

SITE ASSESSMENT

Site details

Site Name	Hampton Hill Business Park
Site No.	HH 1
Site address / location	land to rear of 209 -217 High Street , Hampton Hill
Description of site	business park
Date of site visit	9/5/2013
Grid reference	X: 514174; Y: 171357
Site area	2,351 sqm
Site proposed by	officers
Ownership (if known)	

Site map with aerial photograph



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Land use details

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

Site history

Planning application history	
Section 106	

Constraint and opportunities – Land uses

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

Constraint and opportunities – Key services and accessibility

Constraint/opportunity		Commentary
Employment use	Yes <input checked="" type="checkbox"/> No <input type="checkbox"/>	
Town Centre Boundary	Yes <input type="checkbox"/> No <input checked="" type="checkbox"/>	
Area of Mixed Use	Yes <input checked="" type="checkbox"/> No <input type="checkbox"/>	Hampton Hill AMU
Key shopping frontage	Yes <input type="checkbox"/> No <input checked="" type="checkbox"/>	

Secondary shopping frontage	Yes <input checked="" type="checkbox"/> No <input type="checkbox"/>	part
Frontage/area subject to specific restrictions	Yes <input type="checkbox"/> No <input checked="" type="checkbox"/>	
PTAL Level	Level	
Within 400 metres ⁺ to an Area of Mixed Use	Yes <input checked="" type="checkbox"/> No <input type="checkbox"/>	Hampton Hill AMU
Within 400 metres ⁺ to a main Town Centre	Yes <input type="checkbox"/> No <input checked="" type="checkbox"/>	
Within 1 km of a primary school*	Yes <input checked="" type="checkbox"/> No <input type="checkbox"/>	Hampton Hill Junior School, Carlisle Infant School, Stanley Infant and Nursery School, Stanley Junior School
Within 3 km of a secondary school*	Yes <input checked="" type="checkbox"/> No <input type="checkbox"/>	Hampton Community College, Waldegrave School for Girls, Whitton Academy
Within 1 km of a GP surgery	Yes <input checked="" type="checkbox"/> No <input type="checkbox"/>	Hampton Hill Med Centre
Any access constraints	Yes <input type="checkbox"/> No <input type="checkbox"/>	

Constraint and opportunities – Environmental designations

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

Surrounding land

⁺ as the crow flies

⁺ as the crow flies

* Excluding private schools, free schools etc.

Surrounding land uses	B1 offices and residential
Relevant surrounding designations	secondary shopping frontage to 209 -217. BTM s on Park Road
Commentary on relationship with nearby and other proposal sites	

Summary and Overview

Summary of assessment:
small bussiness centre tucked in off the High street. 7 Courtyard office units behind a roadside facing office building Article Four proposed
Information from Sustainability Appraisal:
The site comprises 7 courtyard office units behind a roadside facing office building on the High Street. Relatively modern with parking. Designating the estate to retain the courtyard offices would be considered largely neutral, but it is very positive in terms of contributing to the local economy, supplying office and business units in a suitable location, and providing jobs.
Council's preferred use and justification (pre-publication):
Proposal Designate as key employment site
Proposal for publication:
Proposal Designate as key employment site

SITE ASSESSMENT

Site details

Site Name	St Clare Business Park
Site No.	HH 2
Site address / location	Holly Road, Hampton Hill, Hampton, TW12 1QQ
Description of site	Industrial estate
Date of site visit	
Grid reference	X: 514204; Y: 170907
Site area	7,784 sqm
Site proposed by	officers and Sam Twiston Davis for Tyton Properties
Ownership (if known)	Tyton Properties

Site map with aerial photograph



Land use details

Existing use and	B2, B8, B1 8 x workshop units, car park, office buildings , storage
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buildings		
Is the site vacant?	Yes <input type="checkbox"/>	No <input checked="" type="checkbox"/>
Is the site derelict?	Yes <input type="checkbox"/>	No <input type="checkbox"/> in part
Occupancy rate	<input type="checkbox"/> occupied <input checked="" type="checkbox"/> under-occupied <input type="checkbox"/> un-occupied	
Other comments		

Site history

Planning application history	no planning history in Richer Map
Section 106	

Constraint and opportunities – Land uses

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

Constraint and opportunities – Key services and accessibility

Constraint/opportunity		Commentary
Employment use	Yes <input checked="" type="checkbox"/> No <input type="checkbox"/>	Industrial estate.
Town Centre Boundary	Yes <input type="checkbox"/> No <input type="checkbox"/>	
Area of Mixed Use	Yes <input checked="" type="checkbox"/> No <input type="checkbox"/>	Hampton Hill AMU
Key shopping frontage	Yes <input type="checkbox"/> No <input type="checkbox"/>	
Secondary shopping frontage	Yes <input type="checkbox"/> No <input type="checkbox"/>	

Frontage/area subject to specific restrictions	Yes <input type="checkbox"/> No <input type="checkbox"/>	
PTAL Level	Level 2	poor
Within 400 metres ⁺ to an Area of Mixed Use	Yes <input checked="" type="checkbox"/> No <input type="checkbox"/>	Hampton Hill AMU
Within 400 metres ⁺ to a main Town Centre	Yes <input type="checkbox"/> No <input checked="" type="checkbox"/>	
Within 1 km of a primary school*	Yes <input checked="" type="checkbox"/> No <input type="checkbox"/>	Hampton Hill Junior School, Carlisle Infant School
Within 3 km of a secondary school*	Yes <input checked="" type="checkbox"/> No <input type="checkbox"/>	Hampton Community College, Waldegrave School for Girls, Whitton Academy
Within 1 km of a GP surgery	Yes <input checked="" type="checkbox"/> No <input type="checkbox"/>	Hampton Hill Med Centre, Bhatia (Broad Lane, Hampton)
Any access constraints	Yes <input checked="" type="checkbox"/> No <input type="checkbox"/>	

Constraint and opportunities – Environmental designations

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

Surrounding land

Surrounding land uses	offices , residential , commercial
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⁺ as the crow flies

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* Excluding private schools, free schools etc.

Relevant surrounding designations	
Commentary on relationship with nearby and other proposal sites	

Summary and Overview

Summary of assessment:
Relatively large estate constrained by poor access through Holly Road a residential street. If possible to break through into Windmill Road, would open the site for development .
Information from Sustainability Appraisal:
This site contributes to the local economy and provides jobs and land for employment development; it can also accommodate much needed primary school places that are required in the local area.
Council's preferred use and justification (pre-publication):
<p>Proposal Redevelopment to provide high quality business space and education</p> <p>Justification The redevelopment of the site provides the opportunity to provide high quality business space and education. Additional school places are required in this area and the site is in an excellent location to provide new primary school places.</p>
Proposal for publication:
<p>Proposal Redevelopment to provide high quality business space and education</p> <p>Justification The redevelopment of the site provides the opportunity to provide high quality business space and education. Additional school places are required in this area and the site is in an excellent location to provide new primary school places.</p>