

London Borough of Richmond Upon Thames

Green Belt Assessment

Annex Report

LBRuT/280138-00/001/v0.1
26/08/2021



Contents

Summary of Green Belt Assessment	4
1	8
2	11
3	14
4	17
5	20

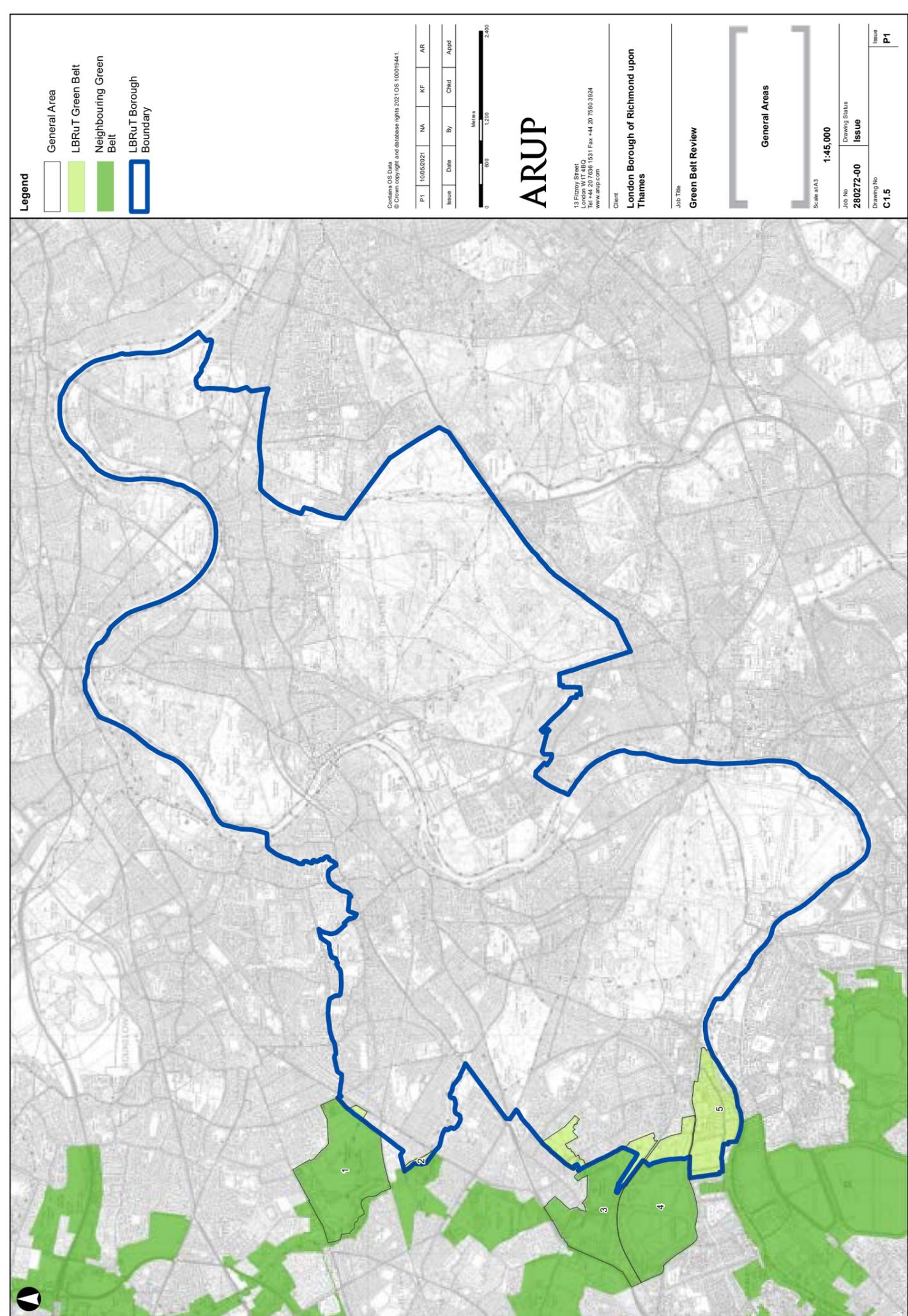
Summary of Green Belt Assessment

This Annex Report contains the assessment pro forma for the defined General Areas within the Green Belt, (Figure A1). The General Areas were assessed against NPPF (2021) Green Belt purposes 1-3:

