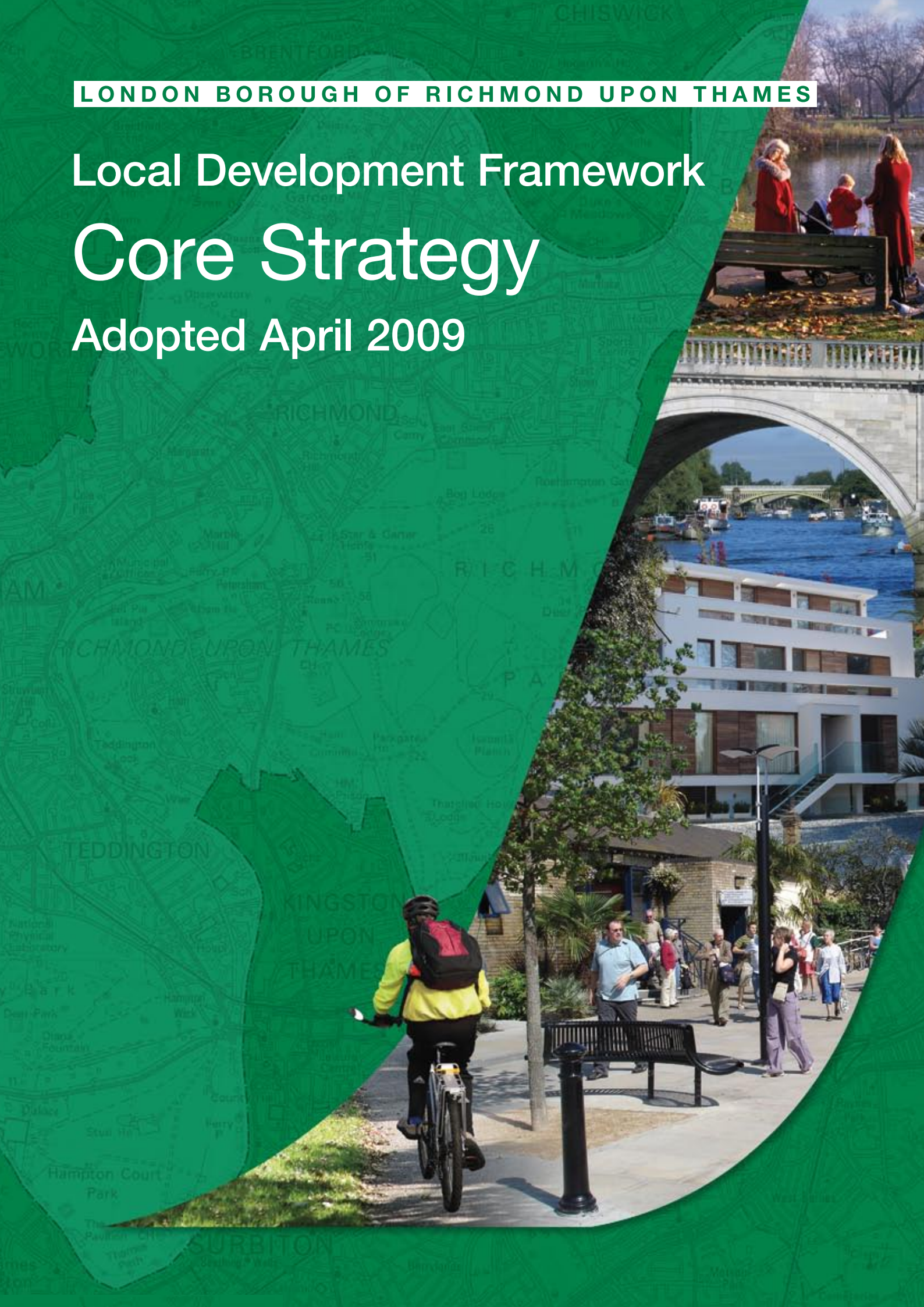**LONDON BOROUGH OF RICHMOND UPON THAMES**

Local Development Framework
Core Strategy
Adopted April 2009

**If you need this leaflet in Braille,
large print, audio tape,
or another language,
please contact us on
020 8891 7322
or minicom 020 8831 6001**

Nese keni veshtersi per te kuptuar kete botim, ju lutemi
ejani ne recepcionin ne adresen e shenuar me poshte ku ne
mund te organizojme perkthime nepermjet telefonit.

Albanian

إذا كانت لديك صعوبة في فهم هذا المنشور، فنرجو زيارة الإستقبال في
العنوان المعطى أدناه حيث بإمكاننا أن نرتب لخدمة ترجمة شفوية
هاتفية.

Arabic

এই প্রকাশনার অর্থ বুঝতে পারার যদি আপনার কোন সমস্যা হয়, তিন নেওয়া
ঠিকানায় রিসেপশন এ চলে আসুন যেখানে আমরা আপনাকে টেলিফোনে মৌখিক
ভাবে তর্জমার ব্যবস্থা করতে পারবো।

Bengali

اگر در فهمیدن این نشریه مشکلی دارید لطفا به میز پذیرش
در آدرس قید شده در زیر مراجعه نمایید تا ترتیب ترجمه
تلفنی برایتان فراهم آورده شود:

Farsi

જો તમને આ પુસ્તિકાની વિગતો સમજવામાં મુશ્કેલી પડતી હોય તો, કૃપયા
નીચે જણાવેલ સ્થળના રિસેપ્શન પર આવો, જ્યાં અમે ટેલિફોન પર ગુજ
રાતીમાં ઇન્ટરપ્રિટીંગ સેવાની ગોઠવણ કરી આપીશું.

Gujarati

ਜੇਕਰ ਤੁਹਾਨੂੰ ਇਸ ਪਰਚੇ ਨੂੰ ਸਮਝਣ ਵਿਚ ਮੁਸ਼ਕਲ ਪੇਸ਼ ਆਉਂਦੀ ਹੈ ਤਾਂ ਹੇਠਾ
ਦਿੱਤੇ ਗਏ ਪਤੇ ਉੱਪਰ ਰਿਸੈਪਸ਼ਨ 'ਤੇ ਆਓ ਜਿੱਥੇ ਅਸੀਂ ਟੈਲੀਫੋਨ ਤੇ ਗੱਲਬਾਤ
ਕਰਨ ਲਈ ਇੰਟਰਪ੍ਰਿਟਰ ਦਾ ਪ੍ਰਬੰਧ ਕਰ ਸਕਦੇ ਹਾਂ।

Punjabi

اگر آپ کو اس اشاعت کو سمجھنے میں کوئی مشکل پیش آتی ہو تو براہ مہربانی نیچے دیے ہوے ایڈریس کے استقبالیہ پر جائیں جہاں
ہم آپ کے لیے ٹیلیفون پر اور پر ترجمہ سروس (سپیکن انٹرپریٹنگ کی سروس) کا انتظام کر سکتے ہیں۔

Urdu

Contents

Contents

Core Strategy April 2009

Foreword

Core Strategy April 2009

Core Strategy April 2009

Foreword

The adoption of the Core Strategy puts in place a major component of the Borough's Local Development Framework. It sets out the key planning policies which will, within the broader context of the London Plan, determine the future development of Richmond upon Thames over the next 15 years. Representations from a series of wide ranging consultations have been taken into account and the independent Inspector has confirmed the resultant document as sound.

The Core Strategy has 3 inter-related themes of 'A Sustainable Future', 'Protecting Local Character' and 'Meeting People's Needs'. On the basis of strong evidence-based policies we are now in a stronger position to defend the Borough's heritage and special built and natural environment so that it remains, indeed, London's greenest borough. At a time of economic uncertainty we have put in place robust policies designed to maintain the vitality of our town centres, not sacrificing quality or individuality in the process. Throughout the borough we will now also be in a stronger position to insist on affordable housing provision. Finally, as we all face the need to mitigate and adapt to climate change, we have built sustainability into every aspect of the document.

We will now be working on more detailed development and site specific policies for adoption in 2011. We know that Richmond upon Thames is regarded by residents and non-residents alike as a good place in which to live, work, study and to visit and we are determined that it should remain so in a changing world.

Councillor Martin Elengorn

Cabinet Member for the Environment

Introduction 1

Core Strategy April 2009

Core Strategy April 2009

1 Introduction

1.1 The Purpose of this Report

1.1.1   The Core Strategy is one of the documents that make up the Local Development Framework, the new development plan for the Borough. It will set out the Strategic Planning Framework for the Borough for the next 15 years. The Core Strategy will supersede the Strategic policies section of the Unitary Development Plan: First Review 2005. The Core Strategy takes account of other plans and strategies and will be the delivery mechanism for the spatial elements of the Community Plan.

1.1.2   The report is divided into six main sections. Firstly the Policy Framework, which details national, regional and local policies and strategies; next the Evidence Base reviews the background information and draws conclusions from this; the report then moves on to consider the Key Issues for the Borough that the Core Strategy will need to address. The later sections detail the Core Strategy, implementation, the Spatial Strategy and finally the Spatial Policies.

1.2 The Local Development Framework

1.2.1   The Borough's Local Development Framework will consist of the following documents:

- The Core Strategy
- The Development Policies
- Site Allocations
- Proposals map
- Various Supplementary Planning Documents

1.3 What is the Core Strategy and how was it prepared?

1.3.1   The Core Strategy contains strategic policies to guide the future development of the Borough and all of the other Local Development Framework documents must be consistent with it. In turn the Core Strategy has to be consistent with National and Regional Policy as well as take account of the plans of other local bodies, the Community Plan and other relevant Borough Strategies.

```
                    ┌─────────────────┐
                    │   Background    │
                    │    Research     │
                    └─────────────────┘

      ┌─────────────────┐           ┌─────────────────┐
      │    Richmond      │           │  Sustainability │
      │    Borough       │           │    Appraisal    │
      │ Community Plan   │           └─────────────────┘
      └─────────────────┘
                                      ┌─────────────────┐
┌─────────────────┐                   │ Results of Issues│
│National & Regional│                 │  and Options and │
│Strategic Planning │                 │ Preferred Options│
│    Guidance      │                  │   Consultation   │
└─────────────────┘                   └─────────────────┘

                    ┌─────────────────┐
                    │     Core        │
                    │    Strategy     │
                    └─────────────────┘
```
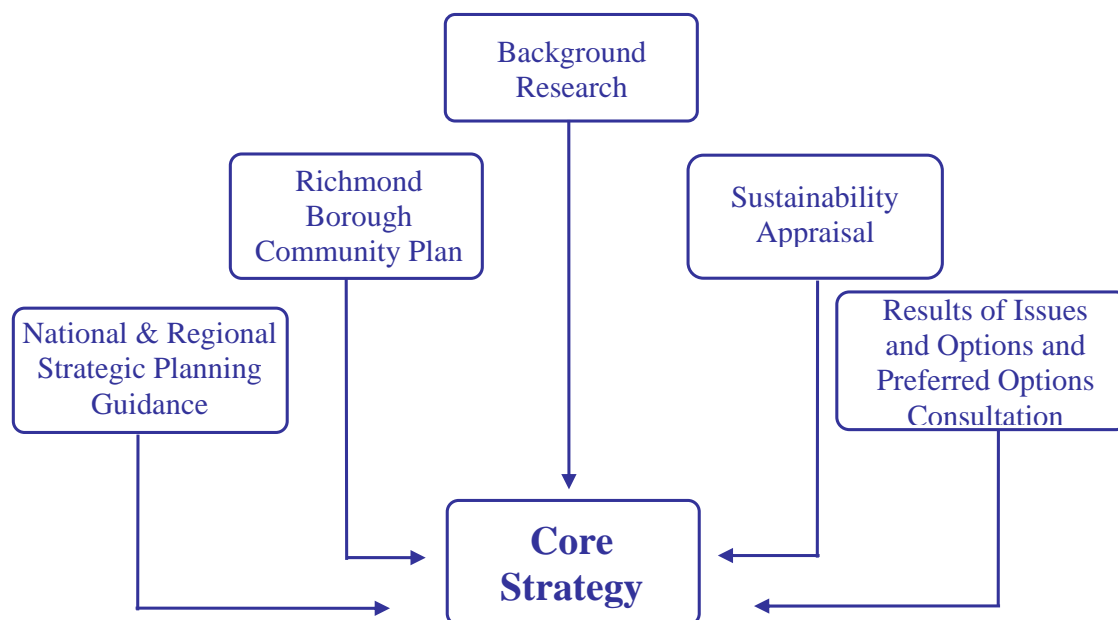
Preparation of the Core Strategy

1.3.2   The strategy starts from an overall vision of what the plan is trying to achieve. A series of objectives build on the vision for different types of development and for different parts of the Borough. These form the basis for the strategic policies aimed at ensuring the objectives are implemented. Together, the vision, objectives and strategic policies form the core strategy of the Local Development Framework. This is illustrated in diagram 2 overleaf.

Vision What are we trying to achieve	

↓

Objectives What do we need to do to achieve the Vision	

↓

Spatial Strategy What will the Borough be like in 2026 and where will development be focussed	

↓

Strategic Policies How will we get there	

Detailed Development Policies DPD	**Site Allocations**

Supplementary Planning Documents

The Core Strategy

Policy Framework **2**

Core Strategy April 2009

Core Strategy April 2009

2 Policy Framework

2.1 National Policy

2.1.1   The Core Strategy is required to be in conformity with National Policy as set out in Planning Policy Guidance and Planning Policy Statements, unless local circumstances or evidence suggests a variation in approach.

2.2 Regional Policy

2.2.1   The London Plan Consolidated with Alterations since 2004 includes the following objectives:

1.   To accommodate London's growth within its boundaries without encroaching on open spaces;
2.   To make London a healthier and better city for people to live in;
3.   To make London a more prosperous city with strong and diverse long-term economic growth;
4.   To promote social inclusion and tackle deprivation and discrimination;
5.   To improve London's accessibility;
6.   To make London an exemplary world city in mitigating and adapting to climate change and a more attractive, well-designed and green city.

2.2.2   In relation to the Borough specifically The London Plan Consolidated with Alterations since 2004 includes:

- A new annual housing target for the Borough of 270 units during the period 2007/08 to 2016/17 and an indicative capacity range of between 150-330 units between 2017 and 2026/27;
- Richmond town centre as major centre with a cluster of night time activities of sub-regional importance and East Sheen, Teddington, Whitton and Twickenham as district centres. Twickenham is defined as a having a specialised cluster of night time activities of more than local importance;
- It identifies significant areas of the Borough as Metropolitan Open Land, as Land of Metropolitan Importance for Nature Conservation and within the Thames Policy Area. It also identifies a number of areas deficient in access to nature;
- It identifies a waste apportionment of 200 thousand tons per annum in 2010 rising to 311 by 2020;
- King Henry's Mound to St Paul's Cathedral is identified as a protected linear view.

2.3 Local Policies

2.3.1   The Community Plan 2007-2017

2.3.2   This is a Borough-wide Plan produced by the Local Strategic Partnership, and was formally agreed in April 2007, following public consultation. The Local Development Framework will assist in achieving the spatial aims of the Community Plan.

The Vision for the Community Plan is as follows:-

"Our vision is based not only on immediate priorities but also on what we would like to see for our future generations. A Borough that ...

