

## Ham and Petersham Neighbourhood Forum

### Ham and Petersham Neighbourhood Plan

#### BASIC CONDITIONS STATEMENT

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#### **1 The Purpose of the Basic Conditions Statement**

- 1.1 The following pages set out the legally required additional information that accompanies the Ham and Petersham Neighbourhood Plan (HPNP) and demonstrates how the Plan meets the basic conditions which must be fulfilled in order to satisfy the requirements set out in paragraph 8(2) of Schedule 4B to the Town and Country Planning Act 1990, as applied to neighbourhood plans by section 38A of the Planning and Compulsory Purchase Act 2004.
- 1.2 The basic conditions are:
  - a. having regard to national policies and advice contained in guidance issued by the Secretary of State it is appropriate to make the neighbourhood plan;
  - b. the making of the neighbourhood plan contributes to the achievement of sustainable development;
  - c. the making of the neighbourhood plan is in general conformity with the strategic policies contained in the development plan for the area of the authority (or any part of that area);
  - d. the making of the neighbourhood plan does not breach, and is otherwise compatible with, EU regulations; and

- e. prescribed conditions are met in relation to the neighbourhood plan and prescribed matters have been complied with in connection with the proposal for the neighbourhood plan.
- 1.3 This document should be read in conjunction with the HPNP and two additional documents, which have been prepared separately. These are:
- a. The Consultation Statement
  - b. Strategic Environmental Assessment Screening Report

## **2 Introduction and Prescribed Conditions**

- 2.1 The Ham and Petersham Neighbourhood Forum (the Forum) was designated as the qualifying body for the Ham and Petersham Neighbourhood Area by Richmond Council on 16<sup>th</sup> January 2014 under the Localism Act.
- 2.2 The Memorandum of Understanding between the Council and the Forum is attached as Appendix 1 and includes a map showing the designated Neighbourhood Area.
- 2.3 The Neighbourhood Area lies wholly within the Ham, Petersham and Richmond Riverside Ward of the London Borough of Richmond upon Thames but does not include the entire ward.
- 2.4 The Forum comprises a large group of active residents, business representatives and representatives of local community services and voluntary groups and was established with a view to bringing forward a Neighbourhood Plan for the area.
- 2.5 The Foreword to the Plan by the Chairman of the Forum states that the community's motivation in establishing a Neighbourhood Forum and preparing a Neighbourhood Plan is to 'agree a shared vision for Ham and Petersham and shape the development and growth of our area.'
- 2.6 The Plan's Vision is 'To build on the identity of Ham and Petersham as a distinct and sustainable mixed community giving great opportunities to live and work within a semi-rural historic landscape.' (para 1.1.2).
- 2.7 The Plan's objectives which seek to achieve this vision cover:
- Character and Heritage
  - Housing

- Travel and Streets
- Community Facilities
- Retail, Local Services and Business
- Green Spaces
- Environmental Sustainability

- 2.8 The HPNP relates to planning matters (the use and development of land) and has been prepared in accordance with the statutory requirements and processes set out in the Town and Country Planning Act 1990 (as amended by the Localism Act 2011) and the Neighbourhood Planning Regulations 2012 (as amended).
- 2.9 The Implementation Programme (Appendix 3 of the HPNP), does not form part of the statutory plan but indicates how the Forum proposes to take forward the policies and proposals in the Plan.
- 2.10 As set out in 'The Purpose and Scope of the Neighbourhood Plan' (p15), the Plan covers a 15 year period starting on a date to be determined in 2018 and ending on 31 December 2032. The period has been chosen to align with the recently revised Richmond Local Plan which was submitted to the Secretary of State for examination on 19 May 2017.
- 2.11 The HPNP does not relate to more than one neighbourhood area. There are no other neighbourhood plans in place within the neighbourhood area.
- 2.12 The policies in the HPNP do not relate to excluded development, such as minerals and waste matters of Nationally Significant Infrastructure Projects.
- 2.13 Habitats Regulations Assessment (HRA) is required under the EU Habitats Directive (92/43/EEC) for any proposed plan or project which may have a significant effect on one or more European Sites. The purpose of the HRA is to determine whether or not significant effects are likely and to suggest ways in which they could be avoided.
- 2.14 Richmond Park which abuts the Neighbourhood Area is a designated site under the EU Habitats Directive. A HRA has been undertaken for the revised Richmond Local Plan which concluded that there would be unlikely to be any significant effects on the site and Richmond Council have confirmed that the HPNP should refer to this Assessment and may conclude that the HPNP will also not have any significant effect on Richmond Park.

- 2.15 The Neighbourhood Area does not include any coastline and will not affect any European off shore marine site.

### **3 Regard to the National Planning Policies and Guidance**

- 3.1 This section demonstrates how the HPNP has been prepared in accordance with guidance issued by the Secretary of State with respect to formulating Neighbourhood Plans and with regard to the key objectives for delivering sustainable development as set out in the National Planning Policy Framework (NPPF).
- 3.2 The NPPF identifies three implications arising from the presumption in favour of sustainable development which neighbourhood planning bodies should observe (para 16).
- 3.3 In preparing the HPNP the Forum has sought to support the strategic development objectives set out in the revised Richmond Local Plan in relation to protecting local character, meeting the needs of local people and planning positively to support local sustainable development and the HPNP builds upon the policies in the revised Richmond Local Plan as they apply to the Ham and Petersham Neighbourhood Area.
- 3.4 The Forum is not proposing any Neighbourhood Development Orders but has identified the potential scope for the Permission in Principle provisions to bring forward small housing sites when the provisions are brought into effect. The Forum considers that these measures meet the requirements of this section of the NPPF.
- 3.5 The Forum has consulted widely with the local community, as evidenced in the Consultation Statement, to ensure that the Plan expresses the values and priorities of the community in the spirit of para 155 of the NPPF.
- 3.6 The Forum has been cognizant of the need to consider viability and deliverability throughout the Plan as required by the NPPF (para 173-174) within the constraints of the information available to it.
- 3.7 Policy requirements are consistent with and in general conformity to current Development Plan requirements which have been subjected to viability assessment. The policies proposed in the Neighbourhood Plan are therefore considered reasonable in the context of the local property market.

3.8 The HPNP has been prepared with regard to the national policy and advice on delivering sustainable development in relation to:

- Building a strong, competitive economy
- Ensuring the vitality of town centres
- Promoting sustainable travel
- Supporting high quality communications infrastructure
- Delivering a range of high quality homes
- Requiring good design
- Promoting healthy communities
- Protecting Green Belt land
- Meeting the challenge of climate change, flooding and coastal damage
- Conserving and enhancing the natural environment
- Conserving and enhancing the historic environment

***Building a strong, competitive economy***

3.9 The HPNP contains the following policies that aim to build a strong, competitive economy:

Policy T2 – Improvements to Transport Infrastructure
Policy R2 – Supporting High Quality Communications Infrastructure

3.10 Ham and Petersham is a largely residential area and the majority of economically active residents work outside the area. The HPNP highlights the need for improved connections to transport hubs, particularly Richmond, to facilitate resident’s journeys to economic centres beyond the Neighbourhood Area more efficiently.

3.11 The HPNP also recognises the need to support the increasing number of self-employed people working from within the Neighbourhood Area through the development of high quality communications infrastructure, shared workspace, and serviced offices.

***Ensuring the vitality of town centres***

3.12 The HPNP contains the following relevant policies that support local and neighbourhood centres identified in the Richmond Local Plan:

Policy R1 – Enhancing Retail Uses
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Policy O1 – Improving Ham Parade
Policy O2 – Improving St. Richard’s Square

3.13 The HPNP seeks to ensure the vitality and viability of the clusters of local shops and services within the Neighbourhood Area by protecting, extending, and enhancing the range of amenities provided. Specific key centres and frontages are identified within the plan.

***Promoting sustainable travel***

3.14 The HPNP contains the following relevant policies that seek to promote sustainable travel:

Policy T1 – Travel Planning
Policy T2 – Improvements to Transport Infrastructure
Policy T3 – Motor Vehicle and Cycle Storage
Policy O1 – Improving Ham Parade

3.15 The HPNP will encourage sustainable travel by creating a transport network which will enable safe walking, cycling and the use of public transport both within the Neighbourhood Area and through connections to the transport nodes in Richmond, Kingston and Twickenham town centres.

3.16 Transport Statements, Transport Assessments, and, where appropriate, Travel Plans for new developments will encourage the use of sustainable transport by the provision of cycle storage and charging points for electric vehicles.

***Supporting high quality communications infrastructure***

3.17 The HPNP contains the following policy that seeks to deliver high quality communications infrastructure:

Policy R2 – Supporting High Quality Communications Infrastructure
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3.18 The Forum recognises that there are a significant and increasing number of self-employed people working from home within Ham and Petersham for whom high quality communications are necessary if these small businesses are to thrive.