- to check the unrestricted sprawl of the large built-up areas,
- to prevent neighbouring towns merging into one another, and
- to assist in safeguarding the countryside from encroachment

The other NPPF purposes (no.s 4 and 5) were not deemed relevant in the Richmond context. Purpose 4, 'to preserve the setting and special character of historic towns', was excluded as none of the settlements within the borough within close proximity to the Green Belt meet the definition of a historic town. While for purpose 5, 'to assist in urban regeneration, by encouraging the recycling of derelict and other urban land'; it is difficult to distinguish the individual contribution that a single parcel of land makes to encouraging the re-use of urban land and so this purpose was not considered.

The outline method, key findings and recommendations of this assessment can be found in Section 3 of the accompanying 'Green Belt, MOL, LGS and OOLTI Review Report'. The full context for these assessments can be found in Appendix B. The full method for these assessments can be found in Appendix C.



Summary of Green Belt Assessment

Table A1 summarises the scores and recommendations for the General Areas based on a performance assessment against the NPPF Green Belt purposes.

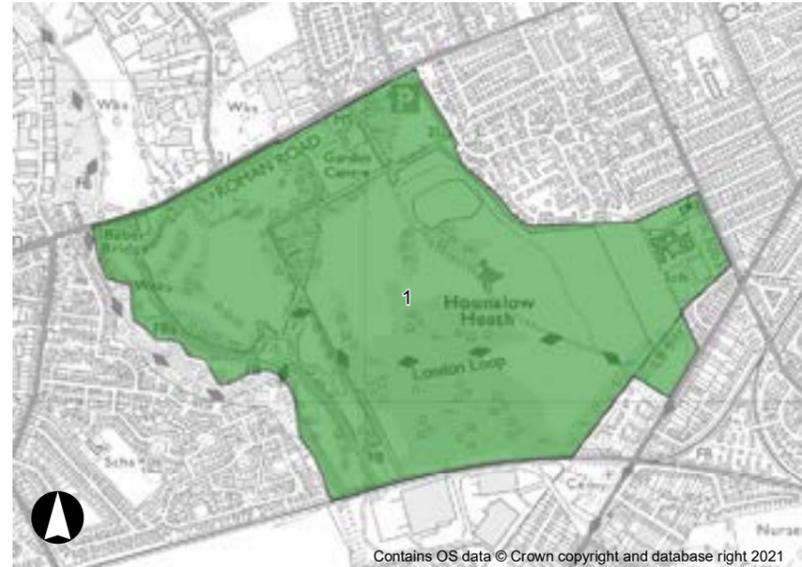
It will be for the Council to ultimately make any final decisions regarding the future of Green Belt within the borough taking into account all of the Local Plan evidence base and the spatial vision and objectives for the LBRuT.

General Area	Purpose 1a	Purpose 1b	Purpose 2	Purpose 3	Overall performance	Recommendations
1	Pass	1	5	2	Strongly	Not recommended for further assessment
2	Pass	3	1	5	Strongly	Not recommended for further assessment
3	Pass	5	5	2	Strongly	Not recommended for further assessment
4	Pass	5	5	3	Strongly	Not recommended for further assessment
5	Pass	5	5	0	Strongly	Not recommended for further assessment

Table A1: Green Belt Assessment Summary Table

General Area (GA): 1

Area (ha): 142 Place: Whitton & Heathfield Village



General Area map

Legend



View north east from within south eastern part of General Area (within LBRuT)



View north from within south eastern part of General Area (within LBRuT)



View north from within eastern part of Hounslow Heath



View south east from within eastern part of Hounslow Heath

Boundaries

The General Area is bounded by Frampton Road and the regular sides/ backs of residential properties and gardens on Wraysbury Close, Dorney Way, Blackbrun Way, Vimy Close and Avondale Gardens to the north east, Wellington Road South (A3063) to the east, Wyndham Crescent, the regular backs of residential properties and gardens on Wyndham Crescent, Hanworth Road (A314), Simpson Road and the edge of flatted developments on Edgar Road to the south east/ south, railway line to the south, the River Crane and mature tree line to the west and Staines Road (A315) to the north west.