- Is inclusive;
- Puts the environment at the core of its services;
- Delivers high quality public services that reflect the needs of all its people;
- Addresses its challenges by harnessing the capacity of all its partners on the public, private, voluntary and community sector.

A Richmond upon Thames that is inclusive, green, safe and responsive to the needs of its local people"

2.3.3   The priorities of the Community Plan are:-

- Priority 1:   Tackling disadvantage;
- Priority 2:   Being the greenest borough in London;
- Priority 3:   Being the safest London Borough for all our communities;
- Priority 4:   Growing up in Richmond upon Thames;
- Priority 5:   Creating a healthy and caring Richmond upon Thames;
- Priority 6:   Creating a vibrant and prosperous Richmond upon Thames;
- Priority 7:   Improving access and participation.

2.3.4   The Richmond upon Thames Local Area Agreement (2008-2011) commits the Council and its partners to key targets. The objectives of the Local Area Agreement are:

- The overarching objective of our LAA is to tackle the inequality and social exclusion that prevents some residents sharing in the high quality of life that living in the borough offers to most.
- We want to continue to build on the sustainability of our communities and to protect our environment for the future.
- We also wish to explore the contribution that culture can make across all the services to improve the quality of life, especially for the most disadvantaged and to promote community harmony and cohesion.

2.4 Other Relevant Local Strategies

2.4.1   The Local Development Framework can assist in the implementation of other strategies on the ground and also identify the links between them. Relevant Strategies include:-

- Richmond upon Thames Local Implementation Plan 2006 - the local strategy for implementing the Mayor of London's Transport Strategy
- Richmond Climate Change Strategy 2008
- Richmond upon Thames Air Quality Action Plan 2007
- Richmond upon Thames Community Safety Strategy 2005-2008
- Municipal Waste Management Strategy 2006
- Education Development Plan and Richmond upon Thames Children and Young Persons Plan 2006-2009
- Employment and Skills Training Strategy 2005
- New Deal for Communities Annual Delivery Plan

Core Strategy April 2009

- Primary Care Trust Local Delivery Plan 2005-2008
- Richmond upon Thames Strategic Framework for Older People 2004-2009
- Richmond upon Thames Housing Strategy and Supporting People Strategy 2005-2010
- Thames Landscape Strategy and Thames Strategy
- Biodiversity Action Plan (BAP)

The Local Development Framework Vision 3

Core Strategy April 2009

3 The Local Development Framework Vision

3.0.1   The Local Development Framework vision has 3 inter-related themes of 'A Sustainable Future', 'Protecting Local Character' and 'Meeting People's Needs'. The three themes are continued and linked through the Core Strategy. The preferred vision is set out below, and describes what the Borough will be like in 15 years' time.

The Local Development Framework Vision

1. A SUSTAINABLE FUTURE

The Borough's responsibility towards global sustainability

The Borough will play its part in minimising climate change, maintaining finite resources and reducing adverse environmental impacts of any development. Buildings will be constructed in a sustainable way, energy use minimised and renewable energy maximised, to move towards carbon neutrality. The need for travel will be minimised and non-car based travel will increase, contributing to reducing congestion and improving air quality. Open land will be protected; biodiversity will be maintained and enhanced. Waste will be reduced or recycled with most of the residue treated within the region. Sustainable flood measures will be introduced to help protect vulnerable areas close to the Thames and its tributaries, and if practicable the floodplain will be expanded in suitable open areas to divert flood water away from the built up areas.

The Borough and its inter-relations with London and the South East

The Borough will relate in a sustainable way to the wider region in terms of providing homes, jobs, shops and services, and will continue to be a popular tourist destination. Residents will be able to do most day to day activities locally, but when they do travel into, out of and through the Borough they will use more extensive and improved public transport, cycling and walking networks.

2. PROTECTING LOCAL CHARACTER

Urban villages

Communities will have a range of housing, shops and services, employment and recreational activities locally. Education and training facilities will be excellent. Some community services will be co-located to provide convenient access for users. There will be a high level of social cohesion and more walking and cycling with the associated health and environmental benefits.

The Town Centres

Richmond town centre will continue to be the largest centre with district centres at Twickenham, Whitton, Teddington and East Sheen. These centres are the most accessible and will continue to be the location for larger shops, offices and leisure uses. There will be a very high quality environment well linked by sustainable forms of transport, where people choose not to travel by car.

Built environment, open spaces, the River Thames and the River Crane

The outstanding natural and historic environment and range of biodiversity will be protected and enhanced. The unique Thames environment will be a priority and the River Crane corridor will be enhanced. New development will be of a high quality sustainable design, promoting public safety and accessibility for all.

3. MEETING PEOPLE'S NEEDS

New development

Higher density and larger commercial schemes will as far as possible be concentrated in the 5 town centres, enabling people to walk to shops and services or use public transport. There will continue to be opportunities outside these centres and the area of most change is likely to be to the north and west of Twickenham, where there will be opportunities to put sustainability principles into practice.

Opportunity for all

Opportunities for all will be improved to particularly benefit the most deprived individuals and the areas currently most disadvantaged, namely Castlenau, Ham, Hampton Nursery Lands, Heathfield and Mortlake. The range of measures will include providing more affordable housing, improving training and links to employment opportunities, and improving the environment. Public spaces and buildings will be accessible for people with disabilities or mobility problems.

Core Strategy April 2009

3.1 Map 1: Main Features

MAP 1
LOCAL
DEVELOPMENT
FRAMEWORK MAIN FEATURES

Town and District centres

Built up areas

Open land

Attractions:
1. Kew Gardens
2. Hampton Court
3. Ham House
4. RFU
5. Marble Hill
6. Orleans Gallery
7. Strawberry Hill
8. Barnes Wetland Centre

Roads

Railway station

Borough boundary

Other borough boundaries

Not To Scale

LONDON BOROUGH OF RICHMOND UPON THAMES

HAMMERSMITH

LONDON BOROUGH OF HAMMERSMITH AND FULHAM

LONDON BOROUGH OF WANDSWORTH

ROYAL BOROUGH OF KINGSTON

BOROUGH OF ELMBRIDGE

LONDON BOROUGH OF HOUNSLOW

BOROUGH OF SPELTHORNE

LONDON BOROUGH OF HOUNSLOW

HOUNSLOW

KINGSTON

RIVER THAMES

BARNES

BARNES BRIDGE

MORTLAKE

EAST SHEEN

KEW

SHEEN

RICHMOND

RICHMOND PARK

Beverley Brook

KEW GARDENS

OLD DEER PARK

ST MARGARETS

TWICKENHAM

Whitton Brook

River Crane

Duke of Northumberland's River

WHITTON

STRAWBERRY HILL

River Crane

FULWELL

TEDDINGTON

HAMPTON WICK

BUSHY PARK

HOME PARK

Longford River

HAMPTON

16

Evidence Base **4**

Core Strategy April 2009

Core Strategy April 2009

4 Evidence Base

4.0.1   This section of the report looks at the evidence base for the Core Strategy Preferred Options. It outlines the current profile of the Borough, the research that has been undertaken, the Sustainability Appraisal and the key messages from the evidence base.

4.1 Borough Profile

4.1.1   Borough Location and Character

4.1.2   The Borough covers an area of 5,095 hectares (14,591 acres) in southwest London and is the only London borough spanning both sides of the Thames.

4.1.3   The main town centre is Richmond; there are four district centres at Twickenham, Teddington, East Sheen and Whitton and many smaller centres. Although the Borough is characterised by expensive private housing, there are significant numbers of people who are less well off and a number of areas which are relatively deprived.
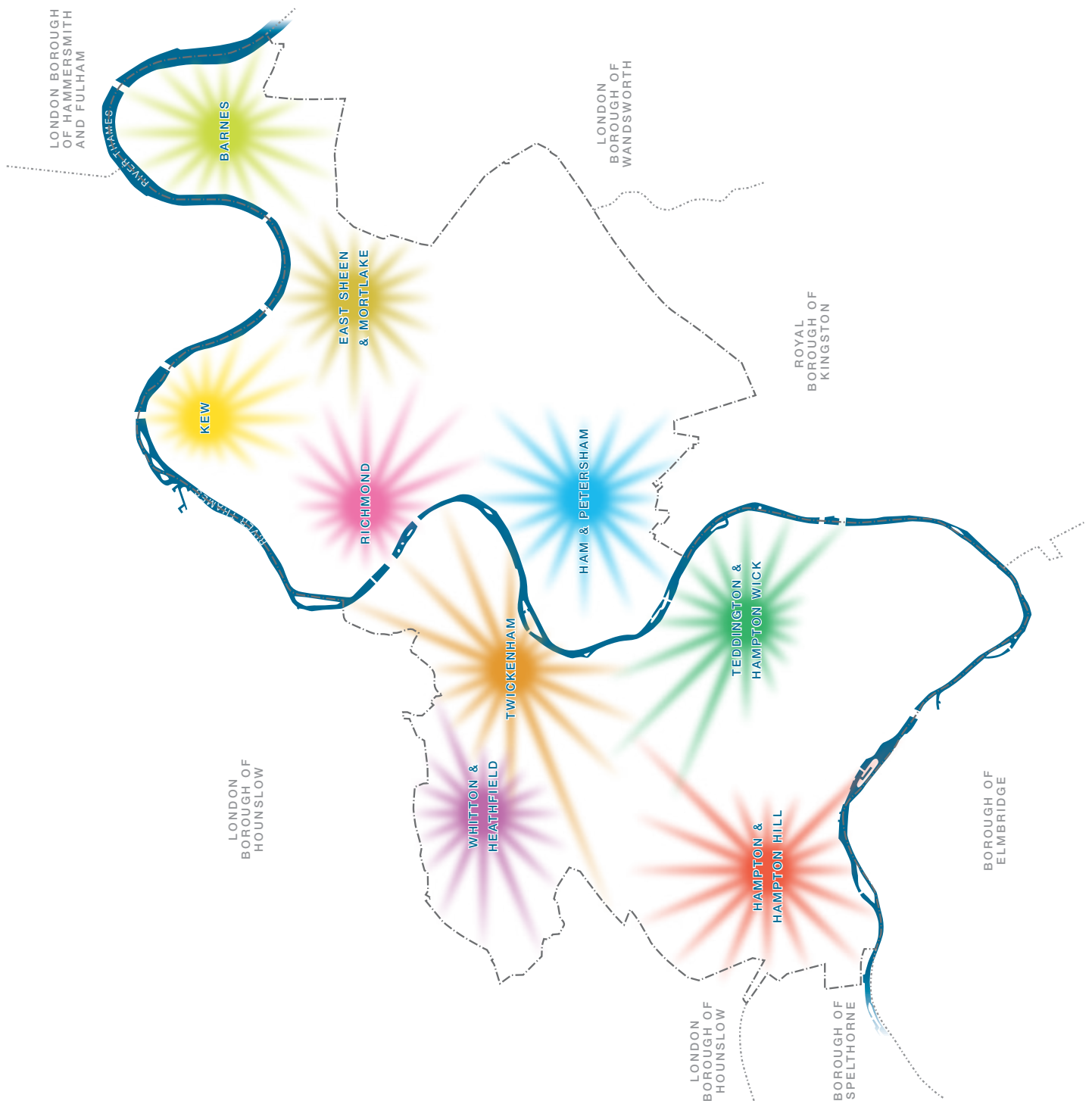
4.1.4   Environment

4.1.5   The Borough comprises a group of urban areas based on former villages, divided by the Thames and interspersed by large areas of open space. Within this wider urban form individual places of character emerge due to particular landmarks or distinctive groupings of buildings and open space including historic landscapes such as Richmond and Bushy Parks and the Old Deer Park, the River Thames and the River Crane corridors and other tributaries. The special quality and character of the Borough has led to the designation of 72 Conservation Areas and over 1100 listed buildings. Distinctive character areas are identifiable, defined by their cohesive identity, or the location of both natural and man made barriers such as waterways, open space and the railways.

4.1.6   The character is based on the expansion of original historic villages, Royal Palaces, large houses and estates. Since the extension of the railway to Richmond in the mid 1800s the urbanisation accelerated and was largely completed by the Second World War. As a result of the long history of development most of the open land is of historic landscape interest, including important avenues and vistas, and is also of nature conservation importance. Visitors come to major attractors within the Borough such as Kew Gardens, Hampton Court, Richmond and Bushy Park, Richmond and Twickenham Greens, Richmond and Twickenham Riverside, Ham Lands, Petersham Meadows, the Old Deer Park, Barn Elms, the Wildfowl and Wetland Centre, and the Rugby Football Union at Twickenham and other sporting venues.

LOCAL DEVELOPMENT FRAMEWORK
URBAN VILLAGES

––– Borough boundary

······ Other borough boundaries

Not To Scale

LONDON BOROUGH OF
RICHMOND UPON THAMES

LONDON BOROUGH
OF HAMMERSMITH
AND FULHAM

RIVER THAMES

BARNES

EAST SHEEN
& MORTLAKE

KEW

RICHMOND

RIVER THAMES

LONDON
BOROUGH OF
WANDSWORTH

ROYAL
BOROUGH OF
KINGSTON

HAM & PETERSHAM

TWICKENHAM

TEDDINGTON &
HAMPTON WICK

WHITTON &
HEATHFIELD

LONDON
BOROUGH OF
HOUNSLOW

HAMPTON &
HAMPTON HILL

BOROUGH OF
ELMBRIDGE

LONDON
BOROUGH OF
HOUNSLOW

BOROUGH OF
SPELTHORNE

4.1.7   Population

4.1.8   The 2001 Census indicated that there were 172,335 people living in the Borough, and latest GLA projections (2007 Round of GLA Demographic projections - PLP Low) indicate that the population in 2026 may rise to 189,272. The number of older residents is increasing and the community is becoming more diverse, with wider differences in household wealth, more disabled people and more ethnic diversity (although there is a lower than London average percentage of residents from ethnic minority groups).

4.1.9   Deprivation

4.1.10   The ODPM's Index of Multiple Deprivation 2004 (IMD 2004) takes account of seven factors: income, employment, health deprivation and disability, education, skills and training, barriers to housing & services, and crime and living environment. Using this scoring, 60% of Borough wards were amongst the 25% least deprived wards in the country, however there are also pockets of relative deprivation in parts of Castlenau, Ham, Hampton Nursery Lands, Heathfield and Mortlake.

4.1.11   Housing

4.1.12   The Borough's housing is mainly in owner-occupation (68% according to the 2001 Census), with 15% rented privately, and 12% rented from a housing association. Affordability is a key issue, with house prices considerably higher than the London average. With the exception of the City, Richmond upon Thames has the highest average household income (£47,418, Paycheck 2007 CACI) of any London borough, but the ratio between earnings and house prices is such that first time buyers are unable to afford even the least expensive properties in the Borough. Affordability can have an impact in terms of overcrowding and poor quality housing, and also for the recruitment and retention of key workers, essential for delivering local services.

4.1.13   Health

4.1.14   Borough residents have amongst the highest life expectancy at birth in the UK. Health indicators show that Borough residents generally take care of themselves with higher levels of healthy eating and exercise and lower levels of smoking than the national average. Deaths from smoking, heart disease and cancers are lower than the national average. The picture is more mixed in relation to numbers registered with severe mental health problems and the rate of road injuries and deaths, which are above the national average (but the latter is low for London). The five wards with relatively high levels of deprivation (Castlenau, Ham, Hampton Nursery Lands, Heathfield and Mortlake) have the worst health problems. The Borough is served by the West Middlesex Hospital and Kingston Hospital, both located outside the borough. Within the borough there are clinics and 9 day centres. Teddington Memorial Hospital also provides in-patient and out patient services and has a walk in centre for minor injuries.