***Delivering a range of high quality homes***

- 3.19 The HPNP contains the following policies that seek to deliver a range of high quality homes in the Neighbourhood Area:

Policy H1 – Residential Development
Policy H2 – Housing Mix
Policy H3 – Affordable Housing
Policy H4 – Housing Standards
Policy H5 – Design Principles for Housing Development

- 3.20 Ham and Petersham are primarily residential areas and the HPNP encourages the development of the relatively limited opportunities for additional housing. The HPNP will complement policies in the revised Richmond Local Plan to ensure a range of high quality new housing in keeping with the character context of each site. Affordable housing is to be provided as an integral part of each development and housing for older people will be encouraged on suitable sites.

***Requiring good design***

- 3.21 The HPNP contains the following policies that seek to ensure that development conforms to the principles of good design:

Policy C2 – Protecting the Character of Built Areas
Policy H5 – Design Principles for Housing Development

- 3.22 Ham and Petersham contain some outstanding examples of good design from the 17<sup>th</sup> Century to the second half of the 20<sup>th</sup> Century which contribute to the identity of the Neighbourhood Area. The HPNP aims to build on this identity by encouraging high quality contextual design.

***Promoting healthy communities***

- 3.23 The HPNP contains the following policies that seek to promote a healthy, inclusive community:

Policy C3 – Routes
Policy CF1 – Impact of Development
Policy CF2 – Community Facilities

Policy O1 –Improving Ham Parade
Policy O2 – Improving St. Richard’s Square
Policy O4a – Central Ham: Ham Close

- 3.24 The Forum has been clear that the overarching purpose of the Neighbourhood Plan is to enable the community in Ham and Petersham to have a say in deciding the future development of the area and have consequently made strenuous efforts to involve the community in the preparation of the HPNP to ensure it represents the views of the local community.
- 3.25 The role of the three existing clusters of shops and other local services will be supported and strengthened as natural meeting places for residents through environmental improvement and by linking them to the proposed network of footpaths and cycle routes.
- 3.26 Community facilities and the range of sports facilities will be protected and their improvement encouraged, and the impact of significant new development will be assessed to ensure additional demand is catered for.
- 3.27 The Forum has considered the designation of Local Green Spaces and concluded that existing designations in the Richmond Local Plan adequately meet the needs of the community.

***Protecting Green Belt land***

- 3.28 The HPNP contains the following policies that seek to protect Green Belt land:

Policy C1 – Protecting Green Character
Policy G1 – Open Spaces

- 3.29 The Neighbourhood Area includes extensive areas designated as Metropolitan Open Land in the Richmond Local Plan which is of equivalent status to Green Belt designation. The HPNP fully supports the purposes of this designation and the beneficial uses it enables.

***Meeting the challenge of climate change, flooding and coastal change***

- 3.30 The HPNP contains the following policies that seek to meet the challenge of climate change and flooding:

Policy E1 – Sustainable Development
Policy E2 – Retrofitting Existing Housing and Residential Extensions
Policy E3 – Electric Charging Points
Policy E4 – Water Efficiency
Policy E5 – Sustainable Drainage (SuDS)
Policy E6 – Permeable Forecourts

- 3.31 The Ham and Petersham Low Carbon Zone established the need for climate change to be tackled at a local level. The HPNP will continue this initiative and seek to counter flood risk by ensuring that all new buildings achieve the highest standards for energy and water efficiency, supporting retrofitting energy efficiency measures on existing buildings, and providing for electric charging points and sustainable drainage schemes in new developments.

***Conserving and enhancing the natural environment***

- 3.32 The HPNP contains the following policies that seek to conserve and enhance the Area’s natural environment:

Policy C1 – Protecting Green Character
Policy G1 – Open Spaces
Policy G2 – Light Pollution

- 3.33 The ‘semi-rural’ setting of Ham and Petersham has been identified as a defining and special characteristic of the Neighbourhood Area which residents are keen to preserve and enhance. The HPNP will conserve existing open land and supports the designation of land as MOL , OOLTI and as local nature reserves within the Richmond Local Plan. The HPNP also encourages the regular review of proactive management plans.

***Conserving and enhancing the historic environment***

- 3.34 The HPNP contains the following policies that seek to conserve and enhance the Area’s natural environment:

Policy C2 – Protecting the Character of Built Areas
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- 3.35 Extensive areas of the Neighbourhood Area are designated as Conservation Areas and further protection is afforded to individual buildings, gardens and landscape features through listing.
- 3.36 Archaeological priority areas have been identified and the Arcadian Thames landscape is recognised and managed through the Thames Landscape Strategy.
- 3.37 The HPNP has been prepared within the context of these existing policies and recognises the strong conservation status they confer. Maintaining the relevance of existing Conservation Area Appraisals by regular review and updating is identified as a future need for both development management purposes and to bring forward enhancement proposals.

***Non-applicable NPPF objectives***

- 3.38 The Neighbourhood Area is part of the metropolitan area of Greater London. As such, the NPPF objective of ‘supporting a prosperous rural economy’ is not deemed applicable.
- 3.39 Mineral extraction within the Neighbourhood Area ceased in the 1940s and the Forum understands that no further viable mineral resources remain. As such, the NPPF objective of ‘facilitating the sustainable use of minerals’ is not deemed applicable.

**4 The Neighbourhood Plan’s Contribution to Sustainable Development**

- 4.1 The Town and Country Planning Act 1990 as applied to Neighbourhood Plans by the Planning and Compulsory Purchase Act 2004 require that a Neighbourhood Plan contributes to the achievement of sustainable development.
- 4.2 The United Nations General Assembly has defined sustainable development as meeting the needs of the present without compromising the ability of future generations to meet their own needs (Resolution 42/187, quoted in the NPPF).
- 4.3 The NPPF states that ‘the purpose of the planning system is to contribute to the achievement of sustainable development’ and sets out the three dimensions of sustainable development (para 7). These are:
- *an economic role* – contributing to building a strong, responsive and competitive economy, by ensuring that sufficient land of the right type is available in the right places and at the right time to support growth and innovation; and by identifying and coordinating development requirements, including the provision of infrastructure;

- *a social role* – supporting strong, vibrant and healthy communities, by providing the supply of housing required to meet the needs of present and future generations; and by creating a high quality built environment, with accessible local services that reflect the community’s needs and support its health, social and cultural well-being; and
- *an environmental role* – contributing to protecting and enhancing our natural, built and historic environment; and, as part of this, helping to improve biodiversity, use natural resources prudently, minimise waste and pollution, and mitigate and adapt to climate change including moving to a low carbon economy.

4.4 The NPPF then states:

“Pursuing sustainable development involves seeking positive improvements in the quality of the built, natural and historic environment, as well as in people’s quality of life, including (but not limited to):

- making it easier for jobs to be created in cities, towns and villages;
- moving from a net loss of bio-diversity to achieving net gains for nature;
- replacing poor design with better design;
- improving the conditions in which people live, work, travel and take leisure; and
- widening the choice of high quality homes.”

4.5 The HPNP has been prepared in parallel with the revision of the Richmond Local Plan and the Submission Version of the Richmond Local Plan provides the planning policy context in which the Neighbourhood Plan has been prepared.

4.6 The Sustainability Appraisal (SA) for the revised Richmond Local Plan forms the foundation for assessing whether the Local Plan will promote the economic, social and environmental sustainable development of the area.

4.7 The methodology for undertaking the Sustainability Appraisal of the Richmond Local Plan is set out in Chapter 2 of Richmond’s Sustainability Appraisal. The Sustainability Scoping Report identifies the sustainability issues facing the borough and established fifteen sustainability objectives against which the Local Plan’s vision, objectives, policies and site allocation proposals have been assessed (Chapters 5, 6 and 7).