Assessment of General Area Against NPPF Purposes 1-3

General Area Assessment Summary

General Area scores	Purpose 1		Purpose 2	Purpose 3
	Criteria (a)	Criteria (b)	5	2
	Yes	1		

Purpose (1) To check the unrestricted sprawl of large built-up areas

(a) General Area is at the edge of one or more large built-up areas. The General Area is located at the edge of the Greater London built-up area with physical connections on its northern (part), north eastern, eastern, south eastern and southern boundaries.

(b) Prevents the outward, irregular spread of a large built-up area and serves as a barrier at the edge of a discrete built-up area in the absence of another durable boundary. The General Area is enclosed by a large built-up area (Greater London built-up area) which is predominantly bordered by prominent and permanent boundary features and does not prevent sprawl.

Purpose (2) To prevent neighbouring towns merging into one another

Restricts development that would result in merging of or significant erosion of the gap between neighbouring built up areas. The General Area forms the entire gap between Feltham and Whitton. It is judged that development in this General Area would lead to physical and perceptual merging of neighbouring built-up areas. Only a small part of the General Area (to the south east) lies within LBRuT itself. This section plays a lesser role in preventing the merging of settlements given its scale.

Purpose (3) To assist in safeguarding the countryside from encroachment

Protects the openness of the countryside and is least covered by development. Approximately 4% of the General Area is covered by built form. Built form is concentrated in the north eastern corner and northern fringe comprising a school, mosque and sporadic minor developments including a caravan park and large area with an abandoned warehouse used for car boot sales. The rest of the General Area is open comprising Hounslow Heath which consists of heathland, grassland, scrub and wetlands; although this space is managed by LB Hounslow its overall characteristics are not consistent with other urban managed parks. The General Area topography is predominantly flat allowing long distance views into the surrounding built up area. There is a parcel of open space surrounded by mature trees to the south east within LBRuT which is adjacent to the Hanworth Road (A314) and comprises a playground. Overall, the General Area has a CIAT character.

Recommendation

Overall performance of General Area against the purpose criteria; and identification of smaller scale sub-areas within weaker performing General Areas (if relevant) Overall, the General Area performs strongly against NPPF purposes . No sub-areas have been identified for further assessment.

General Area (GA): 2

Area (ha): 3 Place: Whitton & Heathfield Village



General Area map



View south from within centre of General Area



View west from within centre of General Area



View of backs of residential properties on the eastern boundary



View at southern entrance of Crane Park - Little Park

Boundaries

The General Area is bounded by the edge of Jubilee Mail centre and car park to the north, regular backs of residential properties and gardens of Corfe Close, Farm Road and Mill Farm Crescent to the east, Hounslow Road (A314) to the south, and the River Crane to the west.

Assessment of General Area Against NPPF Purposes 1-3

General Area Assessment Summary

General Area scores	Purpose 1		Purpose 2	Purpose 3
	Criteria (a)	Criteria (b)	1	5
	Yes	3		

Purpose (1) To check the unrestricted sprawl of large built-up areas

(a) General Area is at the edge of one or more large built-up areas. The General Area is located at the edge of the Greater London built up area with physical connections on its eastern and southern boundaries.

(b) Prevents the outward, irregular spread of a large built-up area and serves as a barrier at the edge of a discrete built-up area in the absence of another durable boundary. The General Area is connected to the large built-up area of Greater London, preventing its outward sprawl into open land. The boundary between the General Area and Greater London is readily recognisable and likely to be permanent comprising the regular backs of residential properties and gardens of Corfe Close, Farm Road and Mill Farm Crescent to the east, Hounslow Road (A314) to the south.

Purpose (2) To prevent neighbouring towns merging into one another

Restricts development that would result in merging of or significant erosion of the gap between neighbouring built up areas. The General Area forms a less essential part of the gap between Whitton and Feltham. It is judged that the gap is of sufficient scale that the removal of the General Area would not result in physical or perceptual merging between neighbouring built-up areas.