4.1.15   Education & Culture

4.1.16   There are eight maintained secondary schools, 41 Borough primary and two special schools. The standards attained by pupils in LBRUT primary schools are above the national average, but those for the maintained secondaries are slightly below the national average, with considerable variation within this average. The secondary schools in LBRUT do not have sixth forms and over 16s generally attend Richmond College or other state post-16 establishments in nearby Esher, Kingston or the private sector; however, there are plans for a consortium to provide post-16 education within the Borough's secondary schools. A number of other academic and vocational courses are also provided through Richmond College, Richmond Adult College, St Mary's University and other providers including the provision of training for those in or seeking employment. There are a very

high number of independent schools in LBRUT, which attract many pupils from outside the borough. Demand is very high for places in the Borough's schools, in particular the primary schools which are consistently at the top of the national league tables. It is therefore likely that the Council will need additional primary school provision in the next few years to meet that demand.

4.1.17   The Borough has many cultural facilities including the Richmond Theatre and the Orange Tree theatre, Richmond Museum and Archives at Richmond Old Town Hall, Twickenham Museum, the Mary Wallace Theatre and Hampton Hill Theatre. The Council has 15 libraries many of which have been improved in recent years. The intention is to consolidate the Central and Lending Libraries in Richmond town centre and to move the Branch libraries in Kew and Hampton Hill to more suitable accommodation. The main art facilities are the Orleans Gallery, Twickenham (currently expanding) and Riverside Gallery, Richmond, which provide a presence in both the west and east of the Borough. The service is working to provide more local events through the use of existing community buildings.

4.1.18   **Employment & Commuting**

4.1.19   Although there has been a consistent loss of employment land there has been a growth in jobs in the Borough since 2002 to a current level of 66,800 employees. The employment is concentrated in distribution, IT and other business activities, hotel and restaurants, finance, public administration, education and health. Manufacturing has declined and now provides only 4,000 jobs, and the unemployment rate is low at 3.3%. There are approximately 9,000 VAT registered businesses and new VAT registrations remain consistently high with around 100 new businesses a year. The provision of training to meet the needs for people in employment is covered under Education & Culture.

4.1.20   Because of its position on the edge of London and close to Heathrow airport and good communication links, the Borough has high levels of both in and out commuting. In 2001, 62% (55,500 people) of all employed residents commuted out of the Borough to work, 38% (34,000 people) of the resident workforce both lived & worked in the Borough and 50% of the Borough's workforce (34,500 people) commuted into the borough to work. This represents a considerable amount of travel. There are differences between the characteristics of those who commute into the borough to work and those who commute out. Three quarters of out-commuters are employed in a managerial, professional or technical jobs compared to only 56% of in-commuters. Out-commuters are likely to travel further to work, are more likely to use public transport and work longer hours. In-commuters have different characteristics, they are generally less skilled, more likely to work in the hospitality, retail and construction sectors, and are much more likely to travel to work by car.

4.1.21   There is a considerable amount of out-commuting eastwards towards Westminster and the City, and also westwards to Hounslow. The latter is also the largest supplier of labour to the Borough. Other neighbouring London Boroughs and Surrey districts are also key sources of labour for the Borough. This has implications for both the road and rail networks, the former being subject to heavy congestion along key routes in the morning and evening rush hours.

4.1.22   **The Town Centres**

- Richmond is the largest town centre (defined as a major centre in the London Plan consolidated with alterations since 2004) and has a range of convenience and comparison shopping including a department store, is a major office location and has a well-developed entertainment sector, theatres and cinemas. The town has considerable historic interest, Richmond Green and the Thames side location making it an attractive destination for tourists. Public transport connections are good with both above ground and underground train services. The major development opportunity would be over the track at Richmond Station.
- Twickenham, Teddington, East Sheen and Whitton are classified as district centres in the London Plan consolidated with alterations since 2004. Twickenham is the next largest centre having a

Core Strategy April 2009

range of shops, offices, educational, community, leisure and entertainment facilities and is well served by public transport, including fast trains to London Waterloo. The shopping centre has a limited range of shops and the environment which is dominated by traffic is in need of some improvement. The presence of Twickenham Rugby ground brings visitors to the town, but can cause traffic disruption on match days. The Thameside area will improve when the Twickenham Riverside development takes place. The most significant concentration of new development within the plan period is likely to take place within Twickenham and the surrounding areas to the North and West, including the Post Office Sorting Office, Richmond College, Harlequins, Central Depot, and Twickenham Station.

- Teddington's main street stretches away from Teddington lock. It is historic and small scale, with two medium-sized food stores either side of the centre which has a range of smaller specialist non-food shops and restaurants. There is a range of employment, leisure and community facilities, and the proximity of Bushy Park and the Thames as well as good transport links makes Teddington a popular residential location.

- East Sheen is a linear centre with one large supermarket and a wide range of non-food shops and restaurants. Mortlake is the nearest station and the Sheen Lane Centre houses a number of services including the library.

- Whitton is in the west of the Borough having a medium size food store within the High Street as well as small-scale convenience and non-food shopping. There are community and educational facilities here, but relatively few offices compared to the other centres. The station is in the main street.

4.1.23   There have been improvements to all of the centres to make them more accessible to disabled people, but there still remains the need for further improvements both to the public realm and access to individual shops and services, pavement access and road crossing.

4.1.24   **Transport**

4.1.25   As an outer London Borough the transport facilities are well developed, with the A316 (Great Chertsey Road) and A 205 (South Circular Road) trunk roads (part of the Transport for London Road network), many and frequent bus services including night buses, as well as an extensive network of walking and cycle routes on and off road. The rail network is good, but largely radial with overland (Waterloo and North London lines) and underground (District Line) rail links. The River Thames has a limited transport function and is a barrier to cross-river movement although there are 7 road bridges, 4 rail bridges, 2 pedestrian bridges and 1 ferry. There are high levels of traffic, including through traffic, which has led to significant road congestion particularly in the morning and evening peaks (see also Employment & Commuting). Heathrow Airport to the north west of the Borough is a major traffic generator.

4.1.26   Around 24% of households do not have a car. This accounts for approximately 41,500 people. In addition there will be many more people in a household with a car who may not have access to it, or be able to drive. Whilst much of the area has good public transport accessibility levels (PTAL), there are a few areas with lower levels, such as parts of Ham and Petersham, and areas in the extreme west of the Borough.

4.1.27   There is considerable pressure on parking – many older properties do not have off street parking and there is not much capacity for further on street parking in most areas. This is worsened where there is a demand for commuter parking. Approximately 30% of the Boroughs residents are within Controlled Parking Zones.

4.1.28   Noise and Air Pollution

4.1.29   The whole of the Borough is designated as an Air Quality Management Area. The primary pollutants are nitrogen dioxide (NO2) and particulates (PM10), these are largely caused by road traffic which means the worst conditions are along the main road corridors. Most of the Borough suffers from noise from aircraft landing and taking off from Heathrow Airport, night flights are a particular concern.

4.1.30   Heathrow Airport

4.1.31   The proposals for further expansion at Heathrow Airport will also impact on Borough residents and businesses through increased development pressure, traffic congestion as well as increased noise and air pollution. An estimated 2,400 borough residents, or 2.5% of the borough's workforce, currently work at Heathrow (Department of Transport), and any further expansion could lead to an increase in both direct and indirect employment opportunities as well as directly and indirectly impacting on the local economy, housing market and tourism.

Core Strategy April 2009

LOCAL DEVELOPMENT FRAMEWORK
PUBLIC TRANSPORT ACCESSIBILITY LEVELS (PTALs)

PTALs show a location's accessibility to the public transport network in six broad bands. The measure is based on the average walk time to the network, and the number of public transport services available and their frequencies (waiting time).

- 6 (Highest)
- 5
- 4
- 3
- 2
- 1b
- 1a (Lowest)
- none
- Roads
- Railway station
- Borough boundary
- Other borough boundaries

Not To Scale

LONDON BOROUGH OF RICHMOND UPON THAMES
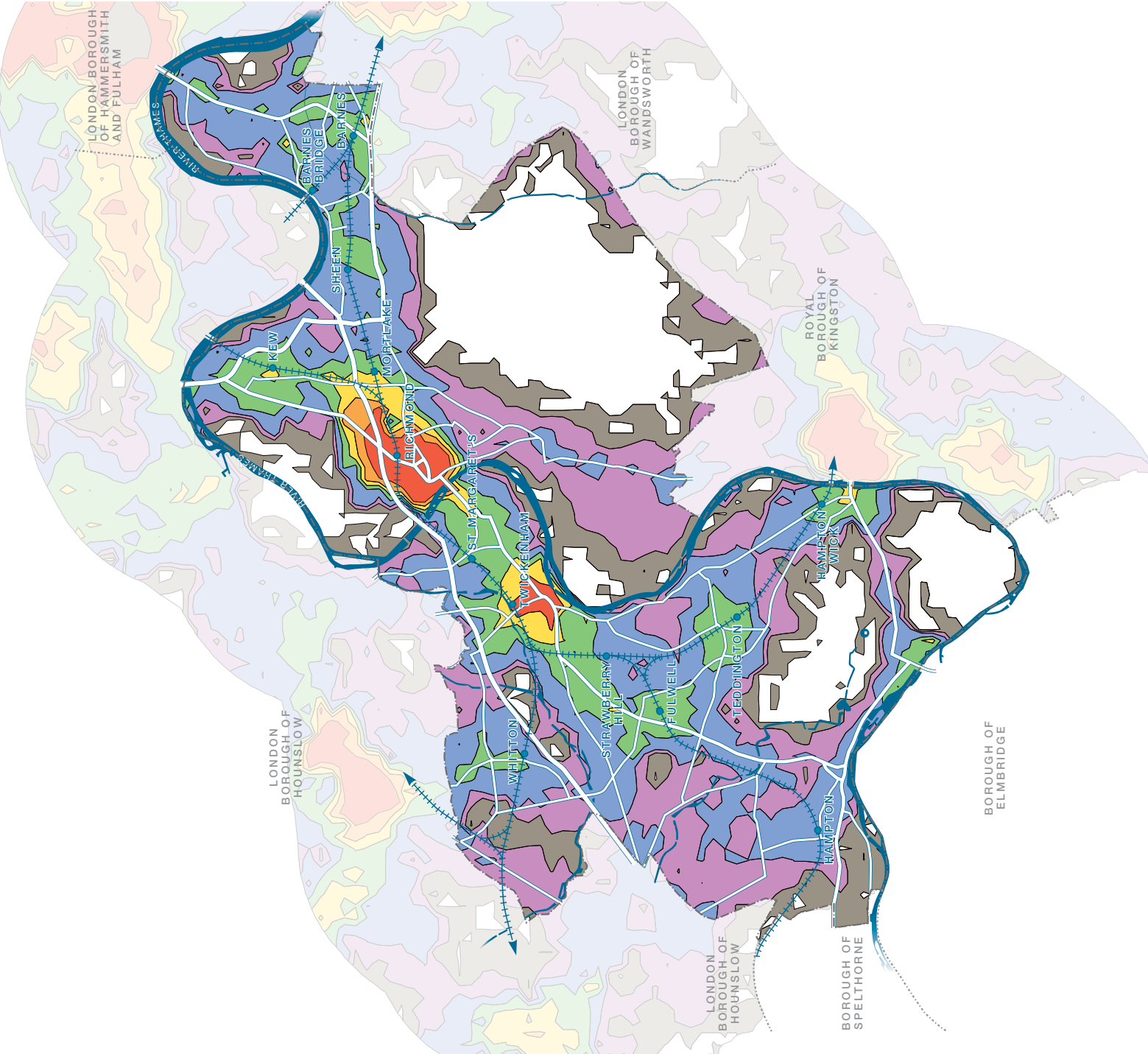
4.2 Research & Studies

4.2.1   An evidence base consisting of research reports, technical papers and on going studies supports the Local Development Framework. These have been prepared or commissioned by the Council. Relevant research from other organisations, particularly the Greater London Authority, has also been taken into account.

4.2.2   The following evidence base has been used to formulate the Core Strategy:

- The Annual Monitoring Report (December 2006)
- Summaries of Climate change Predictions from SE climate change Partnership and GLA
- Census of Population/other National data sources, including
  - Borough and Ward profiles (published September 2003)
  - Deprivation data from various sources
  - Analysis of specific groups or subjects such as ethnicity and demography
- Local Housing Assessment (2007) [1]
- New Housing Survey (2006)
- Local Housing Availability Assessment (2008)
- Employment Land and Premises Study (2005)
- Financial Viability Assessment 2007
- Hotel Demand Study 2006, GLA
- Local Implementation Plan & Borough Spending Plan 2006 (for Transport)
- Air Quality Action Plan 2007
- Retail Study (2006)
- Town Centre Land Use Surveys (carried out on an annual basis)
- Analysis of Town and Local Centres (2006/2007)
- Distribution of convenience shopping provision (2006)
- Assessment of need for Education Provision 2005/2007
- Assessment of need for Sport and Recreation Provision (2006)
- A Strategic Flood Risk Assessment (2006)
- Open Land Study (2005)
- Borough Open Space Strategy 2003
- Borough Wide Nature Conservation Study 2000 and Biodiversity Action Plan 2005
- Draft London Plan Implementation Report 2007 "Improving Londoners Access to Nature"
- Collection and analysis of data as part of the Sustainability Appraisal and Strategic Environmental Assessment process
- Equalities Assessment
- Appropriate Assessment
- Planning Obligations Strategy 2005
- Conservation & Design: Design Quality SPD 2006, Thames Landscape Strategy 1994,Thames Strategy 2002, Crane Valley Planning Guidelines 2005, Conservation Area Studies.

---

1   In a joint statement the Government Office for London and the Greater London Authority have agreed that the London Region represents the most appropriate spatial level of analysis for understanding housing markets. They agree that the 2004 Housing Requirements Study by the Greater London Authority satisfies most of the requirements of guidance at the regional level, and that the Greater London Authority will commence in 2008 a Strategic Housing Market Assessment meets the requirements of Planning Policy Statement 3.

4.3 Sustainability Appraisal

4.3.1   The Planning and Compulsory Purchase Act 2004 requires that Local Development Documents are subject to a Sustainability Appraisal, which incorporates the requirements of the European Directive for Strategic Environmental Assessment. A Sustainability Appraisal is a systematic process to assess the economic, environmental and social effects that may arise from the LDF. This is required at each stage of the process. A Scoping Report and Sustainability Appraisal was carried out at the Issues and Options and Further Options stages, and the Preferred Options stage, and has been reviewed for the Submission stage; this is subject to public consultation at the same time.

4.4 Key Messages from the Evidence Base

4.4.1   Population growth

4.4.2   The Census of Population and the mid year estimates show the Borough's population has been increasing over the last 20 years. The 2001 Census indicated a population of 172,335. There will have been further growth since then and latest GLA projections (2007 Round of GLA Demographic projections - PLP Low) indicate that the population in 2026 may be around 189,300. Of particular importance to the Local Development Framework is the continued growth in the number of school age children and the high proportion of people aged over 85, both of which have implications for spatial policies.