- 4.8 The conclusion drawn from the SA is that ‘The findings of the Sustainability Appraisal process as set out in this report conclude that the Publication Local Plan, both its policies and its site allocations are well designed to deliver sustainable development.’ (para 1.4.1)
- 4.9 The Neighbourhood Forum have adopted these fifteen sustainability objectives and the HPNP has been assessed against them to determine whether the plan contributes to sustainable development. The sustainability objectives are listed in Table 4.1. Three columns are included to identify which of the three dimensions (environmental; economic; social) each objective corresponds with.
- 4.10 Two tables have been prepared showing the compatibility of the HPNP objectives (Table 4.2) and policies (Table 4.3) with the sustainability objectives derived from the Richmond Local Plan SA. Each objective has been scored as follows:

✓ = compatible

X = incompatible

n/a = no links

<b>Table 4.1. Sustainability Appraisal Framework for the Neighbourhood Plan</b>				
<b>#</b>	<b>Sustainable Development Objective</b>	<b>Env</b>	<b>Econ</b>	<b>Soc</b>
1	To prevent and reduce the amount of waste that is produced and increase the proportion that is reused, recycled and composted, recovered (including energy recovery) before lastly disposal.	✓		
2	To reduce pollution (such as air, noise, light, water and soil) from any source and ensure air and water quality improves and safeguard soil quality and quantity.	✓		
3	To reduce the need for travel, encourage alternatives to the car, make best use of existing transport infrastructure and improve public transport integration.	✓		✓
4	To mitigate climate change by reducing greenhouse gas emissions and promoting sustainable energy use through maximising energy efficiency, use of zero-and low carbon technologies and renewable energy, and provide satisfactory water and sewerage infrastructure.	✓		✓
5	To ensure resilience to the effects of climate change through effective adaptation, in particular avoiding or reducing flood risk from all sources and conserving water.	✓	✓	✓
6	To conserve and enhance biodiversity, avoid damage and irreversible losses to designated sites and protected species, adding to the abundance of non-designated biodiversity features and habitats (such as trees, gardens, green roofs and other features).	✓		
7	To promote high quality places, spaces and buildings and conserve and enhance the borough's landscape and townscape character and its heritage assets and their settings.	✓	✓	✓
8	To protect and enhance the quality and range of parks and open spaces and plan positively for the creation, protection and enhancement of the green infrastructure network.	✓		✓
9	To make best and efficient use of previously developed land and existing buildings, implement sustainable design and construction practices and remediate and reuse contaminated land.	✓	✓	✓
10	To provide new housing opportunities and sufficient affordable housing that meets local needs.		✓	✓
11	To facilitate and improve the health and well-being of the population, reduce health inequalities and deliver safer and more secure communities.			✓
12	To promote the independence of people and communities by improving the quality, range and accessibility of services and facilities, such as health, transport, education, training, employment, environment, leisure, sport and recreation opportunities.		✓	✓
13	To increase the vitality and viability of existing town centres, local centres and parades.		✓	✓
14	To promote and strengthen a buoyant, diverse and resilient local economy and facilitate inward investment that will secure sustainable economic growth.		✓	✓
15	To increase the amount and quality of commercial development opportunities to meet the needs of the local and sub-regional economy.		✓	✓

**Table 4.2. Compatibility of HPNP Objectives and Sustainable Development Objectives**

Sustainability Objectives	1	2	3	4	5	6	7	8	9	10	11	12	13	14	15
HPNP Objective for Character and Heritage	n/a	n/a	n/a	n/a	n/a	✓	✓	✓	✓	n/a	n/a	✓	n/a	n/a	n/a
HPNP Objective for Housing	n/a	n/a	✓	n/a	n/a		✓	n/a	✓	✓	✓	✓	n/a	n/a	n/a
HPNP Objective for Travel and Streets	n/a	✓	✓	✓	n/a	n/a	n/a	n/a	n/a	n/a	✓	✓	✓	✓	n/a
HPNP Objective for Community Facilities	n/a	n/a	✓	n/a	n/a	n/a	✓	✓	n/a	n/a	✓	✓	n/a	n/a	n/a
HPNP Objective for Retail and Local Services	n/a	n/a	✓	n/a	n/a	n/a	✓	✓	n/a	n/a	✓	✓	✓	✓	n/a
HPNP Objective for Green Spaces	n/a	n/a	n/a	✓	✓	✓	✓	✓	n/a	n/a	✓	✓	n/a	n/a	n/a
HPNP Objective for Environmental Sustainability	n/a	✓	n/a	✓	✓	✓	✓	✓	✓	✓	n/a	n/a	n/a	n/a	n/a

**Key:**

✓ = compatible

X = incompatible

n/a = no links

**Table 4.3. Compatibility of HPNP Policies and Sustainable Development Objectives**

	1 Reduce Waste	2 Reduce Pollution	3 Reduce Travel	4 Mitigate Climate Change	5 Resilience to Climate Change	6 Biodiversity	7 High Quality Places	8 Open Space	9 Reuse of Land and Bldgs.	10 Housing	11 Health and Wellbeing	12 Independent People and Communities	13 Local Centres	14 Local Economy	15 Commercial Development
C1 Protecting Green Spaces	n/a	n/a	n/a	n/a	✓	✓	✓	✓	n/a	n/a	✓	n/a	n/a	n/a	n/a
C2 Protecting the character of built areas	n/a	n/a	n/a	n/a	n/a	n/a	✓	n/a	n/a	n/a	n/a	n/a	n/a	n/a	n/a
C3 Routes	n/a	n/a	✓	n/a	n/a	n/a	✓	n/a	n/a	n/a	✓	n/a	n/a	n/a	n/a
H1 Residential Development	n/a	n/a	n/a	n/a	n/a	n/a	n/a	n/a	✓	✓	n/a	n/a	n/a	n/a	n/a
H2 Housing Mix	n/a	n/a	n/a	n/a	n/a	n/a	n/a	n/a	n/a	✓	n/a	n/a	n/a	n/a	n/a
H3 Affordable Housing	n/a	n/a	n/a	n/a	n/a	n/a	n/a	n/a	n/a	✓	n/a	n/a	n/a	n/a	n/a
H4 Housing Standards	n/a	n/a	n/a	n/a	n/a	n/a	n/a	n/a	n/a	n/a	✓	✓	n/a	n/a	n/a
H5 Housing Design Principles	n/a	n/a	n/a	n/a	n/a	n/a	✓	n/a	n/a	✓	n/a	n/a	n/a	n/a	n/a

**Table 4.3. Compatibility of HPNP Policies and Sustainable Development Objectives**

	1 Reduce Waste	2 Reduce Pollution	3 Reduce Travel	4 Mitigate Climate Change	5 Resilience to Climate Change	6 Biodiversity	7 High Quality Places	8 Open Space	9 Reuse of Land and Bldgs.	10 Housing	11 Health and Wellbeing	12 Independent People and Communities	13 Local Centres	14 Local Economy	15 Commercial Development
T1 Travel Plans	n/a	n/a	✓	n/a	n/a	n/a	n/a	n/a	n/a	n/a	✓	✓	✓	n/a	n/a
T2 Improvements to Transport Infrastructure	n/a	n/a	✓	n/a	n/a	n/a	✓	n/a	n/a	n/a	✓	✓	✓	✓	n/a
T3 Cycle Storage	n/a	n/a	✓	n/a	n/a	n/a	n/a	n/a	n/a	n/a	✓	✓	n/a	n/a	n/a
CF1 Impact of development	n/a	n/a	n/a	n/a	n/a	n/a	n/a	n/a	n/a	n/a	✓	✓	n/a	n/a	n/a
CF 2 Community Facilities	n/a	n/a	n/a	n/a	n/a	n/a	n/a	n/a	n/a	n/a	✓	✓	n/a	n/a	n/a
R1 Enhancing Retail Services	n/a	n/a	✓	n/a	n/a	n/a	n/a	n/a	n/a	n/a	n/a	✓	✓	✓	n/a
G1 Open Spaces Management Plans	n/a	n/a	n/a	n/a	n/a	✓	✓	✓	n/a	n/a	✓	n/a	n/a	n/a	n/a
G2 Light Pollution	n/a	✓	n/a	n/a	n/a	✓	n/a	✓	n/a	n/a	n/a	n/a	n/a	n/a	n/a
G3 Allotment extension and community orchard	n/a	n/a	n/a	n/a	n/a	✓	n/a	✓	n/a	n/a	n/a	n/a	n/a	n/a	n/a

**Table 4.3. Compatibility of HPNP Policies and Sustainable Development Objectives**

	1 Reduce Waste	2 Reduce Pollution	3 Reduce Travel	4 Mitigate Climate Change	5 Resilience to Climate Change	6 Biodiversity	7 High Quality Places	8 Open Space	9 Reuse of Land and Bldgs.	10 Housing	11 Health and Wellbeing	12 Independent People and Communities	13 Local Centres	14 Local Economy	15 Commercial Development
E1 Sustainable Development	n/a	✓	n/a	✓	n/a	n/a	n/a	n/a	n/a	n/a	✓	n/a	n/a	n/a	n/a
E2 Retrofitting existing housing & Res. Ext.	n/a	✓	n/a	n/a	n/a	n/a	n/a	n/a	n/a	n/a	n/a	n/a	n/a	n/a	n/a
E3 Electric Charging Point	n/a	✓	n/a	✓	n/a	n/a	n/a	n/a	n/a	n/a	n/a	n/a	n/a	n/a	n/a
E4 Water Efficiency	n/a	✓	n/a	✓	n/a	n/a	n/a	n/a	n/a	n/a	n/a	n/a	n/a	n/a	n/a
E5 Sustainable Drainage	n/a	✓	n/a	✓	✓	✓	n/a	n/a	n/a	n/a	n/a	n/a	n/a	n/a	n/a
E6 Permeable Forecourts	n/a	✓	n/a	✓	✓	n/a	n/a	n/a	n/a	n/a	n/a	n/a	n/a	n/a	n/a
O1 Ham Parade	n/a	n/a	✓	n/a	n/a	n/a	✓	n/a	n/a	n/a	n/a	✓	✓	✓	n/a
O2 St Richards Square	n/a	n/a	✓	n/a	n/a	n/a	✓	n/a	n/a	n/a	n/a	✓	✓	✓	n/a
O3 Central Petersham	n/a	n/a	n/a	n/a	n/a	n/a	✓	n/a	n/a	n/a	n/a	n/a	n/a	n/a	n/a

