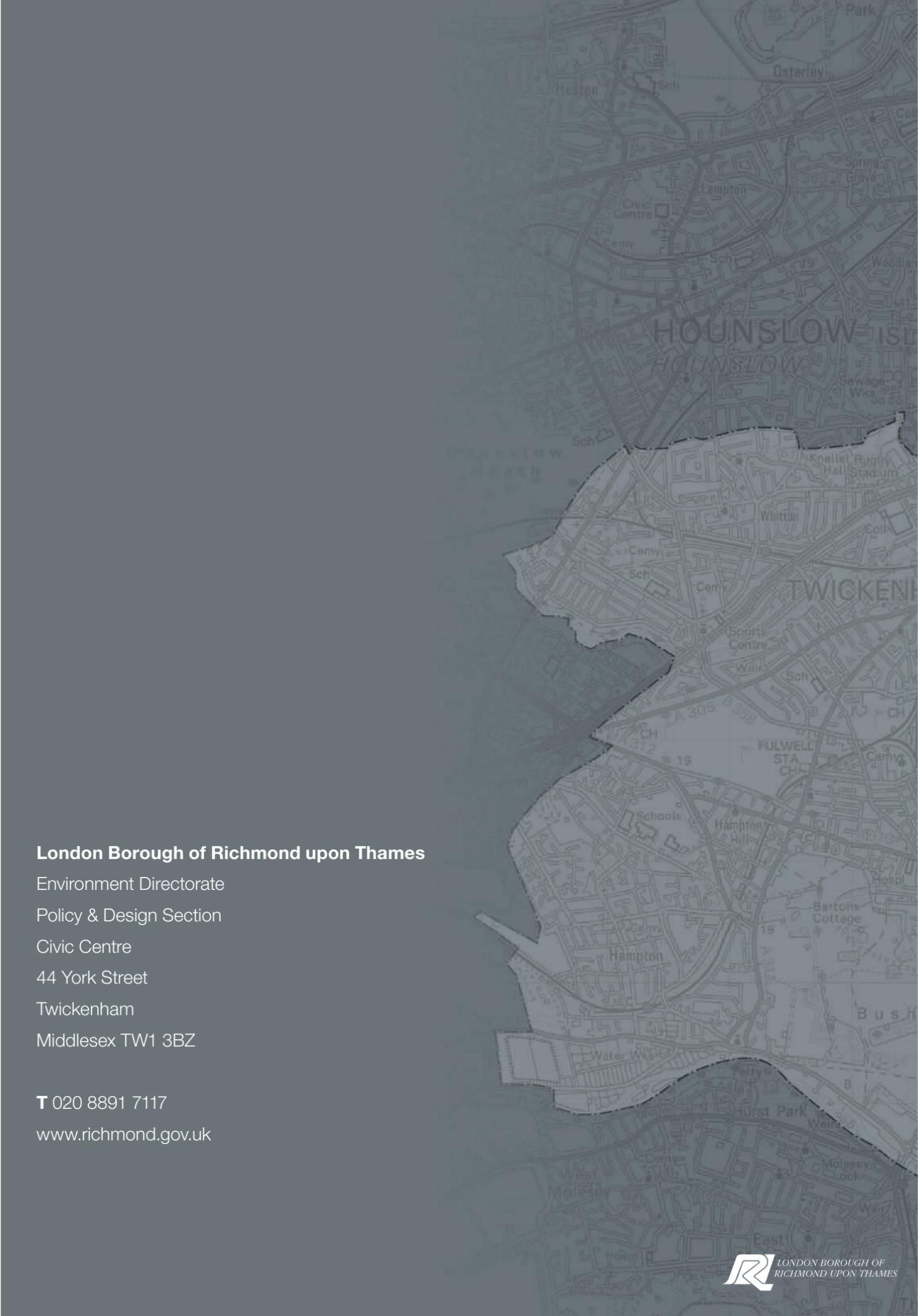
E RI 7 Orchard, Garden and Market Roads, Richmond

Proposed designation as Key Employment Site



Proposal Site RI 7 Orchard, Richmond





London Borough of Richmond upon Thames

Environment Directorate

Policy & Design Section

Civic Centre

44 York Street

Twickenham

Middlesex TW1 3BZ

T 020 8891 7117

www.richmond.gov.uk