

Schedule of sites not taken forward as Site Allocations in the new Draft Richmond Local Plan

This schedule sets out details of sites put forward in the 'Call for Sites' alongside the Direction of Travel consultation undertaken February to April 2020 (the responses have been published on the Council's [website](#)), which have not been taken forward in the new draft Richmond Local Plan as site allocations. It also includes any existing site allocations in the [adopted Local Plan](#) (2018) and the adopted [Twickenham Area Action Plan](#) (2013) which are not being taken forward. The reason a site is not being taken forward as a Site Allocation is set out in brief. This supporting document is intended to assist any stakeholders looking at the Draft Richmond Local Plan, in particular to inform any responses to the consultation on the draft Regulation 18 Local Plan.

Please note sites are not listed in any particular order. Note some general suggestions for types of sites/broad areas have not been included here.

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Site Name/Address	Call for sites respondent / previous Site Allocation	Reason site is not being taken forward as a Site Allocation
LGC, Queens Road, Teddington	Call for sites (respondent no. 2)	This parcel of land is designated in the adopted Local Plan as both a Key Office Area and Locally Important Industrial Land and Business Park. These protective employment designations are maintained in the draft Local Plan, as the loss of office/industrial floorspace would have a detrimental effect on the ability to meet future needs for employment land.
Twickenham Depot, Craneford Way, Twickenham	Call for sites (respondent no. 34 in association with Harlequins Rugby Football Club (The Stoop))	This is an allocated waste site in the West London Waste Plan (2015). The site is safeguarded and has been identified as suitable for the development of additional waste management capacity that would count towards meeting the London Plan apportionment.
Fulwell Bus Garage, Twickenham	Call for sites (respondent no.s 21 and 35)	The bus garage is in use with no plans for the operations to cease. The loss of existing bus garages is resisted in the draft Local Plan, to safeguard capacity for efficient and sustainable operation of the network. The building is also designated as a Building of Townscape Merit (BTM). There are no details of any comprehensive approach to bringing forward redevelopment of the wider site.
Greggs Bakery, Gould Road, Twickenham	Call for sites (respondent no. 18, along with other residents as detailed in the responses)	The site is designated in the adopted Local Plan as a Locally Important Industrial Land and Business Park (part of West Twickenham Cluster). This protective employment designation is maintained in the draft Local Plan, as the loss of industrial floorspace would have a detrimental effect on the ability to meet future needs for employment land.
Mortlake Station	Call for sites (respondent no. 33)	This seems to be referencing various parcels of land some of which are in employment/industrial use, which is protected within the adopted Local Plan and maintained in the draft Local Plan. The fragmented ownership means that it is unlikely to come forward as a comprehensive site or be deliverable.

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Richmond Park Academy, Park Avenue, East Sheen	Call for sites (respondent no. 33)	This has been put forward as a site to expand its existing educational use to cater for additional students. The Stag Brewery Site Allocation is taken forward in the draft Local Plan, which includes a new 6-form entry secondary school in line with the Council's School Place Planning Strategy. Further to this, the site already has an educational use and an application to alter the education use can be brought forward through the planning application process.
Christ's School, Queens Road, Richmond	Call for sites (respondent no. 33)	This has been put forward as a site to expand its existing educational use to cater for additional students. The Stag Brewery Site Allocation is taken forward in the draft Local Plan, which includes a new 6-form entry secondary school in line with the Council's School Place Planning Strategy. Further to this, the site already has an educational use and an application to alter the education use can be brought forward through the planning application process.
Oldfield Road Light Industrial site, Hampton	Call for sites (respondent no. 35)	These areas are designated in the adopted Local Plan as a Locally Important Industrial Land and Business Park (Kempton Gate Business Park and Kingsway Business Park). These protective employment designations are maintained in the draft Local Plan, as the loss of industrial floorspace would have a detrimental effect on the ability to meet future needs for employment land.
Stanton Avenue, Teddington	Call for sites (respondent no. 35)	This consists of various parcels of land, including surface car parks in and around Stanton Avenue. This area is designated in the adopted Local Plan as a Key Office Area and Locally Important Industrial Land and Business Park. These protective employment designations are maintained in the draft Local Plan, as the loss of office/industrial floorspace would have a detrimental effect on the ability to meet future needs for employment land.
Lower Teddington Road, Hampton Wick	Call for sites (respondent no. 35)	This is a conglomeration of various parcels of land in the area and does not form one cohesive site. As there are a variety of landowners with existing uses on the site. There are no details of any comprehensive approach to bringing forward redevelopment of the wider site.
Bridge Farm Nursery, Hospital Bridge Road, Twickenham	Call for sites (respondent no. 55)	The site is designated Metropolitan Open Land (MOL). The Open Land Review 2021 found the majority of this part of Powder Mill meets MOL criteria, with only the eastern tip where there is current construction not meeting MOL criteria (part of Parcel 45). However, the site remains under construction, and it is the Council's view the designation of the whole site should be maintained. The land is therefore not proposed for removal from MOL in the draft Local Plan.
Former Thames Water Operational land adjacent to west of Sunnyside Reservoir, Lower Hampton Road, Hampton	Call for sites (respondent no.s 72 and 75)	The site is located within the Green Belt. The Open Land Review 2021 found that this general area (part of No. 5) performed strongly against the NPPF Green Belt purposes. In light of this, there are no proposed changes to the Green Belt boundary in the draft Local Plan.