4.4.3   Areas of Relative Deprivation

4.4.4   Some areas are relatively deprived compared to others and pockets of deprivation occur. These include parts of Castlenau, Ham, Hampton Nursery Lands, Heathfield, and Mortlake where there are higher levels of unemployment, higher crime levels and more substance misuse, lower skill levels and poorer physical and mental health.

4.4.5   Local Environmental Character

4.4.6   The environmental quality of the Borough is its most valuable asset. Its nineteenth century expansion has resulted in a group of urbanised areas, connecting former villages, divided by the Thames, interspersed with open space, linked by roads and interwoven by railways. Urban form varies according to density, scale, settlement patterns, buildings styles and materials. Much of the open space is of historic importance including Bushy Park, Hampton Court Park, Richmond Park, Royal Botanic Gardens (Kew) and the Thames. The Thames environment includes a great variety of landscape and townscape and passes though areas of tranquillity and intensity which combined with the meanders of the river, the changing tides and reflected light create an environment of great interest. In addition there are a number of tributaries.

4.4.7   Housing Need

4.4.8   There is a very significant housing need in the Borough. The London wide Housing Capacity Study undertaken in 2004 indicates the relatively limited availability of land in the Borough. However, the study of Local Housing Assessment 2007 shows that over 11,000 households are in housing need and there are currently 5,726 households on the Council's Housing Register. The lack of affordable housing is the biggest single problem in the Borough, prices are higher than average making it hard for people to buy homes and there is also a shortage of affordable rented or shared ownership homes in the Borough. The main need is for family accommodation for social rent.

4.4.9   Climate Change

4.4.10   It is now clear that climate change is the most important issue facing the world and is being given increasing importance by the Government with a range of new legislation. The Borough aims to become a leader in the development of sustainable lifestyles. In particular there is a need to reduce the Borough's carbon footprint. At the moment, Richmond upon Thames ranks second highest in London for the level of domestic carbon dioxide emissions per capita and when this is combined with transport, the 5th highest. This will affect decisions on whether to rebuild or re-use buildings, and what, where and how new building takes place, as well as considering opportunities for decentralised energy generation.

4.4.11   Hotter, drier summers, warmer wetter winters and more extreme weather events are all predicted for South East England, as a result of climate change. In this Borough one of the most significant impacts will be the increased likelihood of flooding from the River Thames and its tributaries, a Strategic Flood Risk Assessment has been undertaken as background to the Local Development Framework. Other impacts of climate change will include water shortages which will impact on people, vegetation and wildlife, the need for summer cooling and an increased risk of subsidence where properties are built on clay.

4.4.12   Waste

4.4.13   The level of household waste collected has reduced slightly over the last 3 years and the Council has recently adopted new targets for reducing waste and increasing recycling. However, the need to reduce the level of waste being disposed of to landfill sites will create a need for further treatment facilities and pressure on limited land (The Council is to prepare a separate Joint Waste Development Plan Document in conjunction with the other 5 West London Waste Boroughs).

4.4.14   Employment

4.4.15   A key issue is the loss of employment land, which is driven by the very high value of residential land, which has led to pressure to change employment sites to residential use. A recent study by URS confirmed that there is need to retain employment sites to meet projected business needs, and provide local employment. Richmond and to a lesser extent Twickenham are amongst the few outer London centres where there remains a demand for modern office floorspace. The Borough is characterised by small and micro-sized businesses, and the 2006 Employment Land Study showed there is a demand for small units. There is also a link to ensure that there are training facilities and courses, and the Local Area Agreement is aiming to provide more vocational learning opportunities and also education and training places. Tourism is an important local employer and there is an identified need to provide additional hotel bed spaces in the Borough.

4.4.16   Town Centres and Retailing

4.4.17   Town centre health checks confirm that Richmond town centre is very successful and that the other district centres are generally relatively buoyant compared to the national average. However it is recognised that Twickenham is in need of some improvement and revitalisation. The growth in population and increased spending per capita means that there continues to be potential for additional retail floorspace particularly in the east of the Borough. The relatively high income of residents means that the projected expenditure on recreational and sporting activities, restaurants and cafes is high and there is a need to continue to make local provision. However there is also a need to ensure that all sections of the population have access to local food shopping facilities, by protecting any that are threatened. Although there are some residential areas that are more than 400m from shops, these are very limited, but a number are in the more deprived parts of the Borough at Castlenau and Hampton Nursery Lands.

4.4.18 Education

4.4.19   The increased number of children inevitably creates an additional demand for local school places and for other facilities such as nurseries, children's centres and after school clubs. The future educational needs have been considered and the conclusion is that the projected growth can be accommodated by mainly expanding existing schools. However, as well as meeting the needs of the additional children, there continues to be the need to improve facilities, either by rebuilding or refurbishment, and a demand for the co-location of related facilities such as children's centres or libraries, and this will mean further development on many school sites. There is also an expected demand for post 16 education, which will be further increased should the school leaving age be raised, this will need to be provided for.

4.4.20 Health

4.4.21   The Richmond and Twickenham Primary Care Trust has raised the need for doctors' surgeries to meet current and projected demand; currently GPs across the Borough have large patient lists, and new facilities are needed to meet demand and offer expanded services at the local level. Key areas where GPs are needed in the future are Kew, Whitton, Ham and Richmond. The current need for health services in the borough is space to co-locate services together, with other uses such as libraries. A main aim of the PCT's strategy is in preventing illness, and the importance for communities to have access to leisure and recreation facilities, housing, and social care.

4.4.22 Travel

4.4.23   Alleviating traffic congestion continues to be identified by residents as a priority. The limitations of the road network mean that even if it were desirable it would not be possible to plan for unrestricted car use, and ways need to be found to reduce the need to travel, and encourage other more sustainable forms of transport. This would also help to reduce air pollution. The public transport accessibility is generally good, but there are some areas that are less accessible by public transport.

4.4.24 Open Space and Biodiversity

4.4.25   The Borough has very extensive open space and the Sport and Recreational Needs Study has indicated that there is a need to make the best use of our existing facilities. Local biodiversity is important and there continues to be the need for this to be maintained in the face of the pressure of both built development and recreation. Priority habitats are acid grassland and ancient parkland. Some areas are deficient in open space and have less access to areas of nature conservation importance; these include some areas North of the A316, Hampton, parts of Strawberry Hill, parts of Teddington, parts of Kew and Mortlake.

4.4.26 Noise and Air Pollution

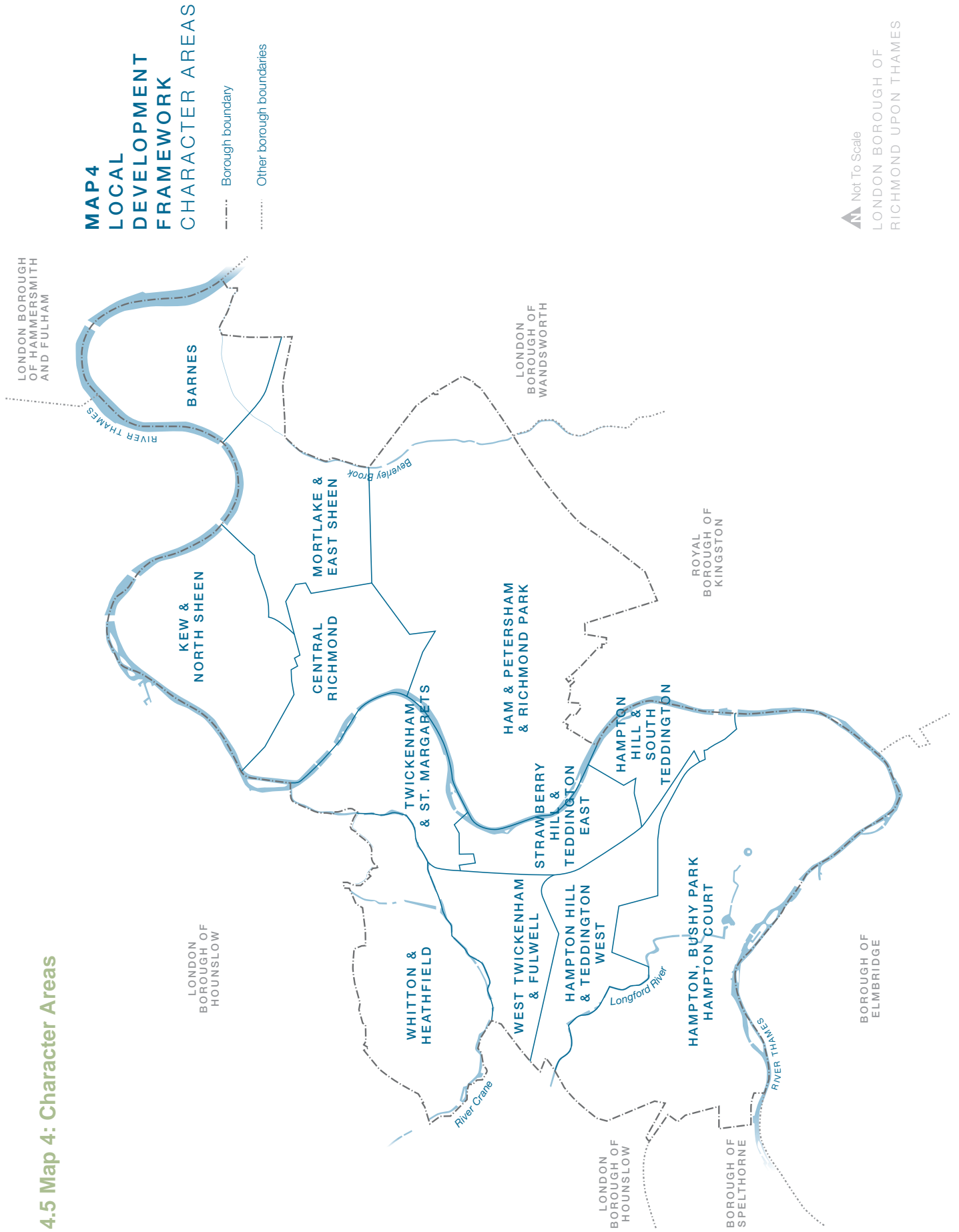4.4.27   There is a considerable body of research carried out in recent years which indicates that air-craft noise is a very significant issue in the Borough which has an impact on the quality of life, health and education of residents. Night flights are particularly intrusive. Air pollution along the main road corridors from nitrogen dioxide (NO_2) and particulates ($PM10$) remains unsatisfactory in terms of EU standards.

4.4.28   **The key messages are summarised below:**

- **Sustainability** – the Borough has a high level of carbon dioxide emissions (both from buildings and transport), generates large volumes of waste per capita and will increasingly be subject to the effects of climate change, particularly flooding;
- **Local character** – the Borough has a very special character arising from its historical development; this includes the historic landscape, individual buildings and local areas. The River Thames and its tributaries are key features;
- **People's needs** – as so much of the Borough is protected open land or buildings, there is very limited land available for development. However, there is the need to retain the currently level of employment land and to meet the increased demand for other uses – particularly housing but also retailing, recreation and community services uses, hotels and for waste management;
- The acute need for **affordable housing** alone exceeds the potential allocations within the Plan period.

4.5 Map 4: Character Areas

MAP 4
LOCAL
DEVELOPMENT
FRAMEWORK CHARACTER AREAS

Borough boundary
Other borough boundaries

Not To Scale
LONDON BOROUGH OF
RICHMOND UPON THAMES

LONDON BOROUGH
OF HAMMERSMITH
AND FULHAM

LONDON
BOROUGH OF
WANDSWORTH

ROYAL
BOROUGH OF
KINGSTON

LONDON
BOROUGH OF
HOUNSLOW

BOROUGH OF
ELMBRIDGE

LONDON
BOROUGH OF
HOUNSLOW

BOROUGH OF
SPELTHORNE

RIVER THAMES
Beverley Brook
River Crane
Longford River
RIVER THAMES

BARNES

KEW &
NORTH SHEEN

MORTLAKE &
EAST SHEEN

CENTRAL
RICHMOND

HAM & PETERSHAM
& RICHMOND PARK

TWICKENHAM
& ST. MARGARETS

STRAWBERRY
HILL &
TEDDINGTON
EAST

HAMPTON
HILL &
SOUTH
TEDDINGTON

WHITTON &
HEATHFIELD

WEST TWICKENHAM
& FULWELL

HAMPTON HILL
& TEDDINGTON
WEST

HAMPTON, BUSHY PARK
HAMPTON COURT

Key Issues & Objectives for the Core Strategy 5

Core Strategy April 2009

5 Key Issues & Objectives for the Core Strategy

5.1 Core Strategy Issues

5.1.1   There are a number of issues which have been identified in the Borough, which the Local Development Framework will seek to address. These have been identified from Government and Regional Policy and Guidance, our own research and monitoring for the Borough and from consultation. More detailed issues will be dealt with elsewhere in the Local Development Framework; the Core Strategy will cover the more strategic issues. The key issues have been divided into three areas:

- A Sustainable Future
- Local Character
- Meeting People's Needs

5.1.2   The key issues identified in Core Strategy for the Borough are:-

5.1.3   **A Sustainable Future**

1. The high level of use of natural resources and pollution including energy use within buildings and in travel.
2. The need to provide for the safe, efficient and sustainable movement of people and goods in an area where the road and rail network is often close to capacity.
3. The threat to biodiversity from new buildings, lighting, hard surfacing and people.
4. Increasing potential for the River Thames and its tributaries to flood with related risk to personal safety and property, and other potential impacts of climate change in the borough leading to possible water shortages, hotter summers and increased rate of subsidence.
5. The need to reduce the level of waste generated and amount disposed of by landfill through increasing levels of re-use and recycling.

5.1.4   **Protecting Local Character**

6. The pressure on both the built and open environment and the impact of this pressure on the appearance and character of Borough.
7. The need to maintain vibrant town and local centres with a range of local facilities to improve community life and to reduce travel by providing for access by foot, cycle or public transport.
8. The opportunities provided where there is to be change, for example in parts of the Crane Valley and in Twickenham, to ensure that such changes bring about real improvements and benefits to the wider area.

5.1.5   **Meeting People's Needs**

9. The acute shortage of housing, particularly affordable housing for families, and the need to provide housing to meet local requirements, particularly for the increasing number of one person households, for older people and those with restricted mobility.
10. The need to provide locally accessible community, training, educational, health, social, leisure and infrastructure facilities to match expected future needs, and particularly to provide for increasing school rolls, in an area where developable land is scarce. E.g. the high demand for primary places in Richmond/ East Sheen, St Margaret's/ East Twickenham and Teddington and the need for primary health care facilities (especially doctor's surgeries) in Kew, Richmond, Whitton and Ham.

11. Pressure on land used for local employment, particularly for residential development is high, but the retention of local employment, including that in the tourist trade, will help to provide job opportunities locally and thereby minimise the need for commuting and maintain economic prosperity.
12. Specific geographical areas of deprivation and relatively disadvantaged groups in an otherwise relatively affluent area.
13. The need for both public spaces and buildings to be accessible to people with disabilities.

5.2 Core Strategy Objectives

5.2.1   The Core strategy objectives outline what will need to be achieved to deliver the Local Development Framework vision and address the key strategic issues that have been identified in the Borough. The objectives give direction for the spatial strategy which follows.