Purpose (3) To assist in safeguarding the countryside from encroachment

Protects the openness of the countryside and is least covered by development. The General Area is covered by less than 1% built form. The General Area comprises Crane Park - Little Park which includes the River Crane bank, vegetation and mature tree cover. Due to mature trees surrounding most of the General Area, there is a high level of visual enclosure, with limited urbanising influences including some limited views to the backs of residential properties to the east and Hounslow Road (A314) to the south. Overall, the General Area has a strong unspoilt rural character.

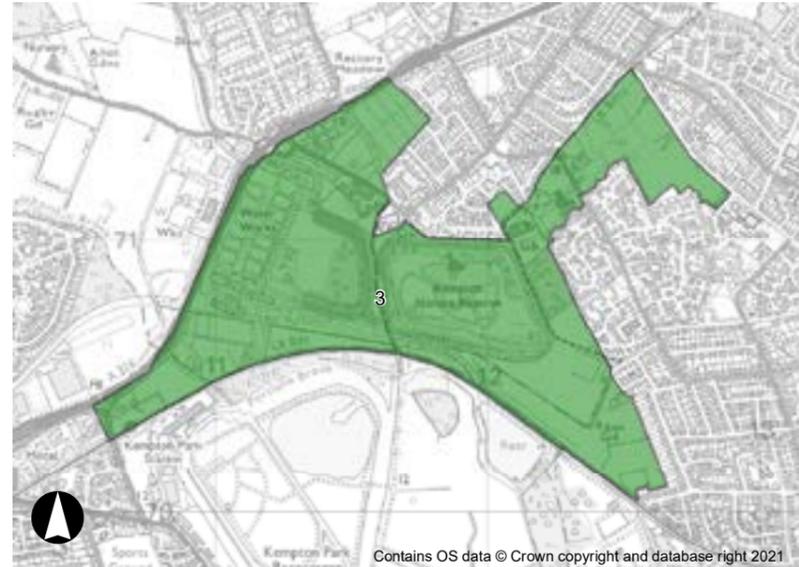
Recommendation

Overall performance of General Area against the purpose criteria; and identification of smaller scale sub-areas within weaker performing General Areas (if relevant) Overall, the General Area performs strongly against NPPF purposes.

No sub-areas have been identified for further assessment.

General Area (GA): 3

Area (ha): 134.8 Place: Hampton Village



General Area map

Legend



View north west from within the north eastern tip of General Area



View north west from within the north eastern tip of General Area



View north west from within the south eastern part of General Area



View south west from within south eastern part of General Area

Boundaries

The extreme north eastern part of the General Area is bounded by regular backs of residential properties on The Alders to the north, Buckingham Road to the east, Tangley Park Road and a dispersed tree line to the south and south west and the irregular and regular backs/ sides of residential properties on Briar Close and Fulmer Close to the west. The main part of the General Area is bounded backs/ sides of residential properties on Page Close, Stewart Close, Victors Drive, Cheesemann Close, Sonning Gardens, South Road, Coombe Crescent, Hatherop Road and Priory Road to the east and south east which are interspersed with communal gardens and open spaces, a railway line to the south, Park Road to the south west, County Way (A316) to the west and north west and the regular backs of residential properties and gardens on Oxford Way, Malthouse Drive and Osborne Close, Church Road, edge of development, edge of Kempton Park East Reservoir and the backs/ sides of residential properties and gardens on South Road to the north east.

Assessment of General Area Against NPPF Purposes 1-3

General Area Assessment Summary

General Area scores	Purpose 1		Purpose 2	Purpose 3
	Criteria (a)	Criteria (b)	5	2
	Yes	5		

Purpose (1) To check the unrestricted sprawl of large built-up areas

(a) General Area is at the edge of one or more large built-up areas.	The General Area is located at the edge of the built-up areas of Ashford/ Sunbury-on-Thames/ Stanwell and Greater London with physical connections on its north western (part), north eastern, eastern, south eastern and south western boundaries.
(b) Prevents the outward, irregular spread of a large built-up area and serves as a barrier at the edge of a discrete built-up area in the absence of another durable boundary.	<p>The General Area is contiguous with the large built-up areas of Greater London and Ashford/ Sunbury-on-Thames/ Stanwell, preventing their outward sprawl into open land.</p> <p>The boundary between the General Area and the Ashford / Sunbury-on-Thames / Stanwell built-up area is readily recognisable and likely to be permanent consisting of Park Road. The boundaries between the General Area and Greater London are overall recognisable and likely to be permanent including regular (and some irregular) backs of residential properties, dispersed tree lines, communal gardens and open spaces, edges of development and the edge of Kempton Park East Reservoir.</p> <p>The Green Belt plays a very important role in preventing the sprawl of Ashford / Sunbury-on-Thames / Stanwell and Greater London at this location.</p>