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St Margaret's Business Centre and Car Park, Moor Mead Road, Twickenham	Call for sites (respondent no. 73)	This parcel of land relates to the small car park area which is part of the wider St Margaret's Business Centre (that is designated as a Locally Important Industrial Land and Business Park). This is a small site. A proposal for infill on this site can be brought forward through the planning application process.
Land to West Stain Hill West reservoir, Hampton Water Treatment Works, Upper Sunbury Road	Call for sites (respondent no. 74)	The site is located within the Green Belt. The Open Land Review 2021 found that this general area (part of No. 5) performed strongly against the NPPF Green Belt purposes. In light of this, there are no proposed changes to the Green Belt boundary in the draft Local Plan.
Hydes Field, Land to North of Hampton Water Treatment Works, Upper Sunbury Road	Call for sites (respondent no. 74)	The site is located within the Green Belt. The Open Land Review 2021 found that this general area (part of No. 4) performed strongly against the NPPF Green Belt purposes. In light of this, there are no proposed changes to the Green Belt boundary in the draft Local Plan.
Land to the rear of 102 Sheen Road, Richmond	Call for sites (respondent no. 80)	This is a small residential back garden site. A proposal for infill on this site can be brought forward through the planning application process.
Arlington Works, 21-27 Arlington Road, Twickenham	Call for sites (respondent no. 81)	Part of the site is safeguarded as a waste site in the West London Waste Plan (2015). The site is also part of a designated Locally Important Industrial Land and Business Park in the adopted Local Plan. This protective employment designation is maintained in the draft Local Plan, as the loss of industrial floorspace would have a detrimental effect on the ability to meet future needs for employment land.
Extended rear gardens of no's 271/273 Hanworth Road, Hampton	Call for sites (respondent no.s 79 and 82 have put forward separately)	This is a small residential back garden site. A proposal for infill on this site can be brought forward through the planning application process.
Old Deer Park – Car Park, Richmond	Call for sites (respondent no. 46 (along with many other Council car parks))	The site is designated Metropolitan Open Land (MOL). The Open Land Review 2021 found this part of the Old Deer Park South of A316 (part of Parcel 26) does not meet the MOL criteria, with notable urbanising influences. However, the site is also part of the Historic Park & Garden as well as covered by Conservation Area and nature conservation designations. There is scope for environmental improvements to be brought forward, in line with the Old Deer Park Supplementary Planning Document (2018). The land is therefore not proposed for removal from MOL in the draft Local Plan.
Friars Lane Car Park, Richmond	Adopted Local Plan – SA 20	The Council as land owner no longer wants to bring forward the site for development. There is a consultation on a proposed improvement scheme to the car park being undertaken in November/December 2021.
St Michael's Convent, Ham Common	Adopted Local Pan – SA 17	The conversion of the Convent has been granted planning permission (LPA ref:16/3552/FUL) to provide retirement housing, and this has now been implemented.
Ryde House, East Twickenham	Adopted Local Plan – SA 18	The site was granted planning permission for a new school and retail uses (LPA ref: 16/2777/FUL). The planning permission has now been implemented.

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Post Office Sorting Office, Twickenham	Twickenham Area Action (AAP) Plan – TW1	The site was granted planning permission for a mixed use development (LPA ref: 12/3650/FUL) which has now been implemented.
Regal House, Twickenham	Twickenham Area Action (AAP) Plan – TW3	The AAP site allocation was for refurbished business space, use of part as possible cinema/leisure use, possible cultural/entertainment/food and beverage uses on lower floors to create active street frontage on London Road. Parts of this have already been implemented, including refurbishment of business space and introduction of commercial use at lower floors. The site was designated within a Key Office Area in the Local Plan 2018 which seeks to protect the office use, and will be taken forward on that basis in the new draft Local Plan.
York House, York House Gardens, Twickenham	Twickenham Area Action (AAP) Plan – TW4	The AAP allocation was to make use of the building and grounds, through a range of appropriate civic and cultural uses, to contribute to making this area a destination. The continuation of the area as a cultural and civic hub is to be continued but this is now reflected in the place-based strategy for Twickenham and the Cultural Quarter, rather than as a specific Site Allocation.