5.2.2   **FOR A SUSTAINABLE FUTURE** (Borough wide environmental objectives)

1. Minimising the Borough's impact on climate change including promoting the use of renewable energy, making effective use of land and resources, minimising any adverse impacts of development, encouraging sustainable building and travel.
2. Adapting the Borough to climate change, particular risks in the area are the risk of flooding, subsidence due to drying out of underlying clay, water shortages for people and the landscape, and the need for summer cooling.
3. Reducing the need to travel but to make all areas of the Borough and particularly areas of relative deprivation(Castlenau, Ham, Hampton Nurserylands, Heathfield and Mortlake) accessible by safe, convenient and sustainable transport for all people, including those with disabilities.
4. Conserving and enhancing biodiversity both within open space but also within the built environment and along movement corridors, in accordance with the Richmond Biodiversity Action Plan.
5. Promoting sustainable waste management through minimising waste and providing sufficient land for the reuse, recycling and treatment of waste, to minimise the amount going to landfill, and working with the other West London Waste boroughs to produce a Joint Waste Development Plan Document.
6. Reducing levels of air pollution particularly from road traffic along major roads and aircraft noise from Heathrow.

5.2.3   **PROTECTING LOCAL CHARACTER** (Locational Objectives)

7. Reinforcing the role of Richmond, Twickenham, Teddington, Whitton and East Sheen centres as service centres and focal points in the community particularly ensuring that future changes in and near to Twickenham bring about overall improvements to the town.
8. Protecting the special environment of the River Thames and its tributaries, including historic views and wildlife habitats whilst seeking to make it accessible to pedestrians, and providing opportunities for recreation and river transport.
9. Conserving and where appropriate, enhancing the environment including preserving and enhancing historic areas, retaining the character and appearance of established residential areas, and ensuring that new development including public spaces is of high quality design.
10. Retaining and improving open space and parks to provide a high quality environment and to balance between areas for quiet enjoyment and wildlife and areas to be used for sports and games, in accordance with the Richmond Borough Open Spaces Strategy 2005.
11. Improving the River Crane corridor as a wildlife corridor and as part of a long distance footpath, and gaining wider local benefits when sites are redeveloped.

5.2.4   **TO MEET PEOPLE'S NEEDS** (Borough-wide objectives for facilities and services)

12. Ensuring that there is a suitable stock of good quality housing to meet the needs of all residents, particularly encouraging more affordable housing to meet the acute need in the Borough and housing for those with specific needs.

13. Ensuring that services and infrastructure needed by the community are available and accessible to all, including those with disabilities, guiding the majority of new retail development to Richmond town centre, and ensuring that there are local shops and opportunities for leisure, entertainment, sport, cultural activity and the development of community life.

14. Reducing crime and the fear of crime through land use and design policies.

15. Ensuring that there are suitable schools, children's centres, youth provision and services for older people within easy reach of local communities, and in particular address the high and unmet demand for primary places in Richmond/East Sheen, St Margaret's/ East Twickenham and Teddington.

16. Ensuring there is a range of health facilities and housing to meet the needs of all residents – particularly to enable independent living, and addressing specific needs for primary health care facilities (especially doctor's surgeries) in Kew, Richmond, Whitton and Ham.

17. Sustaining the employment base of the Borough, increasing the large number of small businesses and ensuring that there continues to be a wide variety of employment and training available to residents and opportunities for business, directing new employment to the main town centres and balancing employment and housing provision.

18. Supporting sustainable tourism and particularly the provision of additional visitor bed spaces within the town centres, or other sustainable locations.

19. Encouraging cohesive and healthy communities and reducing relative disadvantage of individuals, particularly in the identified areas of relative deprivation (Castlenau, Ham, Hampton Nurserylands, Heathfield and Mortlake).

20. Ensuring that both public space and buildings are accessible to people with disabilities.

The Spatial Strategy 6

Core Strategy April 2009

6 The Spatial Strategy

6.0.1   The spatial strategy reinforces Richmond's role as an outer London Borough with a high quality urban and historic environment and open landscape, and as a sport and tourist destination. The overarching principles are to achieve a high level of sustainability in the borough, maintain and enhance our open space and our heritage and conservation areas, and ensuring all communities have access to appropriate housing, employment opportunities, services and facilities. The Spatial Strategy is supported by the Core Policies set out in section 8.

Spatial Strategy Summary

- **Sustainability across the borough will be at the forefront of the core strategy, especially in relation to buildings and travel.**
- **Open spaces, biodiversity and the historic environment will be protected and enhanced.**
- **Maximising affordable housing will be a priority across the borough.**
- **Facilities, education, business and employment opportunities and infrastructure will be provided, meeting the needs of the community, particularly in the 5 areas of relative disadvantage, Castlenau, Ham, Hampton Nursery Lands, Heathfield, Mortlake.**
- **The potential of the 5 main centres of Richmond, Twickenham, East Sheen, Whitton and Teddington will be developed.**

The historic environment and the protected open spaces limit the opportunities for development within the Borough. However, the Council can meet its strategic housing target without using greenfield sites and therefore extending development onto strategic open land was not considered a realistic option. New housing will be provided through redevelopment and maximising the use of brownfield sites. Affordable housing is a key priority for the strategy and all opportunities to maximise affordable housing through range of measures will be pursued across the Borough.

6.1 A Sustainable Future

6.1.1   As an outer London Borough there has always been considerable in and out commuting for work, education, shopping and leisure and this is likely to continue, even if residents are able to carry out most day to day activities locally. To reduce environmental impacts and congestion of such movement, public transport, cycling and walking networks will be improved and promoted, and major new development steered towards areas which have access to good public transport, such as Richmond and Twickenham. The aim will be to improve stations and interchange facilities, radial transport routes and links to Heathrow, as well as access to and from the areas of lower accessibility within the Borough. Visitors to major attractors such as Kew Gardens, Hampton Court, Richmond and Bushy Park, the Wildfowl and Wetland Centre, and the RFU at Twickenham and other sporting venues will be encouraged to travel by public transport.

6.1.2   To play our role in minimising climate change, measures such as retaining existing buildings where possible and practicable will be considered, but if redevelopment is necessary, sustainable construction and measures to minimise energy use and encourage the use of renewable energy to move towards carbon neutrality will be taken. Adverse impacts of new development will be minimised, biodiversity protected and measure taken to ensure sustainable waste management. The Strategy recognises that there are a number of potential development sites in and around Twickenham town centre and will seek joint and decentralised approaches to meeting their energy needs. The likely

effects of climate change include potential flooding of the Thames and tributaries, and the floodplain will be protected and additional water capacity created. New development will be restricted in areas of risk and adaptation measures required to minimise impact.

6.1.3   Spatial Distribution of Development

6.1.4   Richmond upon Thames is a borough that is constrained by its already densely populated areas, large expanses of protected open space and the River Thames running through the Borough. There is a need to provide more housing, employment, retail, leisure and hotel space and the community and infrastructure services that development needs. There will be a focus on ensuring that the traditional urban village based structure is maintained and reinforced with a range of housing, local shops and services, employment and recreational activities, at the most local level possible, to reinforce community life, increase accessibility and reduce the need to travel. New development will be appropriate to the size and function of the various centres.

6.1.5   Richmond and Twickenham

6.1.6   Richmond and Twickenham centres with their accessible locations and established range of services provide the most sustainable options for development in the Borough, especially office and retail provision and increased densities of housing. Richmond town centre is defined as a major centre in the local hierarchy and the Council will encourage some expansion of retail provision in the centre, particularly its comparison goods shopping and specialist-shopping role. The retail study 2006 indicates potential for additional retail floorspace particularly in the East of the Borough. Environmental and street scene improvements are being undertaken in Richmond, including improved transport interchange facilities at the station. These measures will be based on further developing the location for employment, including the refurbishment of offices and higher density car free housing, and reinforcing its role as a tourist hub. Alongside this further growth of the night time economy will be limited. Richmond Station site provides a major development opportunity which could provide further interchange improvements as well as a range of town centre uses.

6.1.7   Twickenham is the largest district centre in the Borough and has already seen partial street scene and environmental improvements in the town centre. The opportunity will be taken to revitalise the town centre, through working with partners to make further environmental improvements to the shopping areas and civic space, maximise the benefits from redevelopment opportunities, including the Post Office Sorting Office, Richmond College, Harlequins, Central Depot, and Twickenham Station, transport interchange improvements and by excellent maintenance. The centre will be a focus for the reinforcement of its retail function, maintaining the key shopping frontages, maintaining employment and encouraging the refurbishment of older office spaces and developing the riverside and other areas as tourist destinations. The improvement of the River Crane Corridor as part of a wider open space (the Crane Riverside Park), a wildlife link and long distance footpath is an important opportunity.

6.1.8   The Other District Centres

6.1.9   The other three district centres of East Sheen, Teddington and Whitton have an important role in meeting local needs. In these centres the strategy will be to maintain their retailing and employment base functions, and where possible reinforcing retailing to meet potential, and also to protect the existing key shopping frontages. There are opportunities to make transport interchange improvements, and especially potential redevelopment near to Mortlake Station. Although there is less scope than in Richmond and Twickenham these centres will provide the opportunity for some higher density housing.

Core Strategy April 2009

6.1.10   Neighbourhood Centres and Parades

6.1.11   Neighbourhood centres and parades play an important function in the borough, often providing facilities and services that are accessible by foot from residential areas. The strategy will seek to build on the sustainability of these centres to residential areas by maintaining local shopping, service and employment opportunities, and improving the local environment.

6.1.12   Business and Industrial Areas

6.1.13   Business and industrial areas are historically dispersed across the borough, and all play an important role in providing business and employment opportunities for the community. The strategy for business and industrial areas will seek to maintain this employment base including refurbishment of older offices. There is limited land for industrial and storage uses and the Council will consider bringing forward specific allocations as part of the Site Allocations DPD.

6.1.14   Future estimated increases in residential units, retail and employment floorspace to 2017/18, by area*

Area (+ wards)	Residential* (net. inc in units, larger sites plus an allowance for small sites to nearest 100)	Employment** (net inc. in jobs to 2021)	Centre	Retail*** (net inc in sq m)
Richmond Ham, Petersham & Richmond Riverside	**700-1,100**	3,000	**Richmond**	8,000
Twickenham Twickenham Riverside St Margarets & N. Twickenham S. Twickenham W.Twickenham	**700-1,100**	2,500	**Twickenham**	400
Teddington + Hampton Hampton North Hampton Fulwell & Hampton Hill Teddington Hampton Wick	**700-800**	1,600	**Teddington**	300
East Sheen East Sheen Mortlake + Barnes Common Barnes	**300**	100	**East Sheen**	1,500
Whitton Whitton Heathfield	**400**	50	**Whitton**	600

* Residential based on Local Housing Availability Assessment, large sites over 10 units gross only, there will be approx 1,700 units on smaller sites, locations not yet known.

**Employment based on Roger Tym London Employment sites employment capacity forecast tables for GLA and subject to testing of site availability at Site Allocations stage.

*** Retail based on Retail Study of capacity and subject to testing of site availability at Site Allocations stage.

6.2 Protecting Local Character

6.2.1   The Borough has an outstanding built, historic and natural environment and a key priority of the spatial strategy is that this local character will be protected and enhanced throughout the Borough. Many of the Borough's Conservation areas contain a mix of uses, which will be retained. The different character areas within the Borough, including those along the River Thames and its banks will be maintained (e.g. urban, rural, tourist, industrial/business, working river and historic landscape) etc. and historic views will be protected.   In established residential areas the traditional and historic character of the areas, including local biodiversity and trees, will be maintained.

6.2.2   The Borough is recognised as having exceptional open space, including Richmond and Bushy Parks. The existing areas of designated open land will continue to be protected for visual amenity, biodiversity, sport and recreation. A hierarchy of open spaces of different sizes and functions will be maintained, and improvements sought in areas of deficiency for open space or biodiversity. There is a key opportunity to enhance the Crane Valley as a green corridor in the Borough. The sensitive redevelopment of related development sites in Twickenham will contribute to these improvements through improving the immediate environment, creating new pedestrian linkages and providing funding for related environmental enhancement. Within this area the Council working with partners, will seek to improve the environment, public safety and nature conservation value through the naturalisation of some of the banks, and the improvement of walking links along the River Crane.

6.3 Meeting People's Needs

6.3.1   A key principle of the Core strategy is to provide opportunity for all, and a key issue in the Borough is the lack of affordable housing. The Borough has one of the highest average house prices in the UK, and also has a high need of social rented housing; therefore there is a need to provide affordable housing of different types across the borough. A key priority within affordable housing provision will be for larger family sized social rented units, and where possible providing more choice in the size of shared ownership units, whilst maintaining levels of affordability. Community facilities need to be accessible across the borough, and a priority of the strategy is to work with partners to deliver community services in areas identified as having pressure on provision, especially access to school places and GP services. Co-location of community facilities will be encouraged where this would make good use of land and provide convenient and accessible local facilities. Provision will be made for appropriate infrastructure to meet future needs including sewage and surface water drainage and other utilities and requirements of public services such as water treatment, the police, fire, ambulance and emergency planning services. Provision will be made for the treatment and disposal of waste (to be taken forward in a forthcoming Joint Waste Plan).