Purpose (2) To prevent neighbouring towns merging into one another

Restricts development that would result in merging of or significant erosion of the gap between neighbouring built up areas. The General Area forms the entire gap between Sunbury-on-Thames, Hampton Village and Hanworth. It is judged that development in this General Area would lead to the physical and perceptual merging of neighbouring built up areas. The area of Green Belt to the north eastern tip within LBRuT plays a particular role in preventing the merging of Hanworth and Hampton Village.

Purpose (3) To assist in safeguarding the countryside from encroachment

Protects the openness of the countryside and is least covered by development. Approximately 10% of the General Area is covered by built form. Built form is concentrated in the western part of the General Area and includes water treatment works and associated buildings. There is also a cluster of houses south of Nailhead Road in Hanworth. Reservoirs and woodland make up the central part of the General Area. The eastern part of the General Area comprises a school, sporadic small developments and publicly accessible open spaces including Hampton Common on the north eastern tip within LBRuT. The extreme south east of the General Area comprises allotments and playing fields (Hatherop Park) within LBRuT, while there is some development around Kempton Park Station in the south west. Overall, the General Area has a CIAT character.

Recommendation

Overall performance of General Area against the purpose criteria; and identification of smaller scale sub-areas within weaker performing General Areas (if relevant) Overall, the General Area performs strongly against NPPF purposes . No sub-areas have been identified for further assessment.

General Area (GA): 4

Area (ha): 157.6 Place: Hampton Village



General Area map

Legend



View from outside General Area towards St Mary's Hampton School



View from outside General Area on the eastern boundary towards west



View from outside General Area on the eastern boundary towards west



View from outside General Area on the eastern boundary towards west

Boundaries

The General Area is bounded by a rail line to the north, Oldfield Road and regular residential backs of properties and gardens on Lacey Drive to the east, Upper Sunbury Road (A308) to the south, and Staines Road East (A308) and Park Road to the west.

Assessment of General Area Against NPPF Purposes 1-3

General Area Assessment Summary

General Area scores	Purpose 1		Purpose 2	Purpose 3
	Criteria (a)	Criteria (b)	5	3
	Yes	5		

Purpose (1) To check the unrestricted sprawl of large built-up areas

(a) General Area is at the edge of one or more large built-up areas.	The General Area is located at the edge of the built-up areas of Ashford/ Sunbury-on-Thames/ Stanwell and Greater London with physical connections on its eastern, southern and western boundaries.
(b) Prevents the outward, irregular spread of a large built-up area and serves as a barrier at the edge of a discrete built-up area in the absence of another durable boundary.	<p>The General Area is contiguous with the large built-up areas of Greater London and Ashford/ Sunbury-on-Thames/ Stanwell, preventing their outward sprawl into open land.</p> <p>The boundary between the General Area and the Ashford / Sunbury-on-Thames / Stanwell built-up area is durable, consisting of the Staines Road East (A308) and Park Road. Where there is no boundary feature, adjacent to Greater London, there is a regular built form characterised by regular backs of properties and gardens.</p> <p>The Green Belt plays a very important role in preventing the sprawl of Ashford / Sunbury-on-Thames / Stanwell and Greater London at this location.</p>

Purpose (2) To prevent neighbouring towns merging into one another

Restricts development that would result in merging of or significant erosion of the gap between neighbouring built up areas.	The General Area forms the entire gap between Sunbury-on-Thames and Hampton Village. It is judged that development in this General Area would lead to the physical and perceptual merging of neighbouring built up areas. Existing development to the south of Staines Road East already substantially reduces the gap. The area of Green Belt to the east within LBRuT plays a particular role in preventing the merging of Sunbury-on-Thames and Hampton Village.
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Purpose (3) To assist in safeguarding the countryside from encroachment

