

# Local Plan – Consultation on Proposed Main Modification

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## Planning

*in respect of Other Open Land of Townscape Importance at St Michael's  
Convent, Ham Common*

*17 January 2019 to 1 March 2019*

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## **Local Plan – Consultation on Proposed Main Modification in respect of Other Open Land of Townscape Importance at St Michael’s Convent, Ham Common**

Following an application to the High Court for a statutory review (under s.113 of the Planning and Compulsory Purchase Act 2004) in respect of the adoption of the Richmond Local Plan (on 3 July 2018), a [Court Order](#) has quashed the designation of the St Michael’s Convent site (part of site allocation SA 17) in the Local Plan as Other Open Land of Townscape Importance (OOLTI) in respect of the southern part of the garden (south of, and including, the footpath running approximately west to east across the said garden) as shown in red on the plan attached.

The Court Order requires the Council to publish this change as a proposed Main Modification to the submitted version of the Local Plan for public consultation, for a period of no less than six weeks. This is set out in the following schedule.

The Council considers that an Addendum to the Sustainability Appraisal (of LP14 in the [Sustainability Appraisal of the Publication Local Plan](#)) is not necessary in respect of the proposed Main Modification. The alteration to the boundary does not necessitate a further SA. It is not likely to result in significant environmental effects as the change relates to a small area of land, and the Plan retains a significant OOLTI designation north of the footpath (as shown in [a map on the Council’s website](#) of the revised OOLTI boundary if the proposed Main Modification is recommended by an independent examiner as a Main Modification following the public consultation and the Council adopts accordingly).

This consultation is only on this proposed Main Modification and not on other aspects of the Plan. Main Modifications are those which the Inspector considers are necessary to make the plan sound and/or legally compliant. Main Modifications are proposed without prejudice to an Inspector’s final conclusion on this issue, which will take account of all representations submitted in response to this consultation.

Copies of the proposed Main Modification are available as follows:

- On the Council’s website at [www.richmond.gov.uk/local\\_plan\\_examination](http://www.richmond.gov.uk/local_plan_examination)
- In the Borough’s main libraries
- At the Civic Centre reception, 44 York Street, Twickenham, TW1 3BZ

If you wish to make representations on the above Main Modification only, please send us your response by 5pm on 1 March 2019.

You can respond either:

- by email to **LocalPlan@richmond.gov.uk**
- by post to Policy and Design, LB Richmond upon Thames, Civic Centre, 44 York Street, Twickenham, Middlesex TW1 3BZ.

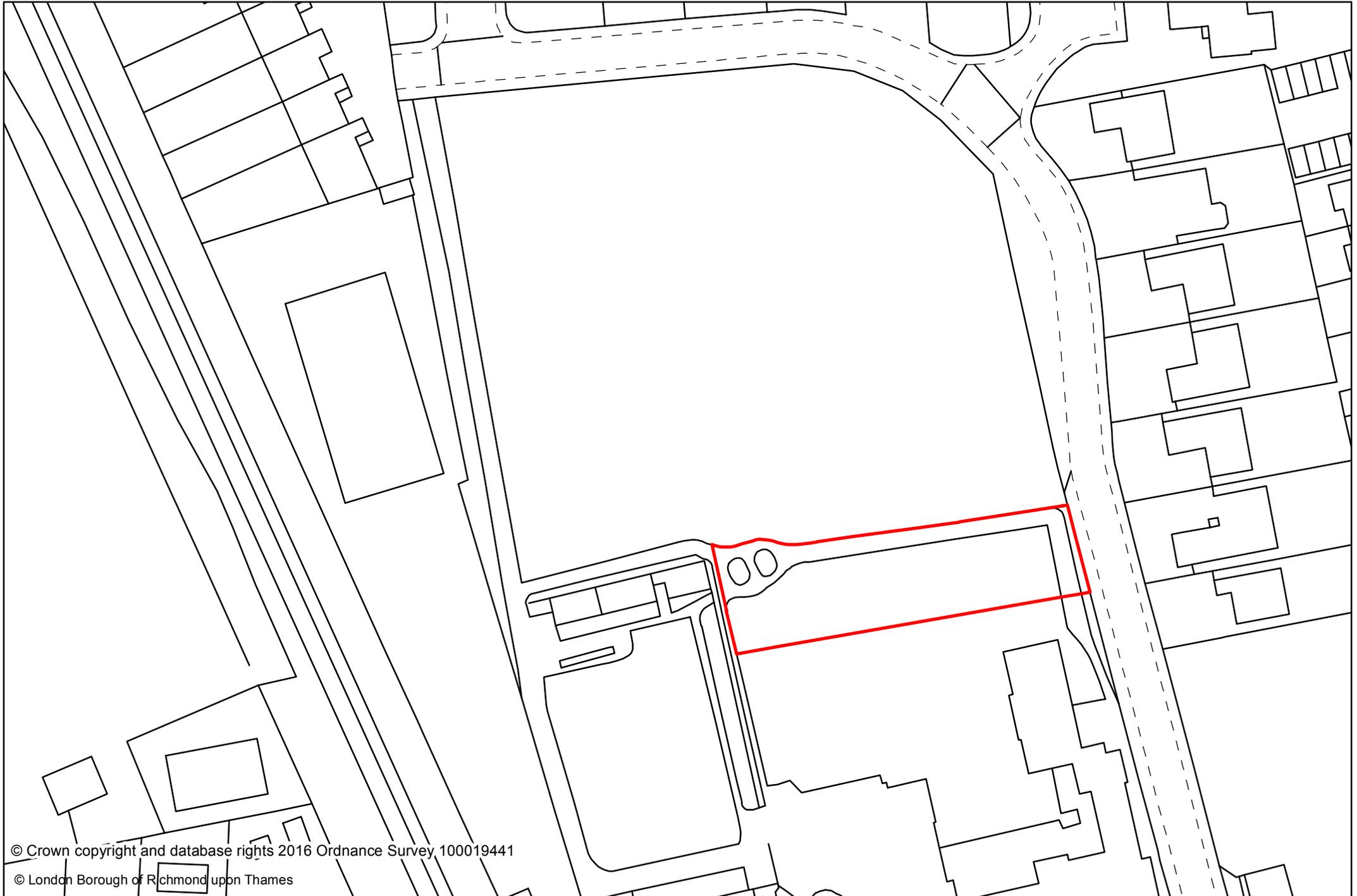
Please note that your response will not be treated as confidential. If you have any queries, please email [LocalPlan@richmond.gov.uk](mailto:LocalPlan@richmond.gov.uk) or phone 020 8891 1411.

## Richmond Upon Thames Local Plan MM Schedule

### Schedule of proposed Main Modifications to the LB Richmond Upon Thames Local Plan

Policy Section or heading	Reference	Proposed Change	Reason for the change
Site Allocations	SA 17 St Michael's Convent	Amend the OOLTI area on the map to remove the southern part of the garden (south of, and including, the footpath running approximately west to east across the said garden, and shown outlined in red on the plan attached hereto)	(based on paragraph 140 of the <a href="#">Inspector's Report</a> April 2018) Based upon the evidence provided, including the Inspector's site inspection, the value of the gardens when assessed against the OOLTI criteria lie to the north of the former lawned areas and therefore should not include areas which lie open where more immediately adjacent to the buildings themselves and which are demarcated by an established footpath. The boundary should reflect this.

# The Subject Land



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