6.3.2   A key issue is the need to continue to adapt the historic environment and buildings to be suitable for people who are elderly or who have mobility problems. This applies to public space, where buildings are refurbished, and with new buildings including housing where the Council will seek both wheelchair and mobility standards.
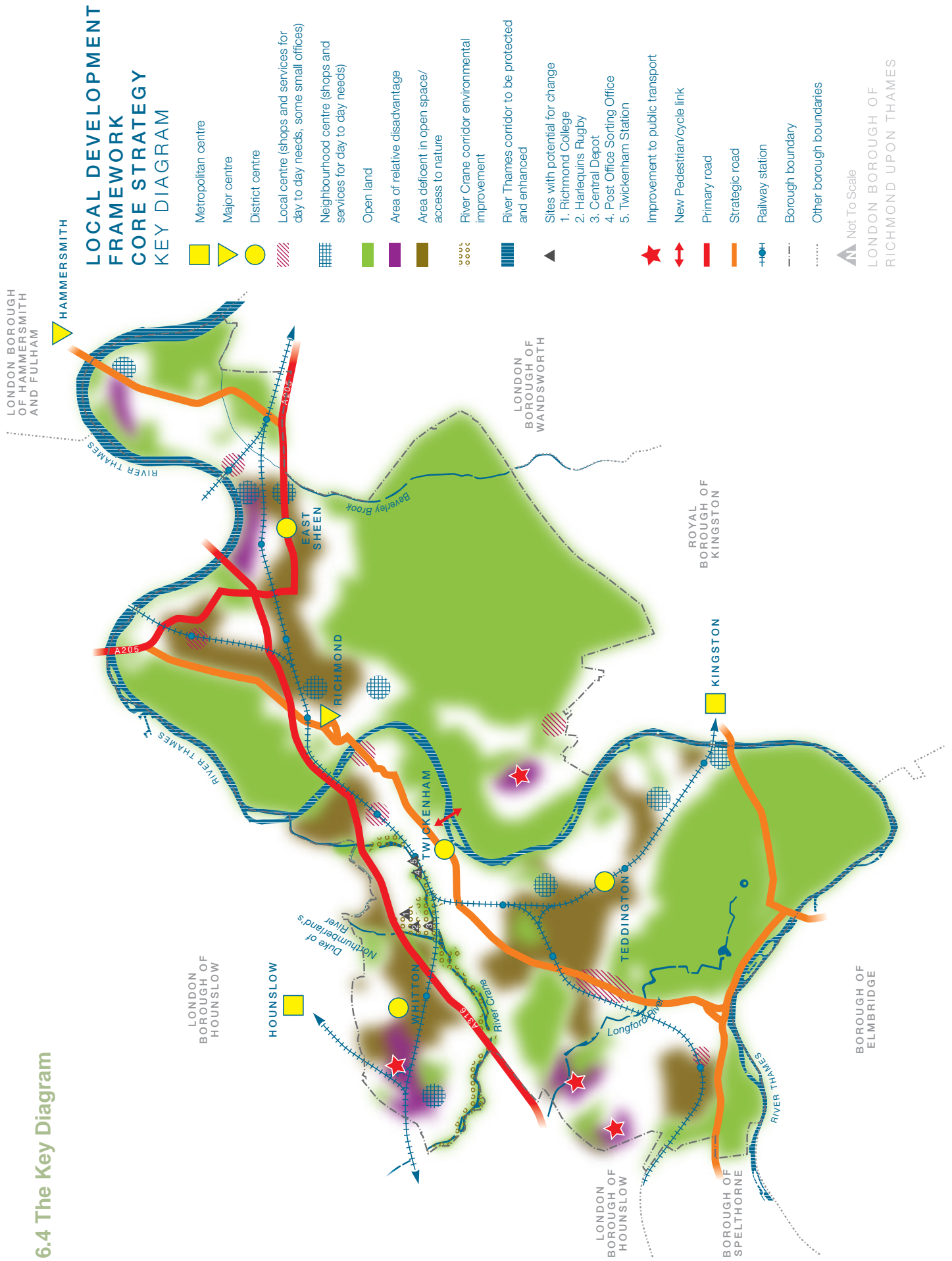
6.3.3   This spatial strategy must also promote public health both through the provision of suitable health and social services but also through encouraging healthy lifestyles and in this respect walking and cycling will be encouraged in the urban villages. This approach should also contribute to community cohesion and voluntary action with associated psychological benefits.

6.3.4   In particular there are 5 areas of relative disadvantage in the Borough, in parts of Castlenau, Ham, Hampton Nursery Lands, Heathfield, and Mortlake. It is recognised that it is important to seek to achieve improvements to public transport in these areas to improve links to employment and training opportunities, as well as where practical providing or improving shops and services, social and community facilities and improving the environment within or near to these areas.

6.4 The Key Diagram

LOCAL DEVELOPMENT FRAMEWORK CORE STRATEGY
KEY DIAGRAM

Metropolitan centre

Major centre

District centre

Local centre (shops and services for day to day needs, some small offices)

Neighbourhood centre (shops and services for day to day needs)

Open land

Area of relative disadvantage

Area deficient in open space/ access to nature

River Crane corridor environmental improvement

River Thames corridor to be protected and enhanced

Sites with potential for change
1. Richmond College
2. Harlequins Rugby
3. Central Depot
4. Post Office Sorting Office
5. Twickenham Station

Improvement to public transport

New Pedestrian/cycle link

Primary road

Strategic road

Railway station

Borough boundary

Other borough boundaries

Not To Scale

LONDON BOROUGH OF RICHMOND UPON THAMES

LONDON BOROUGH OF HAMMERSMITH AND FULHAM

HAMMERSMITH

RIVER THAMES

LONDON BOROUGH OF WANDSWORTH

Beverley Brook

EAST SHEEN

ROYAL BOROUGH OF KINGSTON

RICHMOND

KINGSTON

A205

A205

RIVER THAMES

TWICKENHAM

TEDDINGTON

LONDON BOROUGH OF HOUNSLOW

HOUNSLOW

Duke of Northumberland's River

WHITTON

A316

River Crane

Longford River

RIVER THAMES

BOROUGH OF ELMBRIDGE

LONDON BOROUGH OF HOUNSLOW

BOROUGH OF SPELTHORNE

Making it Happen 7

Core Strategy April 2009

7 Making it Happen

7.0.1   This section explains how the spatial strategy will be achieved and how the strategy will be operated in terms of implementation, costs and viability, flexibility, monitoring and review.

7.1 Implementation

7.1.1   Introduction

7.1.2   The Council and the Local Strategic Partnership (LSP) recognise that the Local Development Framework is critical in underpinning key objectives for the Borough, as expressed within the Community Plan and the Local Area Agreement, and that it is vital to future 'place shaping'.

7.1.3   All of the Partners have contributed to the development of the Core Strategy and have a commitment towards its implementation. Strategically, the Mayor of London and Transport for London have been key consultees in the production of the Core Strategy and are generally supportive of the Strategy. Transport for London is to be involved in the LSP on a continuing basis.

7.1.4   The Private Sector

7.1.5   The implementation of the Core Strategy will be largely dependent on investment by the private sector into new build or refurbishment of key land uses such as housing (including affordable housing subject to a level of grant support), employment and retail. Much infrastructure is also dependent upon private sector investment, including water and sewage infrastructure. As new schemes are built, developers are expected to contribute towards a range of facilities through Planning Obligations. The Council has sought to ensure that the policies and the proposals within the Core Strategy are reasonable in terms of financial viability. The section on 7.2 'Costs and Viability' describes in more detail how this matter will be treated on individual sites.

7.1.6   The Council will maintain a close engagement with the private sector at a strategic level with the aim of ensuring that private sector investment is contributing to the objectives of the Core Strategy, for example by periodic meetings with key landowners and other relevant partners.

7.1.7   In terms of the Council's planning function the Council embraces a development management approach to work with key landowners. It aims to ensure that an early agenda is set for development. This will include preparation of site briefs in partnership with owners and guidance in relation to more generic requirements. Developers and their agents are encouraged to enter into pre-application discussions and engage with the community at an early stage, to ensure that the proposal contributes to the wider objectives of the Core Strategy.

7.1.8   The Local Strategic Partnership

7.1.9   The LSP has established a family of Partnerships including the Community Safety Partnership, Community Development Steering Group, Business, Skills and Employment Partnership, Richmond Health and Well Being Partnership, Children and Young People Strategy Partnership and the Greener Richmond Partnership. All of these Partnerships will have a direct role in taking forward the LDF.

7.1.10   The majority of 'public' facilities will be provided through the Council, its partners and charitable and voluntary organisations. The LSP has also established an Infrastructure Sub Group of the LSP to develop a joint investment strategy.

7.1.11   The Council is already working with Richmond Housing Partnership to bring forward affordable and extra care housing and with the Primary Care Trust and Mental Health Trust to jointly review the condition of the heath and social care estate. It is intended that rationalisation of premises will lead to capital returns which can be invested to provide fit for purpose premises and a more co-ordinated pattern of service, for public benefit. There are continuing dialogues taking place with other public sector landowners including Richmond upon Thames College (a Planning Brief is currently being prepared) and the Adult and Community College to ensure that land use and corporate objectives are taken forward.

7.1.12   The Community Safety Partnership is taking initiatives to reduce crime and to help ensure public safety, particularly when there are major events at the RFU, and are also working to ensure management of the evening economy.

7.1.13   **The Council as Landowner**

7.1.14   As a landowner the Council has a direct impact on the implementation of the Plan. It is committed to ensuring the redevelopment of the Twickenham Riverside site in a way which will provide a range of benefits to the community and which will help take forward sustainability objectives. Another key project is at Barn Elms, where the Council is disposing of land to provide enabling funding/construction of public sports improvements on adjacent land.

7.1.15   A key issue is the need to continue to improve and expand schools and the Council has recently received planning permission for the redevelopment of Teddington School. It is envisaged that during the lifetime of this Plan most schools will be subject to significant change including redevelopment and /or refurbishment and expansion.

7.1.16   It is also committed to bringing forward sites to meet the acute need for affordable housing and a number of these are currently being sold to Registered Social Landlords.

7.1.17   It is recognised that the Council will be continuing to release surplus sites and that the redevelopment of these must contribute to the overall aims of the Strategy.

7.1.18   **The Council and the Public Realm**

7.1.19   The Council is committed to a high quality public realm and, in undertaking maintenance or other works, the Public Space Design Guide provides guidance to ensure a consistent high quality approach. This approach spans all works within the Council but particularly highways maintenance, transport planning and parks and open spaces. The Council works with Transport for London and statutory undertakers to ensure that they are also taking into account the Guide.

7.1.20   The Council is also making direct investment toward environmental improvements, particularly through the Arcadia HLF project to improve the Riverside and the programme for relatively disadvantaged areas. It also seeks, through the Local Transport Plan, funding for important public spaces; examples of improvements in recent years are at Lower George Street, Kew Plaza and Sheen Lane Centre.

7.1.21   **Economic Development and Town Centre Management**

7.1.22   It is recognised that the maintenance of a high quality environment is fundamental to the maintenance of the local economy. A key element of the economic development programme is Town Centre Management and there is a Twickenham Town Centre Board which takes the lead in the on-going revitalisation of the Twickenham Town Centre and a Town Centre Opportunities Fund.

There is also a town centre initiatives fund which provides funding for joint initiatives within the Borough's town and local centres. A key issue is training and it is recognised that there is a need to ensure that people have the necessary skills to access the labour market.

7.1.23   A Sustainable Borough

7.1.24 A <u>Climate Change Strategy</u> is currently being developed for Richmond to reduce energy use, cut down on greenhouse gas emissions and prepare for the likely impacts of climate change across the borough. The strategy will include a portfolio of action plans covering mitigation and adaptation measures for the following four topics:

- Council as a corporate organisation
- Council services
- Schools
- Community

7.1.25 To make sure that tackling climate change is embedded into all council activities and services and so that we are taking coherent action, working groups have been set up for each of the four areas.

7.1.26   Working with the Community

7.1.27 The Council recognises the impact that development has on the community and the concern of many over new development and particularly infill and backland development. It is committed to involving the public in the development of policies and guidance and in considering planning applications. The Statement of Community Involvement explains the Council's approach.

7.2 Costs and Viability

7.2.1 The Council recognises that it would be inappropriate, under PPS 1, para. 26 (iii) to impose disproportionate costs or unnecessarily constrain otherwise beneficial development, and also that regard has to be taken of the resources likely to be available for implementation (PPS 1, para. 26 (iv). The Core Strategy seeks to achieve this in a number of ways, by ensuring that the policies are soundly based and reasonable and that they do not result in unreasonable costs which might make developments unviable.

7.2.2 The Core Strategy has undergone a Sustainability Appraisal throughout its preparation stages and adjusted to ensure that in overall terms the policies should deliver positive effects for the community as a whole.

7.2.3 The Core Strategy policies are reasonable in that they are in conformity with National and Regional policies, i.e. the requirements are similar to those across the country. It is recognised that the affordable housing policy is relatively demanding but this can be justified in terms of extensive need and viability (see below).

7.2.4 The Council commissioned a "Financial Viability Assessment" by independent consultants Sustainable Property Consultants, which tested the impacts of the Core Policy requirements for affordable housing and other planning obligations on the delivery of housing in the Borough, and also the viability of redeveloping employment sites for employment purposes and mixed use development. This assessment showed that in most parts of the Borough, the policy requirements and obligations required by the plan and related SPD would still mean that development would be viable. It is therefore considered that the policies proposed are reasonable in terms of viability.

7.2.5   It is recognised by the Council and explained within the viability study, that there may be circumstances where affordable housing, other contributions or other requirements may make a particular scheme unviable for a developer. This might be due to additional costs, such as land de-contamination or restoring a listed building, changes in social housing funding regimes or other factors. At present it is thought that such circumstances would be the exception not the rule.

7.2.6   Policies allow for exceptions to be made should this be the case; this will need to be demonstrated with an independent financial viability assessment, taking into account the following:

- Land value: existing use value via Red Book valuation
- Site / scheme size
- Density
- Construction costs
- Site difficulties / exceptional costs
- Developer profit (profit on cost ratio)
- Infrastructure requirements
- Local housing / affordable housing requirements
- Other policy requirements: renewables, planning obligations etc.
- Grant funding, if available
- Sales value

7.2.7   The open market value of any individual parcel of land must be used as a basis for the assessment in accordance with normal land valuation principles and no allowance will be made if a developer has paid in excess of this. The GLA's Three Dragons or a similar model should be used in presenting the viability of a scheme involving affordable housing. The Council can then assess the viability and weigh up the community benefits of the development taking place or not against the costs and impacts of reducing contributions or making other variations to policy to make the scheme viable.

7.3 Flexibility

7.3.1   The Core Strategy has been written to be flexible to enable it to deal with changing circumstances, in accordance with PPS12. General changes could include changes to National and Regional policy and updates to the evidence base. More specific situations which might possibly arise are residential development failing to come forward as planned, housing targets changing within the London Plan, infrastructure not being provided at the same time as development, and market changes adversely affecting the viability of development.

7.3.2   Changes to National and Regional policy would be subject to consultation with the boroughs. The evidence base will be kept up to date and some specific studies, e.g. the Strategic Flood Risk Assessment, will be regularly reviewed. All of the core policies are written to refer to National and Regional policy rather than repeat it, and to refer to the evidence base, and this allows the core policies to be valid even where there are minor changes to higher level policies or the evidence base. Some policies also refer to Supplementary Planning Documents which might be updated from time to time without changing the core policy itself, again allowing flexibility.

7.3.3   With respect to residential developments, various measures are in place to ensure that sites come forward as planned, and actions which can be taken if they do not:

- The housing capacity study is made up of a large number of small or medium sites, if any of these do not come forward it would not significantly affect overall provision within the Plan period - the borough is not over reliant on the development of a few big sites to reach its targets.

- All of the sites within the study are implementable, those in the first 5 years either have permission or are being actively brought forward by the owners.
- The borough's residential market is very buoyant and should be able to withstand a recession more easily than most areas.
- A Site Allocations DPD is planned to be complete by 2010 and will include residential sites, this will provide more certainty for sites coming forward in the middle and later part of the Plan period.
- If monitoring shows that residential sites are coming forward more slowly than planned, the Site Allocations DPD will provide the opportunity to review other designations to bring further sites forward if necessary.

7.3.4   It is possible that within the Plan period the borough's housing target will be changed through alterations to The London Plan Consolidated with Alterations since 2004.

7.3.5   . However, as the targets are based on a London-wide housing capacity study/SHLAA (programmed for 2008/09) and are subject to consultation with the boroughs, any increase should only reflect what it is possible to achieve on the ground. The measures referred to above will help to achieve housing targets.

7.3.6   With respect to infrastructure, the following factors should minimise any possible problems of synchronising provision with new development:

- No significant infrastructure need has been identified within the area which cannot be met by the provisions of the Core Strategy. This was assessed through the preparations for the Core Strategy including consultation with relevant organisations such as utility companies, TfL, Environment Agency, etc.
- There are no exceptionally large sites for new residential or other uses where significant infrastructure has been identified, either by the Council or by relevant providers (as evidenced during consultation), as a requirement prior to development.
- Larger new development is encouraged in areas of high public transport accessibility and discouraged in low PTAL areas under CP 5 and other policies. This should mean that public transport infrastructure will support proposed development or could do so with only minor improvements.
- All development will be expected to minimise its impact on the environment, under CP1 and to make provision for any necessary infrastructure, either on site or as part of a planning contribution, under CP 16 – this includes utilities, education, health, leisure and transport facilities to support the development.