Protects the openness of the countryside and is least covered by development.	Approximately 21% of the General Area is covered by built form. Built form is concentrated in the extreme eastern and western parts of the General Area and includes a range of structures and areas of hard standing associated with Kempton Park Racecourse, as well as a school and care home (within LBRuT to the east). The rest of the General Area is open comprising the racecourse itself, with further grassed areas and patches of woodland further east. Although the area has a somewhat managed character, it has a very open feel and a strong sense of remoteness, particularly to the east. Overall, despite the racecourse use and other built form, the openness and scale of the General Area and unmanaged areas to the east create a largely rural character.
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Recommendation

Overall performance of General Area against the purpose criteria; and identification of smaller scale sub-areas within weaker performing General Areas (if relevant)	Overall, the General Area performs strongly against NPPF purposes . No sub-areas have been identified for further assessment.
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General Area (GA): 5

Area (ha): 82.2 Place: Hampton Village



General Area map

Legend



View from outside General Area on northern boundary towards south east



View from outside General Area on northern boundary towards south east



View from outside General Area on northern boundary towards south



View from outside General Area on northern boundary towards south

Boundaries

The General Area is bounded by Upper Sunbury Road (A308), the regular backs of residential properties and gardens on Upper Sunbury Road (A308), and buildings associated with the water treatment plant to the north, the edge of development and the River Thames to the east, the centrepoint of the River Thames and Lower Sunbury Road to the south and the regular backs of residential properties and gardens on Kenton Avenue to the west.

Assessment of General Area Against NPPF Purposes 1-3

General Area Assessment Summary

General Area scores	Purpose 1		Purpose 2	Purpose 3
	Criteria (a)	Criteria (b)	5	0
	Yes	5		

Purpose (1) To check the unrestricted sprawl of large built-up areas

(a) General Area is at the edge of one or more large built-up areas. The General Area is located at the edge of the Greater London built-up area with physical connections on its northern, eastern and south eastern boundaries, and Ashford/ Sunbury-on-Thames/ Stanwell with physical connections on its western boundary.

(b) Prevents the outward, irregular spread of a large built-up area and serves as a barrier at the edge of a discrete built-up area in the absence of another durable boundary. The General Area is contiguous with the large built-up areas of Greater London and Ashford/ Sunbury-on-Thames/ Stanwell, preventing their outward sprawl. The boundary between the General Area and the Ashford / Sunbury-on-Thames / Stanwell built-up area is readily recognisable and likely to be permanent comprising the regular backs of residential properties and gardens. The boundaries between the General Area and Greater London are predominantly recognisable and likely to be permanent including Upper Sunbury Road (A308), the regular backs of residential properties and gardens, and buildings associated with the water treatment plant to the north, the edge of development and the River Thames to the east, the centrepoint of the River Thames and Lower Sunbury Road to the south.

The reservoirs and associated development within the General Area provide a barrier to the outward sprawl of the large built-up areas, with the Green Belt providing an additional barrier.

Purpose (2) To prevent neighbouring towns merging into one another

<p>Restricts development that would result in merging of or significant erosion of the gap between neighbouring built up areas.</p>	<p>The General Area forms the entire gap between Hampton Village, Molesey and Sunbury-on-Thames. The gap almost entirely consists of reservoirs and associated development which provides a physical and visual buffer to merging of settlements.</p>
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Purpose (3) To assist in safeguarding the countryside from encroachment

<p>Protects the openness of the countryside and is least covered by development.</p>	<p>Approximately 31% of the General Area is covered by built form. The General Area comprises the Thames Water Hampton Water Treatment Works including a number of reservoirs and associated buildings, access roads, hardstanding and managed green space including embankments. The General Area topography is predominantly flat (with the exception of reservoir embankments) with strong visual links to the surrounding roads. Overall, the General Area has an urban character.</p>
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Recommendation

<p>Overall performance of General Area against the purpose criteria; and identification of smaller scale sub-areas within weaker performing General Areas (if relevant)</p>	<p>Overall, the General Area performs strongly against NPPF purposes . No sub-areas have been identified for further assessment.</p>
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