**Table 4.3. Compatibility of HPNP Policies and Sustainable Development Objectives**

	1 Reduce Waste	2 Reduce Pollution	3 Reduce Travel	4 Mitigate Climate Change	5 Resilience to Climate Change	6 Biodiversity	7 High Quality Places	8 Open Space	9 Reuse of Land and Bldgs.	10 Housing	11 Health and Wellbeing	12 Independent People and Communities	13 Local Centres	14 Local Economy	15 Commercial Development
O4 Central Ham	n/a	n/a	✓	✓	n/a	n/a	✓	✓	✓	✓	✓	n/a	✓	✓	n/a
O5 Cassel Hospital	n/a	n/a	n/a	✓	n/a	✓	✓	✓	✓	✓	n/a	n/a	n/a	n/a	n/a
O6 St Michael's Convent	n/a	n/a	n/a	✓	n/a	✓	✓	✓	✓	✓	n/a	✓	n/a	n/a	n/a
O7 Brownfield land	n/a	n/a	n/a	n/a	n/a	n/a	✓	n/a	✓	✓	n/a	n/a	n/a	n/a	n/a

4.11 Table 4.4, below, sets out further how the HPNP meets the 15 sustainability objectives by appraising the impact it has on each of the objectives using the following grading system:

<b>++</b>	the HPNP makes a significant positive contribution
<b>+</b>	the HPNP makes some minor direct or indirect positive contribution
<b>0</b>	the HPNP does not contribute to the achievement of this objective
<b>-</b>	the HPNP has a minor direct or indirect negative impact
<b>--</b>	the HPNP significantly undermines this objective
<b>n/a</b>	the HPNP does not cover this objective.

4.12 The outcome of this exercise demonstrates that the Ham and Petersham Neighbourhood Plan adequately addresses the sustainability objectives for the borough and is therefore compliant with the requirement to contribute to sustainable development.

<b>Table 4.4. HPNP Sustainability Appraisal</b>			
<b>Sustainability Objective</b>	<b>How the HPNP contributes</b>	<b>Assessment</b>	<b>Explanation</b>
1) To prevent and reduce the amount of waste that is produced and increase the proportion that is reused, recycled and composted, recovered (including energy recovery) before lastly disposal.	HPNP does not contain any policies or proposals encouraging additional recycling.	n/a	Local recycling mini centres on Ham Parade, St Richards Sq. and Central Ham are to be retained.
2) To reduce pollution (such as air, noise, light, water and soil) from any source and ensure air and water quality improves and safeguard soil quality and quantity.	<i>Objectives:</i> Travel and Streets  <i>Policies:</i> T2, T3, G2, E1, E2, E3	+	Reducing pollution is only included explicitly in policy G2 (light pollution) although it would be a by-product of policies to encourage walking and cycling, energy efficiency, and encouraging electric car charging points.
3) To reduce the need for travel, encourage alternatives to the car, make best use of existing transport infrastructure and improve public transport integration.	<i>Objectives:</i> Travel and Streets Retail and Local Services  <i>Policies:</i> T1, T2, T3, R1, E3, C4	++	Maintaining the vitality of Ham Parade and other groups of shops and local services and protecting community facilities, open recreational spaces and primary and secondary schools reduces the need to travel outside the Area. Providing safe and convenient cycle / walking routes to Kingston, Richmond and Twickenham will encourage these to be used rather than cars and improve access to transport interchanges linking to London as a whole.
4) To mitigate climate change by reducing greenhouse gas emissions and promoting sustainable energy use through maximising energy efficiency, use of zero-and low carbon technologies and renewable energy, and provide satisfactory water and sewerage infrastructure.	<i>Objectives:</i> Environmental Sustainability Travel and Streets  <i>Policies:</i> E1, E2, E3, E4, E5.	++	New development will be encouraged to achieve the high standards of energy sustainability embodied in the Home Quality Mark or Passivhaus standard. Retrofitting energy efficiency measures to existing houses will be supported and sustainable drainage and water efficiency measures will be required on new development and encouraged in existing housing.
5) To ensure resilience to the effects of climate change through effective adaptation, in particular avoiding or	<i>Objectives:</i> Environmental Sustainability Green Space	++	Sustainable drainage and water efficiency measures on new developments will reduce the potential for surface water flooding and regulate the discharge of surface water

Table 4.4. HPNP Sustainability Appraisal			
Sustainability Objective	How the HPNP contributes	Assessment	Explanation
reducing flood risk from all sources and conserving water.	<i>Policies:</i> E1, E2, E3, E4, E5		sewers. The retention of open spaces will provide the opportunity for flood alleviation schemes as part of the Lower Thames Catchment Management Scheme.
6) To conserve and enhance biodiversity, avoid damage and irreversible losses to designated sites and protected species, adding to the abundance of non-designated biodiversity features and habitats (such as trees, gardens, green roofs and other features).	<i>Objectives:</i> Green Spaces  <i>Policies:</i> G1, G2, G3, C1	+ / ?	All of the green spaces in the Area are protected against development and the preparation of detailed management plans will be encouraged to enrich biodiversity. The importance of the Thames corridor as a dark area is identified and protected.  There is some degree of uncertainty with regard to this objective, as the impact will depend on the specific details of the management plans.
7) To promote high quality places, spaces and buildings and conserve and enhance the borough's landscape and townscape character and its heritage assets and their settings.	<i>Objectives:</i> Character and Heritage Retail and Local Services  <i>Policies:</i> C1, C2, C3, C4, H5, R1, O1, O2, O3, O4, O5, O6  <i>Appendices:</i> Character Area appraisals	++	Over half of the Area has been designated as Conservation Areas and the regular review of Conservation Area Management Plans is proposed. Character Area appraisals for areas outside Conservation Areas have been included in an Appendix to the HPNP and include 'Guidance on Future Change and Development.'  The Opportunities for Change chapter includes proposals to enhance local shopping centres and to guide the harmonious development of Ham Close, Cassel Hospital and St Michael's Convent. The plan policies will provide additional protection to landscape and heritage assets.
8) To protect and enhance the quality and range of parks and open spaces and plan positively for the creation, protection and enhancement of the green infrastructure	<i>Objectives:</i> Green Spaces Character and Heritage	+	The Area has a rich range of, often contiguous, parks and open spaces which are protected from development by designation as Metropolitan Open Land, Other Open Land of Townscape Importance, Local Nature Reserves, Other

**Table 4.4. HPNP Sustainability Appraisal**

<b>Sustainability Objective</b>	<b>How the HPNP contributes</b>	<b>Assessment</b>	<b>Explanation</b>
network.	<i>Policies:</i> G1, C1, O4c, O5, O6		Sites of Nature Importance. Detailed Management Plans, prepared by site owners, will provide a vehicle for their protection and enhancement and proposals for Central Ham, Cassel Hospital and St Michael’s Convent will secure the enhancement, restoration and future management of open land in those sites.
9) To make best and efficient use of previously developed land and existing buildings, implement sustainable design and construction practices and remediate and reuse contaminated land.	<i>Policies:</i> Policy O7  <i>Paragraphs:</i> 9.1.2 9.17 – 9.18	+	Opportunities for additional development on brownfield sites are limited due to the extensive areas of protected open land, the generally good condition of the existing building stock, property values and the existing density of many housing areas. Opportunities are identified in the Chapter Opportunities for Change including isolated small sites within residential areas.  So far as the Forum is aware there is no contaminated land in the Area.
10) To provide new housing opportunities and sufficient affordable housing that meets local needs.	<i>Objectives:</i> Housing  <i>Policies:</i> H1, H2, H3, H4, O4, O5, O6, O7	+ / ?	The constraints noted above in relation to sustainability objective 9 apply also to this objective. The proportion of affordable housing within development schemes will be determined by the policies in the Local Plan. Housing meeting the needs of older people to enable them to stay in the Area is to be encouraged.  There is some uncertainty with regard to this objective, due to whether previously developed sites become available.
11) To facilitate and improve the health and well-being of the population, reduce health inequalities and deliver safer and more	<i>Objectives:</i> Travel and Streets Community Facilities	++	The wide range of sport and recreation facilities in the area are to be safeguarded and their expansion facilitated where that would be compatible with the character of the