7.3.7   Provision is made within the section on 7.2 'Costs and Viability' for policies to be operated flexibly where viability may be an issue if shown by the use of a financial assessment. The use of these will allow for changing economic circumstances to be taken into account.

7.4 Monitoring and Review

7.4.1   Targets and indicators for each of the policies of the Core Strategy and also the main delivery agencies are set out in summary tables at the end of each policy. The information monitored will be published each year in the Annual Monitoring Report (AMR) as required by the Planning and Compulsory Purchase Act 2004. The Core Strategy will be reviewed in the light of the results of monitoring and any other significant changes in circumstances.

7.4.2   Indicators are in three categories:

a) Core output indicators and local output indicators – the main purpose is to monitor measurable physical activities that are directly related to, and are a consequence of the implementation of planning policies. Core indicators are set out in Government guidance;

b) Contextual – these provide baseline information on social, environmental and economic characteristics;

c) Other indicators – these are linked to Sustainability Appraisal objectives.

7.5 Saved UDP Policies and Policies to be superseded

7.5.1   As the Boroughs DPDs are adopted the UDP First Review policies which were formally saved beyond March 2008 will be superseded. Appendix One lists those UDP policies which will be superseded once the Core Strategy is adopted.

The Spatial Policies **8**

Core Strategy April 2009

Core Strategy April 2009

8 The Spatial Policies

8.0.1   The Core Policies follow:

8.0.2   **For a Sustainable Future**

- **CP1 Sustainable Development**
- **CP2 Reducing Carbon Emissions**
- **CP3 Climate Change – adapting to the effects**
- **CP4 Biodiversity**
- **CP5 Sustainable Travel**
- **CP6 Waste**

8.0.3   **Protecting Local Character**

- **CP7 Maintaining and Improving the Local Environment**
- **CP8 Town and Local Centres**
- **CP9 Twickenham Town Centre**
- **CP10 Open Land and Parks**
- **CP11 River Thames Corridor**
- **CP12 River Crane Corridor**

8.0.4   **Meeting Peoples Needs**

- **CP13 Opportunities for all (Tackling relative disadvantage)**
- **CP14 Housing**
- **CP15 Affordable Housing**
- **CP16 Local Services/Infrastructure**
- **CP17 Health and well being**
- **CP18 Education and Training**
- **CP19 Local business**
- **CP20 Visitors and Tourism**

8.1 For a Sustainable Future - CP1 - CP6

Minimising climate change and reducing its impact is an International and National priority and the Borough is committed to continue to play its part. Whilst this Borough has traditionally been conscious of the need to plan sustainably in terms of buildings and transport, the emissions from the Borough are still high due to an older housing stock, affluent population and high levels of car ownership. The proposed approach will encourage measures for existing buildings as well as for new ones to be designed to minimise the use of energy and other resources and for sustainable travel. The Borough's extensive and unique areas of biodiversity value will be protected and waste will be dealt with sustainably. In this Borough one impact of climate change will be an increased likelihood of flooding from the Thames and other tributaries as sea levels rise and climate patterns alter – the preferred approach is to prevent new development in areas of high flood risk and if practicable increase the capacity of the floodplain through restoration and return of wetlands. The core policies for a sustainable future are:

- Sustainable Development
- Reducing Carbon Emissions
- Climate Change – Adapting to the Effects
- Biodiversity
- Sustainable Travel
- Waste

8.1.1 CP1 Sustainable Development

1.A The policy seeks to maximise the effective use of resources including land, water and energy, and assist in reducing any long term adverse environmental impacts of development. Development will be required to conform to the Sustainable Construction checklist, including the requirement to meet the Code for Sustainable Homes level 3 (for new homes), Ecohomes "excellent" (for conversions) or BREEAM "excellent" (for other types of development). This requirement will be adjusted in future years through subsequent DPDs, to take into account the then prevailing standards in the Code for Sustainable Homes and any other National Guidance, and ensure that these standards are met or exceeded.

The following principles will be promoted:-

1.B Appropriate location of land uses

Facilities and services should be provided at the appropriate level locally, taking account of the network of town centres identified in policy CP8.

Higher density residential and mixed use developments to be in town centres, near to public transport to reduce the need to travel by car.

1.C Making best use of land

The use of existing and proposed new facilities should be maximised through management initiatives, such as co-location or dual use.

Redevelopment of sites should normally only take place where there can be an increase in the number of housing units and/or quantity of commercial floorspace.

1.D Reducing environmental impact

The environmental benefits of retaining and, where appropriate, refurbishing existing buildings, should be compared against redevelopment.

Development should seek to minimise the use of open land for development and seek to maintain the natural vegetation, especially trees, where possible.

Local environmental impacts of development with respect to factors such as noise, air quality and contamination should be minimised.

1.E Environmental gain to compensate for any environmental cost of development will be sought.

8.1.1.1   Justification

8.1.1.2   The Sustainable Construction Checklist SPD was formally adopted by the Council in 2006 and is applied to development that meets relevant size criteria (this will be subject to review). Developers are required to submit a sustainability statement with their application to show how the requirements of the 18 themes within the checklist have been met through the proposed new development. This statement should include Code for Sustainable Homes/ Ecohomes/ BREEAM certification to ensure that the borough's new developments meet high environmental standards, and contribute, particularly through energy efficiency and water conservation, to the Government's targets for carbon reduction (the main target being to achieve zero carbon emissions for all new homes by 2016) and to the Mayor's sustainable construction priorities.

8.1.1.3   The policy seeks to ensure that all new development and refurbishment is as sustainable as possible by requiring that these matters are considered from the strategic level down to the details of construction. The location of facilities and services should provide for local needs and be in accessible locations to reduce the need to travel by unsustainable modes. The most appropriate location for each type of facility or service within the hierarchy of town centres is set out in CP8 Town and Local Centres. At the site level the best use should be made of existing facilities and services by co-location, dual use and extending opening hours where appropriate, and new facilities for education or leisure should be designed to provide for community use.

8.1.1.4   Almost all new development will be on brownfield sites. The requirement for a net increase in the number of housing units or the amount of commercial floorspace where brownfield sites are redeveloped will also be subject to environmental considerations. The loss of open areas should be minimised and areas of nature value and trees retained where possible. Retaining and refurbishing existing buildings will normally be a more sustainable option if the embodied energy in the building and the impacts of removing and disposing of construction waste are taken into account and if the resulting building is fit for purpose. On this basis, redevelopment will generally only be appropriate if there is a more sustainable construction, a building that will last longer or an improved layout which may include an increase in the number of units or floorspace. Under PPG 15, there is a presumption against the demolition of Listed Buildings and Buildings of Townscape merit. Government legislation and guidance, including the provisions of PPS 23 and PPG 24 re. pollution and noise respectively, will be applied when considering the environmental impacts of new development.

8.1.1.5   Implementation

8.1.1.6   The implementation of this policy will be through the development process and operation of the Sustainability Checklist SPD. Certain standards will be mandatory once the EU Directive and the Code for Sustainable Homes are in operation. Other related Council strategies and programmes such as those for sustainable transport, housing, economic development and biodiversity and the Climate Change Strategy will also assist. The Council will pay particular regard to sustainable development with its own land and buildings and will work with its Local Strategic Partners to achieve the same ends. Already the Council is using sustainable construction methods in new school buildings and other premises. The Council will also seek advice including from the LA21 Building Responsibly Group, which particularly promotes Sustainable Construction.

8.1.1.7   Summary of Implementation and Monitoring

Action	Who by	Outcome	Resources	Timescale
New developments to comply with CP1 and other related planning policies, SPD, including the Sustainability Checklist, and any other relevant standards with regard to sustainable construction	Council/ LSP/ Private Developers/ LA 21 Building Responsibly Group/ TfL	New developments will achieve appropriate standards of sustainability	Council to operate policies – costs to be met within existing budgets Minor additions to developers costs	On-going
Council and partners to give priority to above standards in both new and retro-fitting existing buildings where appropriate	Council and partners	New and some existing developments to achieve or exceed standards of sustainability	Some initial cost to owners of development or refurbishment, however will be reduced running costs in long term	On-going

Core Strategy April 2009

Private owners to be encouraged to improve sustainability of existing buildings	Council + partners such as Energy Saving Trust	Improved standards of sustainability	Cost to owners - may be grant money for some measures, incentive in reducing running costs	On-going

Targets and monitoring

LDF Indicator
Percentage of all new/ converted housing to be built on previously developed land (as a percentage of all new and converted dwellings).
Target
95% of all new/ converted housing to be built on previously developed land (as a percentage of all new and converted dwellings).
Family
AMR, DCLG, COI H3, GLA KP1, SA
(Note that this indicator is repeated in CP 14)

LDF Indicator
Percentage of all new dwellings (gross) completed in each of the 3 net density ranges (>35, 35-50 and 50+ dw/ha) as a percentage of total dwellings (gross) competed per annum. (Definition of net density is set out in PPS 3).
Target
Less than 35 dwellings per hectare - no more than 10% of gross units completed
From 35-50 dwellings per hectare - at least 10% of gross units competed
Over 50 dwellings per hectare - at least 80% of gross units completed
Family
AMR, SA
(Note that this indicator is repeated in CP 14)

LDF Indicator
Proportion of new build homes meeting Code for Sustainable Homes level 3, conversions meeting Ecohomes "excellent" standard and commercial buildings meeting BREEAM "excellent" standard (or any subsequent new applicable standards).
Target
95% of all development over 5 residential units meeting CSH level 3/ Ecohomes "excellent" standards (for conversions).
95% of all commercial development above 1,000m2 meeting BREEAM "excellent" standard (thresholds under review).
Family
AMR, SA

LDF Indicator
Number of contaminated land sites remediated each year.
Target
5 sites per year
Family
AMR

LDF Indicator
Number of days per annum when PM10 (particulate matter of less than 10 microns diameter) exceeds 50 micrograms per cubic metre more than 35 times a year at any measuring sitePercentage of all new/ converted housing to be built on previously developed land (as a percentage of all new and converted dwellings).
Target
95% of all new/ converted housing to be built on previously developed land (as a percentage of all new and converted dwellings).
Family
AMR, DCLG, COI H3, GLA KP1, SA

8.1.1.8   Policy Background

National Policy

* PPS 1: Delivering Sustainable Development - 2005
* PPS 1 consultation supplement – Planning and Climate Change- 2006

- Code for Sustainable Homes 2006
- PPS 23 – Planning and Pollution Control
- PPG 24 - Noise

Regional Policy

- The London Plan Consolidated with Alterations since 2004

- GLA – Sustainable Design and Construction SPG

Local Policies

- Community Plan 2007-2017
- Sustainable Construction Checklist SPD 2006
- Climate Change Strategy

8.1.1.9   For more details on relevant National, Regional and Local policies and strategies, the spatial options considered, consultation and the results of the Sustainability Appraisal and the equalities assessment for all policies see also "Core Strategy Background Information".

8.1.2 CP2 Reducing Carbon Emissions

2.A The Borough will reduce its carbon dioxide emissions by requiring measures that minimise energy consumption in new development and promoting these measures in existing development, particularly in its own buildings.

2.B The Council will require the evaluation, development and use of decentralised energy in appropriate development.

2.C The Council will increase the use of renewable energy by requiring all new development to achieve a reduction in carbon dioxide emissions of 20% from on-site renewable energy generation unless it can be demonstrated that such provision is not feasible, and by promoting its use in existing development.

8.1.2.1   Justification

8.1.2.2   Energy use in new development can be reduced by appropriate siting, design, landscaping and energy efficiencies within the building, and these can be retro-fitted to existing buildings. New developments, including conversions and refurbishments, will be expected achieve high environmental standards, and all new buildings to include the use of renewable energy sources, in accordance with The London Plan consolidated with Alterations since 2004. The production of energy close to where it is to be consumed (combined heat and power or CHP) is more efficient than centralised electricity generation where both heat and energy are wasted in production and transmission, and the potential for CCHP/CHP in new developments should be evaluated in accordance with The London Plan consolidated with Alterations since 2004. Where the principle of decentralised energy generation has been accepted on a specific site, developments on nearby sites should be designed to connect to the network when it is established. The Council will require an assessment of energy demand and carbon dioxide emissions from the proposed development, which should demonstrate the expected energy and carbon dioxide emissions savings from energy efficiency and renewable energy measures incorporated into the development.

8.1.2.3   Implementation

8.1.2.4   The implementation of this policy will be through the development process and operation of the Sustainability Checklist SPD and will be monitored by the post completion check. Certain standards will be mandatory once the EU directive is in operation and the Code for Sustainable Homes is in operation. The Council and the Local Strategic Partnership will take direction towards improvements to existing buildings and in new development programmes. Where there are no direct controls, awareness raising and publicity will be used to influence the actions of others. Other related Council strategies and programmes such as those for sustainable transport, housing, economic development and biodiversity and the Climate Change Strategy will also assist.

8.1.2.5   The Council's Climate Change Strategy covers the following areas over which the Council has an influence – as a landowner, service provider, local education authority and as a community leader – various working groups have been set up for each of these roles to take forward a wide range of actions.

8.1.2.6   The Council intends to promote a CHP project with its Local Strategic Partners. This is set out within the Sustainable Construction Checklist and it is intended to bring forward policies in the Development Control DPD in relation to the achievement of the different levels of the Code which would relate to individual developments.

8.1.2.7   Summary of Implementation and Monitoring

Action	Who by	Outcome	Resources	Timescale
As for CP1 above (will also assist in reducing energy use)	As above	As above	As above	As above
New developments to comply with CP2 and SPD including the Sustainability Checklist and any other relevant standards with regard to reducing carbon emissions	Council/ LSP/ Private Developers	Carbon emissions from new buildings minimised	Council to operate policies – costs to be met within existing budgets Minor additions to developers costs	On-going
Council and partners to give priority to above standards in both new and retro-fitting existing buildings where appropriate to reduce energy consumption and encourage other owners to do the same	Council and partners	Carbon emissions from new and existing buildings minimised	Some initial cost to owners of development or refurbishment. May be grant money for some measures, incentive in reducing running costs for owners	On-going,
Council to consider decentralised energy scheme (CHP) for the Twickenham Campus (council offices and surrounding areas) and promote such schemes elsewhere	Council and partners	Decentralised energy capacity within Twickenham and elsewhere	Twickenham Campus - subject to evaluation and costing	Twickenham Campus -1-5 year project Elsewhere, as opportunities arise but likely to be medium and longer term

Targets and monitoring

LDF Indicator
Proportion of end user CO2 emissions as a percentage of the per capita CO2 emissions from the 2005 baseline year.
Target
Per capita reduction in CO2 emissions, exact target to be developed when DEFRA data are available
Family
AMR, NI 186, GLA KPI 22, LSDC QOL 12(iii) & 15, AC QOL 25, RTPI SPOI 4.1

LDF Indicator
Amount of CO2 emissions as a result of Local Authority operations.
Target
Target to be set March 09, set out in LAA (includes buildings, travel, street lighting and eventually to include out-sourced services).
Family
AMR, NI 185

LDF Indicator
Percentage of predicted site CO2 emissions off-set through the use of on-site renewable energy for new developments subject to energy assessments.
Target
20% of predicted site CO2 emissions off-set through the use of on-site renewable energy for new developments subject to energy assessments.
Family
AMR, GLA KPI 22(aim similar)

LDF Indicator

Core Strategy April 2009

Action	Who by	Outcome	Resources	Timescale
Number of new developments with renewable energy features, by capacity and type. **Target** n/a **Family** London Plan, AMR, DCLG COI E3				

8.1.2.8   Policy Background

National Policy

- PPS 1: Delivering Sustainable Development - 2005
- PPS 1 consultation supplement – Planning and Climate Change- 2006
- PPS 22 Renewable Energy
- Code for Sustainable Homes 2006

Regional Policy

- The London Plan Consolidated with Alterations since 2004
- GLA – Sustainable Design and Construction SPG

Local Policies

- Community Plan 2007-2017
- Local Area Agreement
- Sustainable Construction Checklist SPD 2006
- Climate Change Strategy

8.1.2.9   For more details on relevant National, Regional and Local policies and strategies, the spatial options considered, consultation and the results of the Sustainability Appraisal and the equalities assessment for all policies see also "Core Strategy Background Information".