Table 4.4. HPNP Sustainability Appraisal			
Sustainability Objective	How the HPNP contributes	Assessment	Explanation
secure communities.	Green Spaces  <i>Policies:</i> T1, T2, T3, CF1, CF2, G1, G3, O1		adjoining sites. Active travel is to be encouraged through the development of a network of walking and cycling routes. Road safety is generally good, with proposals to resolve conflicts at Ham Parade. Maintenance of the permeable structure of the area will encourage informal surveillance to the overall benefit of levels of security.
12) To promote the independence of people and communities by improving the quality, range and accessibility of services and facilities, such as health, transport, education, training, employment, environment, leisure, sport and recreation opportunities.	<i>Objectives:</i> Housing Travel and Streets Community Facilities Retail and Local Services Green Spaces  <i>Policies:</i> H4, T2, CF1, CF2, R1, G1, G3, O4	++	Ham and Petersham are recognised as being relatively isolated and the HPNP therefore safeguards and seeks the improvement of existing locally accessible services and facilities whilst at the same time proposing the improvement of transport links to the facilities and services in Richmond, Twickenham and Kingston centres. Access to local primary and secondary schools is to be maintained and would be extended if a cycle / footbridge were provided to Twickenham. The opportunity to provide purpose-built accommodation for a GP practice with a full range of local health and well-being services is identified in the Central Ham Opportunity Area.
13) To increase the vitality and viability of existing town centres, local centres and parades.	<i>Objectives:</i> Retail and Local Services  <i>Policies:</i> R1, O1, O2, O4b	++	Local Plan policies promoting and safeguarding retail uses in Ham Parade, St Richards Square and Ham Street / Ashburnham Road centres are endorsed and public realm improvements are proposed to make them more pleasant and attractive and to provide space for pavement cafes and complementary activities. Ham Parade is seen to be particularly vulnerable following recent closures and the Forum is proposing a supported 'Ham Parade Management Group' to provide a voice for the centre and to co-ordinate promotional initiatives.

**Table 4.4. HPNP Sustainability Appraisal**

Sustainability Objective	How the HPNP contributes	Assessment	Explanation
			Improvements to walking and cycle routes would make both the local and town centres more accessible.
14) To promote and strengthen a buoyant, diverse and resilient local economy and facilitate inward investment that will secure sustainable economic growth.	<p><i>Objectives:</i> Retail and Local Services</p> <p><i>Policies:</i> R1, R2, O1, O2, O4b.</p>	+	<p>Ham and Petersham is largely residential and with a few exceptions business activity is limited to retail and local services together with a growing number of self-employed individuals working from home.</p> <p>The majority of economically active residents are employed outside the Area and are dependent on efficient transport links to adjoining town centres and transport interchanges.</p> <p>The HPNP recognises the need to support the increasing number of self-employed people working from within the Neighbourhood Area through the development of high quality communications infrastructure, shared workspace, and serviced offices.</p>
15) To increase the amount and quality of commercial development opportunities to meet the needs of the local and sub-regional economy.	There are no proposals in the Plan to increase commercial floorspace in the Area	n/a	The Richmond Local Plan does not contain proposals for new commercial development in the Neighbourhood Area and the Neighbourhood Plan is compatible with that approach.

## **5 General Conformity with the Strategic Policies of the Area's Development Plan**

- 5.1 The Richmond Local Plan sets out the vision and framework for the future development of the borough and is a critical tool in making decisions on development proposals and planning applications.
- 5.2 The Council is currently in the process of preparing a revised Local Plan for the borough, which will replace the existing policies within the adopted Core Strategy (2009) and adopted Development Management Plan (2011).
- 5.3 This was submitted on 19 May 2017 for independent Examination in Public, and it is anticipated that the Local Plan will be adopted in the spring of 2018.
- 5.4 For this reason, and to ensure general conformity with the strategic policies of the Area's Development Plan over the course of the plan period (2018 – 2033), the HPNP has been prepared in relation to the emerging Local Plan. Table 5.1 considers each of the Neighbourhood Plan objectives and supporting policies in relation to the strategic objectives and policies of the Local Plan (Submission version), demonstrating how they are in general conformity.
- 5.5 The Richmond Local Plan is structured by three inter-related themes, of 'Protecting Local Character', 'A Sustainable Future', and 'Meeting People's Needs', which provide the golden thread throughout the Local Plan. The strategic policies to deliver these themes are derived and organised in relation to these objectives.
- 5.6 Greater detail regarding how each of the HPNP's policies has built on the strategic policies of the Richmond Local Plan to provide guidance specific to Ham and Petersham is also provided in the reasoned justification of that policy.
- 5.7 The London Plan provides the sub-regional planning context for the Richmond Local Plan and forms part of the Development Plan for the Neighbourhood Area. The Forum understands that the Richmond Local Plan has been prepared in general conformity with the London Plan, and therefore consequentially consider that the HPNP is also consistent with the higher-level spatial development strategy set out in the London Plan. Further detail is provided in Table 5.1.

**Table 5.1. General Conformity of the HPNP with the Strategic Policies of the Richmond Local Plan**

HPNP Objectives and Policies	Relevant Policies in the Richmond Local Plan	How do the policies conform with the Local Plan’s Strategic Objectives and Policies?
<p><b>2. Character and Heritage</b></p> <p>To ensure all development enhances the character and appearance of the area and is designed to integrate with the existing architecture and green spaces. To ensure that development is only permitted in appropriate locations.</p> <p>Policy C1 – Protecting Green Character                      Policy C2 – Protecting the Character of Built Areas                      Policy C3 –Routes</p>	<p>Policy LP 1 Local Character and Design Quality                      Policy LP 2 Building Heights                      Policy LP 3 Designated Heritage Assets                      Policy LP 4 Non-Designated Heritage Assets                      Policy LP 5 Views and Vistas                      Policy LP 7 Archaeology                      Policy LP 9 Floodlighting                      Policy LP 39 Infill, Backland and Backgarden Development</p>	<p>There is a clear and close relationship between the policies addressing issues specific to Ham and Petersham and the strategic objective and supporting policies for ‘Protecting Local Character’. The Neighbourhood Plan’s intention to maintain the semi-rural setting of the settlements is in line with the emphasis on the uniqueness and distinctiveness of the borough’s ‘villages’ and protecting the network of green infrastructure. The use of Character and Context Appraisals informed by the character assessments and conservation area studies will in particular support the Protecting Local Character objectives 1 and 2, which provide the context for assessing development proposals under Policy LP 1, LP 2, LP 3, LP 4, and LP 39 in particular.</p> <p>The HPNP has not sought to duplicate existing conservation policies and management statements but identifies the need for these to be reviewed and updated on a regular basis.</p>

**Table 5.1. General Conformity of the HPNP with the Strategic Policies of the Richmond Local Plan**

HPNP Objectives and Policies	Relevant Policies in the Richmond Local Plan	How do the policies conform with the Local Plan’s Strategic Objectives and Policies?
<p><b>3. Housing</b></p> <p>To ensure the mix of any new housing has an appropriate balance in terms of tenure, size and type. Opportunities will be optimised for affordable housing. Older persons' housing, providing for a range of independence and support, will be encouraged</p> <p>Policy H1 – Residential Development                      Policy H2 – Housing Mix                      Policy H3 – Affordable Housing                      Policy H4 – Housing Standards                      Policy H5 – Design principles for Housing Development</p>	<p>Policy LP 1 Local Character and Design Quality                      Policy LP 2 Building Heights                      Policy LP 8 Amenity and Living Conditions                      Policy LP 13 Green Belt, MOL, etc.                      Policy LP 34 New Housing                      Policy LP 35 Housing Mix and Standards                      Policy LP 36 Affordable Housing                      Policy LP 39 Infill, Backland and Backgarden Development                      Policy LP 44 Sustainable Travel Choices</p>	<p>The HPNP recognises that the high degree of protection afforded to open space means there are very limited opportunities for additional housing development in the Neighbourhood Area and for this to be taken into account in current and future housing targets for the Ward. The historic mix of housing stock and tenures is seen to be important to the mixed community in the neighbourhood and policies have been developed to support ‘Meeting People’s Needs’ objectives 3, 4 and 13 and associated policies with regard to the need for affordable housing provision and to direct high density housing development to sustainable locations (LP 35, LP 36 and LP 2).</p> <p>Development in the Neighbourhood Area is predominantly residential and the emphasis on design quality within the context of the site will support strategic objectives 1 and 2 for ‘Protecting Local Character’, and supporting Policy LP 1 and LP 39.</p> <p>The reasoned justification for each policy refers to relevant policies in the Richmond Local Plan and should be referred to for further detailed conformity.</p>

<b>Table 5.1. General Conformity of the HPNP with the Strategic Policies of the Richmond Local Plan</b>		
<b>HPNP Objectives and Policies</b>	<b>Relevant Policies in the Richmond Local Plan</b>	<b>How do the policies conform with the Local Plan's Strategic Objectives and Policies?</b>
<p><b>4. Travel and Streets</b></p> <p>To create better transport links within the neighbourhood and with adjoining centres, in such a way as to encourage safe walking, cycling and the use of public transport, whilst seeking ways to minimise traffic congestion</p> <p>Policy T1 – Travel Planning Policy T2 – Improvements to Transport Infrastructure Policy T3 – Motor Vehicle and Cycle Storage</p>	<p>Policy LP 30 Health and Wellbeing Policy LP 44 Sustainable Travel Choices Policy LP 45 Parking Standards and Servicing</p>	<p>The HPNP notes that the geography of the Neighbourhood Area means that it is relatively isolated in metropolitan terms with a low PTAL. The twin emphases of improving non-car based travel infrastructure to adjacent town centres and transport hubs, and improving walking and cycling routes within the neighbourhood will promote safe and sustainable transport choices and support the roles of Richmond and Twickenham, as well as local and neighbourhood centres ('A Sustainable Future' objectives 4, 6, 7, &amp; 11; 'Meeting Peoples Needs' objectives 5,6, &amp; 7; and supporting Policies LP 44 and LP 30).</p> <p>Policy T3 (Motor Vehicle and Cycle Storage) adopts car parking standards for residential development in line with the requirements of the London Plan. These are more restrictive than the standards set out in Policy LP 45, however they reflect the greater incidence of cycle journeys and the limited extent and capacity of the road network in the Neighbourhood Area, and align with both the Local and Neighbourhood Plan's ambition to encourage sustainable and active travel options. All other development sets motor vehicle parking standards in accordance with LP 45.</p>

<b>Table 5.1. General Conformity of the HPNP with the Strategic Policies of the Richmond Local Plan</b>		
<b>HPNP Objectives and Policies</b>	<b>Relevant Policies in the Richmond Local Plan</b>	<b>How do the policies conform with the Local Plan's Strategic Objectives and Policies?</b>
		<p>In support of this, Policy T3 adopts cycle storage requirements for residential development of one bicycle per bedspace, with a maximum of 4 cycle spaces if more than 4 bedspaces are proposed. For all other development, cycle parking standards are determined by the London Plan.</p> <p>This policy is supported by the evidence provided in (Appendix 3), and the Forum believe it is in general conformity with both Richmond's Local Plan and the London Plan, while taking account of the Neighbourhood Area's particular local circumstances.</p>
<p><b>5. Community Facilities</b></p> <p>To provide an appropriate range of community facilities which will promote the health, education and physical, mental and spiritual development of all residents, particularly the young and the elderly.</p> <p>Policy CF1 – Impact of Development Policy CF 2 – Community Facilities: Extension</p>	<p>Policy LP 28 Social and Community Infrastructure Policy LP 30 Health and Wellbeing Policy LP 31 Public Open Space, Play Space, Sport and Recreation</p>	<p>The HPNP notes that there is a strong community spirit in the Neighbourhood Area with many community organisations, support networks and ties but that physical facilities are under increasing pressure. Facilities within the Central Ham Opportunity Area are particularly likely to be affected by redevelopment proposals for Ham Close. Policies requiring the assessment of additional demands from additional households and the need to maintain the level of existing provision are in general conformity with the Local Plan's objective of</p>

<b>Table 5.1. General Conformity of the HPNP with the Strategic Policies of the Richmond Local Plan</b>		
<b>HPNP Objectives and Policies</b>	<b>Relevant Policies in the Richmond Local Plan</b>	<b>How do the policies conform with the Local Plan's Strategic Objectives and Policies?</b>
and Relocation		<p>ensuring adequate provision of community and social infrastructure to encourage activities that develop sustainable community life in which older people in particular are able to remain independent and active. ('Meeting Peoples Needs' objectives 1, 8 &amp; 13; and supporting Policies LP 28 and LP 30 in particular)</p> <p>The reasoned justification for each policy refers to relevant policies in the Richmond Local Plan and should be referred to for further detailed conformity.</p>
<p><b>6. Retail and Local Services</b></p> <p>To enhance the character, quality and distinctiveness of key local shopping facilities and to ensure viable and vibrant shopping centres for residents and visitors to enjoy.</p> <p>Policy R1 – Enhancing Retail Uses Policy R2 – Supporting High Quality Communications Infrastructure</p>	<p>Policy LP 1 Local Character and Design Policy LP 26 Retail Frontages Policy LP 27 Local Shops, Services and Public Houses Policy LP 28 Social and Community Infrastructure Policy LP 30 Health and Wellbeing Policy LP 33 Telecommunications</p>	<p>The HPNP endorses the Local and Neighbourhood Centres defined in the Richmond Local Plan and proposes measures to secure their continued vitality and viability. This supports the objective of high-quality design of public spaces ('Protecting Local Character' objective 1, and Policies LP 1 and LP 27); ensuring continued access to local shopping, and that local and neighbourhood centres are a focus of community life contributing to healthy and sustainable communities in which older people remain independent ('Meeting Peoples Needs' objectives 5, 7 &amp; 13 and Policies LP 28 and LP 30)</p>

<b>Table 5.1. General Conformity of the HPNP with the Strategic Policies of the Richmond Local Plan</b>		
<b>HPNP Objectives and Policies</b>	<b>Relevant Policies in the Richmond Local Plan</b>	<b>How do the policies conform with the Local Plan's Strategic Objectives and Policies?</b>
		<p>The HPNP's focus on developing high quality communications infrastructure, particularly to support small scale local businesses and services, is also in general conformity with Policy LP 33 of the Local Plan.</p> <p>The reasoned justification for each policy refers to relevant policies in the Richmond Local Plan and should be referred to for further detailed conformity.</p>
<p><b>7. Green Spaces</b></p> <p>To protect and enhance existing green spaces, sites of historical and environmental significance and the semi-rural character of the area, for the benefit and enjoyment of the local and wider community and in the interest of nature conservation.</p> <p>Policy G1 – Open Spaces Management Plans Policy G2 – Light Pollution Policy G3 – Allotment Extension and Community Orchard</p>	<p>Policy LP 5 Views and Vistas Policy LP 9 Floodlighting Policy LP 12 Green Infrastructure Policy LP 13 Green Belt, Metropolitan Open Land and Local Green Space Policy LP 14 Other Open Land of Townscape Importance Policy LP 15 Biodiversity Policy LP 16 Tree, Woodlands and Landscape Policy LP 18 River Corridors Policy LP 31 Public Open Space, Play Space, Sport and Recreation Policy LP 32 Allotments and Food Growing Spaces</p>	<p>The importance of extensive areas of open space, with their diverse forms and functions, is a central theme in the HPNP reflecting the importance placed on the distribution and quality of open space in the Spatial Strategy. Policies for Green Spaces in the HPNP are built upon their designations as MOL and OOLTI with the corresponding policies providing strong protection (LP 13 and LP 14). These are linked to the strategic objectives to protect and enhance open spaces, green infrastructure, biodiversity and riverside environments ('Protecting Local Character' objectives 3, 4, 5, &amp; 6). Open spaces also provide a range of opportunities for healthy and active lifestyles through a variety of sport and leisure activities ('Meeting Peoples Needs' objectives 8, 12, &amp;</p>

<b>Table 5.1. General Conformity of the HPNP with the Strategic Policies of the Richmond Local Plan</b>		
<b>HPNP Objectives and Policies</b>	<b>Relevant Policies in the Richmond Local Plan</b>	<b>How do the policies conform with the Local Plan's Strategic Objectives and Policies?</b>
		<p>13), and corresponding Policy LP 31.</p> <p>The reasoned justification for each policy refers to relevant policies in the Richmond Local Plan and should be referred to for further detailed conformity.</p>
<p><b>8. Environmental Sustainability</b></p> <p>To ensure that buildings in the area achieve the highest of standards for energy and water efficiency and that flood risk is minimised.</p> <p>Policy E1 – Sustainable Development  Policy E2 – Retrofitting Existing Housing and Residential Extensions  Policy E3 – Electric Charging Points  Policy E4 – Water Efficiency  Policy E5 – Sustainable Drainage (SuDS)  Policy E6 – Permeable Forecourts</p>	<p>Policy LP 20 Climate Change Adaptation  Policy LP 21 Flood Risk and Sustainable Drainage  Policy LP 22 Sustainable Design and Construction  Policy LP 23 Water Resources and Infrastructure  Policy LP 45 Parking Standards and Servicing</p>	<p>The HPNP builds on the achievements of the Low Carbon Zone initiative with a range of policies and measures to achieve the vision of an environmentally sustainable residential community. The particular issue of surface water flooding is addressed through Policy E5 on SuDS, and Policy E6 on permeable forecourts, which directly support Local Plan Policy LP 21, and provide indirect benefits in support of Policy LP 23. HPNP Policies E1, E2, and E4 build on the principles of Policy LP 20 and LP 22, with regard to sustainable design and construction in new development as well as the adaptation of existing buildings. Policy E3, promoting electric charging points, supports Local Plan Policy LP 45.</p> <p>Collectively, these policies and measures are consistent with the Richmond Local Plan objectives and policies to manage and mitigate the effects of climate change, and to promote</p>

<b>Table 5.1. General Conformity of the HPNP with the Strategic Policies of the Richmond Local Plan</b>		
<b>HPNP Objectives and Policies</b>	<b>Relevant Policies in the Richmond Local Plan</b>	<b>How do the policies conform with the Local Plan's Strategic Objectives and Policies?</b>
		<p>development which is fully resilient to the potential future impact of such changes ('A Sustainable Future', objectives 1 &amp; 2).</p> <p>The reasoned justification for each policy refers to relevant policies in the Richmond Local Plan and should be referred to for further detailed conformity.</p>
<p><b>9. Opportunities for Change</b></p> <p>Policy O1 – Improving Ham Parade Policy O2 – Improving St Richard's Square</p>	<p>Policy LP 1 Local Character and Design Policy LP 26 Retail Frontages Policy LP 27 Local Shops, Services and Public Houses Policy LP 28 Social and Community Infrastructure Policy LP 30 Health and Wellbeing</p>	<p>The HPNP endorses the Local and Neighbourhood Centres defined in the Richmond Local Plan. Proposals for Ham Parade and St Richards Square are designed to secure their continued vitality and viability. Both schemes will provide high-quality, well designed public spaces ('Protecting Local Character' objective 1, and Policy LP 1); ensuring continued access to local shopping, and preserving these local and neighbourhood centres as focal points of community life. This will also contribute to making Ham &amp; Petersham healthy and sustainable communities in which older people remain independent ('Meeting Peoples Needs' objectives 5, 7 &amp; 13, and Policy LP 30).</p>

<b>Table 5.1. General Conformity of the HPNP with the Strategic Policies of the Richmond Local Plan</b>		
<b>HPNP Objectives and Policies</b>	<b>Relevant Policies in the Richmond Local Plan</b>	<b>How do the policies conform with the Local Plan's Strategic Objectives and Policies?</b>
Policy O3 – To Enhance and Improve the Quality and Safety of Central Petersham by	Policy LP 1 Local Character and Design Quality Policy LP 3 Designated Heritage Assets Policy LP 5 Views and Vistas	This proposal is drawn from the Conservation Appraisal and Management Plan for Ham and Petersham and relates to 'Protecting Local Character' objectives 1 & 2, and Local Plan Policies LP 1, LP 2, and LP 3 in particular. The site is in the heart of Petersham and will enhance the Conservation Area and setting of the listed gate house and improve public safety.
Policy O4 – Central Ham Opportunity Area a) Ham Close development b) Ham Street / Ashburnham Road c) Ham Village Green d) Ashburnham Road / Ham Street / Wiggins Lane / Woodville Road.	Policy LP 1 Local Character and Design Quality Policy LP 2 Building Heights Policy LP 8 Amenity and Living Conditions Policy LP 14 Other Open Land of Townscape Importance Policy LP 21 Flood Risk and Sustainable Drainage Policy LP 27 Local Shops, Services and Public Houses Policy LP 28 Social and Community Infrastructure Policy LP 30 Health and Wellbeing Policy LP 31 Public Open Space, Play Space, Sport and Recreation Policy LP 34 New Housing Policy LP 35 Housing Mix and Standards Policy LP 36 Affordable Housing Policy LP 37 Housing Needs of Different Groups Policy LP 44 Sustainable Travel Choices	Proposals for Central Ham will secure a comprehensive up-lift of this prominent area precipitated by the redevelopment or refurbishment of the Ham Close estate.  The requirements in the HPNP will ensure the achievement of the Richmond Local Plan objectives to enhance the attractiveness of village areas and improve the character and appearance of established residential areas ('Protecting Local Character' objectives 1 & 2, and LP 1) and will provide new and additional housing in accordance with LP 34 in particular.  Community facilities affected by redevelopment proposals for Ham Close will be protected by policies requiring the assessment of additional demands from additional households and the need to maintain the level

<b>Table 5.1. General Conformity of the HPNP with the Strategic Policies of the Richmond Local Plan</b>		
<b>HPNP Objectives and Policies</b>	<b>Relevant Policies in the Richmond Local Plan</b>	<b>How do the policies conform with the Local Plan's Strategic Objectives and Policies?</b>
	Policy LP 45 Parking Standards and Servicing SA 15 Ham Close, Ham	<p>of existing provision. This is in general conformity with the Local Plan's objective of ensuring adequate provision of community and social infrastructure to encourage activities that develop sustainable community life (LP 28 and LP 31).</p> <p>The Ashburton Road / Ham Street shops are identified as a neighbourhood centre in the Richmond Local Plan and measures are proposed to secure their continued vitality and viability. This supports the objective of high quality design of public spaces ('Protecting Local Character' objective 1, and Policy LP 1); ensuring continued access to local shopping, and that local and neighbourhood centres are preserved as a focal point of community life. This will also contribute to making Ham and Petersham healthy and sustainable communities in which older people remain independent (Meeting Peoples Needs Objectives 5, 7 &amp; 13 and Policy LP 30).</p> <p>The designation of Ham Village Green as OOLTI is supported and further enhancement for a range of activities encouraged (Policy LP 14).</p> <p>The policies encompassed by HPNP Policy O4(a-d) are in general conformity with the ambitions</p>

<b>Table 5.1. General Conformity of the HPNP with the Strategic Policies of the Richmond Local Plan</b>		
<b>HPNP Objectives and Policies</b>	<b>Relevant Policies in the Richmond Local Plan</b>	<b>How do the policies conform with the Local Plan's Strategic Objectives and Policies?</b>
		of Richmond Council for the site (which forms part of the opportunity area), as identified and outlined in SA 15 Ham Close, Ham.
Policy O5 – Cassel Hospital	Policy LP 1 Local Character and Design Quality Policy LP 2 Building Heights Policy LP 3 Designated Heritage Assets Policy LP 5 Views and Vistas Policy LP 12 Green Infrastructure Policy LP 14 Other Open Land of Townscape Importance Policy LP 15 Biodiversity Policy LP 21 Flood Risk and Sustainable Drainage Policy LP 30 Health and Wellbeing Policy LP 34 New Housing Policy LP 35 Housing Mix and Standards Policy LP 36 Affordable Housing Policy LP 37 Housing Needs of Different Groups Policy LP 44 Sustainable Travel Choices Policy LP 45 Parking Standards and Servicing SA 16 Cassel Hospital, Ham Common, Ham	<p>The HPNP does not duplicate the range of policies and requirements in the Richmond Local Plan, which will be taken into account in assessing any development proposal for this site. The policy seeks to retain and enhance the listed buildings and associated grounds as an asset for the community, while realising the potential of the site for suitable uses and possible new development, which could fund improvements to the listed building and the grounds (supporting, in particular, Policy LP 3). The Forum considers the proximity to Ham Parade and bus routes to Richmond and Kingston makes the site particularly suitable for new housing for older people if no replacement community use can be identified (supporting, in particular, Policy LP 35). The less sensitive part of the site are identified where an assessment of the OOLTI designation using the criteria in LP 14 could be considered as part of a comprehensive scheme for the whole site.</p> <p>HPNP Policy O5 is in general conformity with the ambitions of Richmond Council for the site</p>

<b>Table 5.1. General Conformity of the HPNP with the Strategic Policies of the Richmond Local Plan</b>		
<b>HPNP Objectives and Policies</b>	<b>Relevant Policies in the Richmond Local Plan</b>	<b>How do the policies conform with the Local Plan's Strategic Objectives and Policies?</b>
		as identified and outlined in SA 16 Cassel Hospital, Ham Common, Ham.
Policy O6 – St Michael's Convent	Policy LP 1 Local Character and Design Quality Policy LP 2 Building Heights Policy LP 3 Designated Heritage Assets Policy LP 12 Green Infrastructure Policy LP 14 Other Open Land of Townscape Importance Policy LP 15 Biodiversity Policy LP 21 Flood Risk and Sustainable Drainage Policy LP 34 New Housing Policy LP 35 Housing Mix and Standards Policy LP36 Affordable Housing Policy LP 37 Housing Needs of Different Groups Policy LP 44 Sustainable Travel Choices Policy LP 45 Parking Standards and Servicing SA 17 St Michael's Convent, Ham Common, including new OOLTI designation	<p>The HPNP does not duplicate the range of policies and requirements in the Richmond Local Plan, which will be taken into account in assessing development proposals for this site. The policy seeks to retain and enhance the listed buildings and associated grounds as an asset for the community, while realising the potential of the site for suitable uses and new development, which could fund improvements to the listed building and the grounds (supporting, in particular, Policy LP 3). The designation of the gardens as OOLTI is endorsed with a requirement that new development should be within the area of the site that has previously been developed and that vehicular access should be restricted to existing access points. This conforms with Local Plan Policy LP 14.</p> <p>HPNP Policy O6 is in general conformity with the ambitions of Richmond Council for the site as identified and outlined in SA 17 St Michael's Convent, Ham Common, including new OOLTI designation.</p>

<b>Table 5.1. General Conformity of the HPNP with the Strategic Policies of the Richmond Local Plan</b>		
<b>HPNP Objectives and Policies</b>	<b>Relevant Policies in the Richmond Local Plan</b>	<b>How do the policies conform with the Local Plan's Strategic Objectives and Policies?</b>
Policy O7 – Previously Developed Brownfield Land and Other Small Sites	Policy LP 1 Local Character and Design Quality Policy LP 2 Building Heights Policy LP 21 Flood Risk and Sustainable Drainage Policy LP 34 New Housing Policy LP 35 Housing Mix and Standards Policy LP 36 Affordable Housing Policy LP 37 Housing Needs of Different Groups Policy LP39 Infill, Backland and Back Garden Development Policy LP 44 Sustainable Travel Choices Policy LP 45 Parking Standards and Servicing	This policy seeks to optimise the use of land by encouraging the development of underutilised sites (supporting 'A Sustainable Future' objective 3) for additional housing in accordance with the relevant policies in the Richmond Local Plan, and with Policy LP 34 and LP 39 in particular. The potential scope of the Permission in Principle provisions to enable development is noted.

## **6 Compatibility with EU Regulations**

- 6.1 The Localism Act 2011 requires neighbourhood plans to be compatible with EU and Human Rights Legislation. The HPNP has regard to the fundamental rights and freedoms guaranteed under the European Convention on Human Rights and complies with the Human Rights Act 1998.
- 6.2 Strategic Environmental Assessment (SEA) is required if the plan is likely to have a significant effect on the environment, particularly where it affects a sensitive area and the features for which it was designated.
- 6.3 The Environmental Impact Regulations (2011) define sensitive areas as:
- Sites of Special Scientific Interest and European Sites
  - Areas of Outstanding Natural Beauty
  - World Heritage Sites and Scheduled Monuments
- 6.4 A screening exercise to demonstrate compliance with European Union Directive 2001/42/EC and the Environmental Assessment of Plans and Programmes Regulations 2004 (the Regulations) has been undertaken by CAG Consultants for the HPNF and is attached at Appendix 2. This concluded that a full Assessment is not required.
- 6.5 This conclusion was verified by a number of consultees, including Richmond Council, the Environment Agency, Historic England, and Natural England. The consultation responses are included herein as Appendices 2A, 2B, 2C, and 2D.
- 6.6 The Neighbourhood Plan Area is not in close proximity to any European designated nature sites and therefore does not require an Appropriate Assessment under the EU Habitats Regulations.

## **7 Conclusion**

- 7.1 The HPNP has been prepared over a number of years by the Ham and Petersham Neighbourhood Forum with assistance from officers of Richmond Council.
- 7.2 The Forum was formed with the express purpose of preparing a Neighbourhood Plan, which has been researched and drafted on a voluntary basis by a representative group of residents and businesses in consultation with the local community.

7.3 The Forum is of the opinion that this report demonstrates that it has met the Basic Conditions in preparing the Ham and Petersham Neighbourhood Plan which it views as the beginning of a journey to achieve the vision and objectives set out in the Plan.

## 8 References

The National Planning Policy Framework (March 2012)

The London Plan (March 2016)

Richmond Local Plan Publication Version (May 2017)

Richmond Local Plan Revised Sustainability Scoping Report (May 2016)

## 9 Appendices

1: Memorandum of Understanding

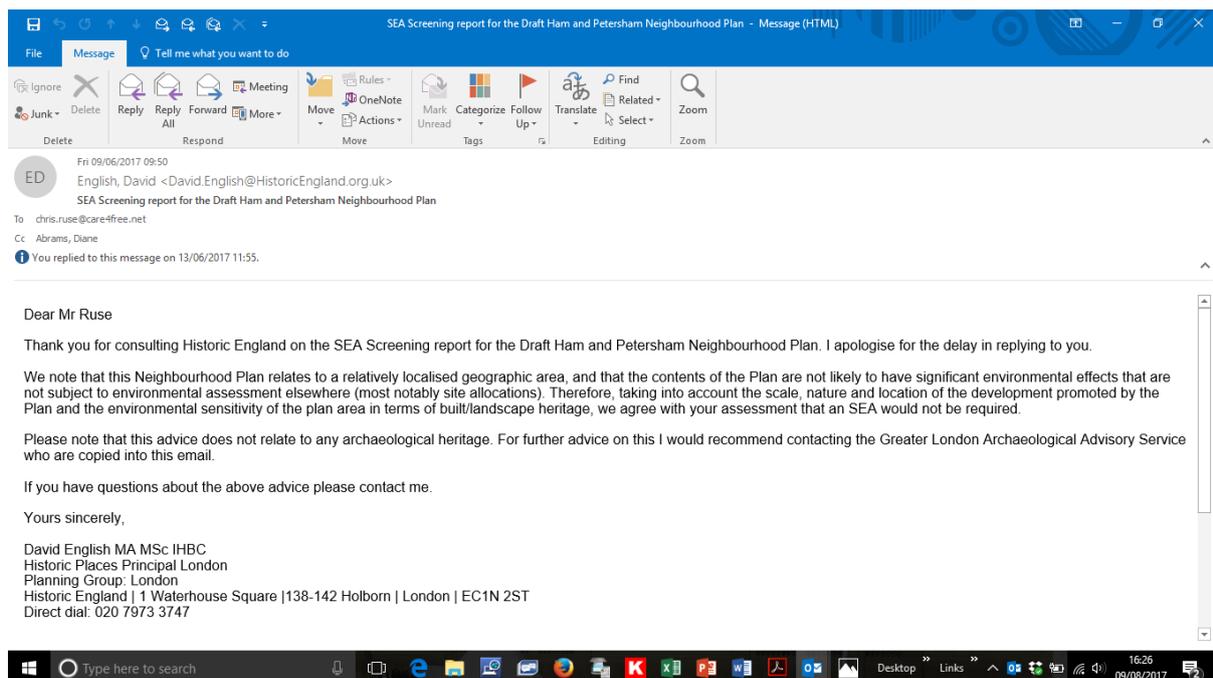
<http://hamandpetershamforum.org/memorandum-of-understanding/>

2: Strategic Environmental Assessment Screening Report

2A: London Borough of Richmond Upon Thames Consultation Response

2B: Environment Agency Consultation Response

2C: Historic England Consultation Response



**2D:** Natural England Consultation Response

**3:** Evidence Base

The National Planning Policy Framework (March 2012)

The London Plan (March 2016)

Richmond Local Plan Publication Version (May 2017)

Ham, Petersham and Richmond Riverside Ward Profile (Census 2011)

St Richards Parish Statistics & St Peters Parish Statistics

<https://extranet.southwark.anglican.org/public/spotlights>

The Richmond Story, Joint Strategic Needs Assessment (August 2016)

Character Appraisal and Management Plan: Petersham (No6), Ham Common

(No7), Ham House (No23), Parkleys Estate (No67). (March 2007)

Richmond Listed Building Register (December 2015)

Character and Context SPG, Mayor for London (June 2014)

Our Guidance Document: The Thames Landscape Strategy Review 2012

Strategic Housing Market Assessment, GL Hearn 2016

Mayor's Draft Transport Strategy (2017)

Transport Data - Census 2011

PTAL maps

Transport for London Outer London Cycling Study (2010)

Transport for London Strategic Cycling Analysis (2017)

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Manager, 2013

Richmond Open Space Assessment (April 2015)

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London as a Water Stress Area

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Reduction in water usage with meters <https://www.thameswater.co.uk/My-Account/Water-meters/More-information/Frequently-asked-questions>

Richmond Strategic Flood Risk  
Assessment [http://www.richmond.gov.uk/flood\\_risk\\_assessment](http://www.richmond.gov.uk/flood_risk_assessment)