8.1.3 CP3 Climate Change - Adapting to the Effects

3.A Development will need to be designed to take account of the impacts of climate change over its lifetime, including:

- **Water conservation and drainage**
- **The need for Summer cooling**
- **Risk of subsidence**
- **Flood risk from the River Thames and its tributaries**

3.B Development in areas of high flood risk will be restricted, in accordance with PPS25, and using the Environment Agency's Catchment Flood Management Plan, Borough's Strategic Flood Risk Assessment and site level assessments to determine risk.

8.1.3.1   Justification

8.1.3.2   In this Borough the likely effects of climate change include increased likelihood of flooding from the River Thames and its tributaries, water shortages for people and the landscape, the need for summer cooling within the urban area due to the urban heat island effect, and the risk of subsidence due to drying out of underlying clay.

8.1.3.3   Although there are some localised drainage issues, the main risk in the Borough is from both fluvial and tidal flooding from the River Thames and its tributaries (the River Crane and the Beverley Brook). In accordance with PPS 25 the Council will apply the Sequential Test and Exception Test to any Site Allocations and when dealing with applications in areas of flood risk. The Council's Strategic Flood Risk Assessment and advice from the Environment Agency can be used to identify the strategic flood risk, which will then need to be assessed at site level when development is proposed. Developers should undertake site specific flood risk assessments (FRAs) as set out in chapter 3 of PPS 25 Practice Guide and relevant CIRIA guidance. The FRA will need to demonstrate to the satisfaction of the Council that any flood risks to the development, or additional risk arising from the proposal will be successfully managed with the minimum environmental effect, and that necessary flood risk management measures are sufficiently funded to ensure that the site can be developed and occupied safely throughout its proposed lifetime. The Council will in principle support measures proposed by Thames Water, the Environment Agency, the Emergency Services and others to reduce flood risk, including increasing the quality of the floodplain, defend areas at risk and mitigate the effects of flooding through sustainable drainage and other measures.

8.1.3.4   As the demand for water rises and rainfall declines it will be important for buildings to be designed or refurbished to reduce water use, to improve permeability of surfaces, and to re-use rain and grey water. Landscaping will need to take account of likely future climate change.

8.1.3.5   As temperatures increase it will be essential to introduce natural cooling through appropriate siting, orientation, landscaping and design and to minimise the urban heat island effect. Trees can be planted to shade buildings and open spaces. Measures to avoid internal over-heating and excessive heat generation could include passive solar design, natural ventilation and vegetation on buildings. The risk of subsidence can be minimised by appropriate siting and design.

8.1.3.6   Implementation

8.1.3.7   This policy will be implemented through the control of development, sustainable drainage (SUDS) and other mitigation measures will be promoted through the Core Policy on Sustainable construction and the operation of the Sustainability Checklist SPD. More detailed policies on development in areas of flood risk and other areas of vulnerability will be included in the Development

DPD, and the Site Allocations DPD will take account of the likely effects of climate change when assessing suitability for new development. A Borough Climate Change Strategy is being developed which will include further actions.

8.1.3.8   With respect to flooding specifically, community management measures will be taken forward through the Council's Emergency Planning measures, in conjunction with others such as Thames Water, TLS, the Environment Agency and the Emergency Services. Consideration will be given to the proposals by the Environment Agency to expand the flood plain – this may be put forward within the Site Allocations DPD if appropriate.

8.1.3.9   **Summary of Implementation and Monitoring**

Action	Who by	Outcome	Resources	Timescale
New developments to comply with CP3 and other related planning policies, SPD including the Sustainability Checklist and any other relevant standards with with respect to sustainable drainage, water saving and water recycling, micro-climate, thermal performance and flood resistance	Council/ LSP/ Private Developers	New developments to achieve appropriate standards	Part of cost of redevelopment.	On-going
Council and partners to install measures in both new and retro-fit to existing buildings and land where appropriate and encourage private owners to do the same	Council and partners	New and some existing developments to achieve or exceed standards	Cost of development and refurbishment	On-going
Community management measures and emergency response in times of flood	Council/Thames Water/ TLS/ the Environment Agency and the Emergency Services	Minimise impacts of flooding on people and property	Existing budgets	On-going

Targets and monitoring

LDF Indicator
Percentage of planning permissions granted contrary to Environment Agency advice on flooding and water quality grounds.
Target
No planning permissions granted contrary to Environment Agency advice on flooding and water quality grounds.
Family
DCLG COI E1, AMR

LDF Indicator
Progress towards flood and coastal risk management
Target
70% of Lower Thames Catchment Flood Management Plan (CFMP) actions by end 2008/09, 90% of Lower Thames Catchment Flood Management Plan (CFMP) actions by end 2009/10, 90% of Lower Thames Catchment Flood Management Plan (CFMP) actions by end 2010/11. Engage at appropriate level in the partnership taking forward the Thames Estuary CFMP (TE 2100).
Family
AMR, NI 189

8.1.3.10   Policy Background

<u>National Policy</u>

- PPS 1: Delivering Sustainable Development - 2005
- PPS 1 Consultation Supplement – Planning and Climate Change - 2006
- PPS 25 Development and Flood Risk - 2006
- The Planning Response to Climate Change 2004

<u>Regional Policy</u>

- The London Plan Consolidated with Alterations since 2004
- The South East Climate Change Partnership's Checklist - 2005
- GLA – Sustainable Design and Construction SPG
- Thames Region Catchment Flood Management Plan
- Thames River Basin Management Plan - due 2009
- Thames Waterways Plan - draft

<u>Local Policies</u>

- Community Plan 2007-2017
- Floodscape studies
- Climate Change Strategy

8.1.3.11   For more details on relevant National, Regional and Local policies and strategies, the spatial options considered, consultation and the results of the Sustainability Appraisal and the equalities assessment for all policies see also "Core Strategy Background Information".

Core Strategy April 2009

8.1.4 CP4 Biodiversity

4.A The Borough's biodiversity including the SSSIs and Other Sites of Nature Importance will be safeguarded and enhanced. Biodiversity enhancements will be encouraged particularly in areas of deficiency (parts of Whitton, Hampton, Teddington, Twickenham and South Kew), in areas of new development and along wildlife corridors and green chains such as the River Thames and River Crane corridors.

4.B Weighted priority in terms of their importance will be afforded to protected species and priority species and habitats in the UK, Regional and Richmond upon Thames Biodiversity Action Plans

8.1.4.1   Justification

8.1.4.2   Biodiversity (i.e. biological diversity or the variety of life forms) is being promoted through the designation of nature conservation areas, green chains and corridors and statutory nature reserves, and opportunities will be taken to create new habitats. As well as open land, the Thames, its islands, and its banks, and the West London Green chain which includes the River Crane and associated open land are vital elements for the Borough's biodiversity and it is important that all these areas, and where possible green linkages between them, are protected and conserved, from building and light pollution. Biodiversity conservation will be the primary function for SSSIs and Other Sites of Nature Importance. The Council and its partners will aim to increase the proportion of open space managed to promote biodiversity. It will seek to improve access in the local areas less well provided (the areas of deficiency are those defined by the GLA as being more than 500m from an accessible area of nature conservation importance – shown on Map 5), and investigate opportunities at Murray Park, Moormead Recreation Ground, Kneller Gardens and Mereway Nature Reserve. See also CP10 and CP 17.

8.1.4.3   Implementation

8.1.4.4   This policy will be implemented through the Councils actions with respect to its own land and the actions of other major open landowners with respect to the management of their sites, and through the development control process. Some Borough owned open spaces have their own management plans which include their biodiversity importance. It is planned that all wildlife sites will have management plans (including biodiversity) in the near future. Additionally actions for biodiversity will be implemented through the Richmond upon Thames Biodiversity Action Plan targets and objectives.

8.1.4.5   Summary of Implementation and Monitoring

Action	Who by	Outcome	Resources	Timescale
Protection of designated sites and creation of new areas and features of biodiversity value through planning control	Council and other landowners	Retention of designated sites and features and creation of new ones	Existing budgets	On-going
Council/partners to enhance biodiversity of own land through management plans and other actions and to encourage other landowners to do the same	Council/ partners/ other landowners	Improvements to biodiversity	Management costs as necessary	On-going

Targets and monitoring

LDF Indicator
Loss of or inappropriate development on designated SSSIs, and Other Sites of Nature Importance
Target
No loss of or inappropriate development on designated SSSIs, and Other Sites of Nature Importance
Family GLA KP 18 (SINCS), SA, AMR, RTPI SPOI 3.1, DCLG COI E2

LDF Indicator
Area of Borough deficient in access to Sites of Nature Importance (hectares) - includes SSSIs and Other Sites of Nature Importance
Target
10% reduction in area of Borough deficient in access to Sites of Nature Importance by 2014, another 10% by 2019 (using 2009 as baseline).
Family
AMR

LDF Indicator
Percentage of land designated as a Site of Special Scientific Interest found to be in a favourable condition (as assessed by Natural England).
Target
100% of land designated as a Site of Special Scientific Interest found to be in a favourable condition (as assessed by Natural England).
Family
AMR, AC QOL 30(a), DCLG COI E2

LDF Indicator
Proportion of local sites (includes SSSIs and Other Sites of Nature Importance) where positive conservation management has been or is being implemented
Target
95% of local sites where positive conservation management has been or is being implemented.
Family
NI 197, DCLG COI E2, AMR

8.1.4.6   Policy Background

National

- PPS 1 Delivering Sustainable Development, 2005
- PPG2 Green Belts

Core Strategy April 2009

- PPS 9 Biodiversity and Geological Conservation
- PPG 17 Sport and Recreation
- National Environmental and Rural Communities Act includes a duty from October 2006 that public authorities should have regard to the conservation of biodiversity in exercising their functions.

Regional

- The London Plan Consolidated with Alterations since 2004, especially policies 2A.9, 3D.11 and 3D.14. and the Mayors Biodiversity Strategy 2002. The GLA have also identified
- Regional and Local BAP priority habitats and species and together with the London Biodiversity Partnership produced Biodiversity Action Plans for many of these. See also GLA biodiversity Best Practice Guide and London Biodiversity Partnership web site which sets out priority habitats.

Local

- Community Plan 2007-2017
- Appropriate Assessment

8.1.4.7   For more details on relevant National, Regional and Local policies and strategies, the spatial options considered, consultation and the results of the Sustainability Appraisal and the equalities assessment for all policies see also "Core Strategy Background Information".

8.1.5 CP5 Sustainable Travel

5.A The need for travel will be reduced by the provision of employment, shops and services at the most appropriate level locally, within the network of town centres identified in CP 8. To implement this policy the Council will :

● **Protect and enhance local facilities and employment to reduce the need to travel.**
● **Require developments which would generate significant amounts of travel to be located on sites well served by public transport.**

In promoting safe, sustainable and accessible transport modes such as walking, cycling and public transport, in association with its partners the Council will seek to:

5.B Land for transport

● **Safeguard land for existing and proposed transport functions**
● **Reflect the above priorities in the allocation of road spaces as part of the Parallel Initiatives Programme**

5.C Cycling and Walking

● **Give priority to pedestrians, including those with disabilities, particularly in Richmond town centre and the district and local shopping centres.**
● **Provide and promote a well designed bicycle and walking network across the Borough (the Strategic Walks network, Richmond Borough Cycle Network and London Cycle Network Plus), and improve conditions for cyclists and pedestrians elsewhere.**
● **Prioritise the needs of pedestrians and cyclists in the design of new developments including links to existing networks and requiring the provision of adequate cycle parking.**
● **Investigate the possibility of a footbridge across the Thames between Ham and Twickenham for pedestrians and cyclists.**

5.D Public Transport

● **Improve provision for buses particularly in Richmond and Twickenham town centres, and seek to improve bus services within River Crane Corridor through the implementation of development proposals.**
● **Achieve integration and convenient interchange facilities at all the borough's stations**
● **Seek improvements to orbital public transport including rail access to Heathrow.**
● **Improve walking, cycling and public transport in areas less well served by public transport, including some of the areas of relative deprivation.**

5.E Congestion and Pollution

● **Undertake traffic management measures to reduce the impact of traffic particularly in Richmond town centre, the district and local centres, residential areas and streets unsuitable for through traffic.**

5.F Car parking and travel

● **Require new car free housing in Richmond and Twickenham town centres and in other areas where there is good public transport and elsewhere have regard to maximum parking standards.**

- **Require car share facilities and car clubs in appropriate new developments and encourage the use of low emission motor vehicles in order to reduce congestion and pollution.**
- **Discourage commuter parking particularly by giving priority to residents' needs.**
- **Limit any further expansion of parking in town and local centres and manage parking controls to help maintain the vitality and viability of the centres, including the evening economy.**

5.G Sustainable travel

- **Encourage major employers and schools to develop Green Travel Plans and require these where appropriate with planning applications.**
- **Require all major developments to submit a Transport Assessment based on TfL's Best Practice Guidance.**
- **Encourage efficient, safe and sustainable freight transport.**
- **Encourage river transport through the retention and support for new transport infrastructure.**

5.H The Council will support measures to minimise the impacts of Heathrow, particularly on traffic and noise on the Borough and will oppose changes that increase local impacts. Specifically it will seek the support of BAA, the Government and relevant statutory authorities for the following measures:

> **a) maintenance of the 480,000 limit on total air transport movements;**
>
> **b) maintenance of the current system of segregated mode;**
>
> **c) maintenance of the current noise preferential routes;**
>
> **d) the discontinuation of night flights;**
>
> **e) restrictions of the use of private cars and improvements to public transport including a southern rail link.**

8.1.5.1   Justification

8.1.5.2   The Council considers that reducing the need to travel by locating new development appropriately, the promotion of walking and cycling for shorter journeys and new and improved public transport provision for longer orbital and radial travel would be the most sustainable way to plan for the Borough's future travel needs. The approach is consistent with the objectives of the London Plan consolidated with Alterations since 2004, and Mayor's Transport Strategy to facilitate the development of transport systems which are efficient and safe, and which contribute to the achievement of competitiveness, regeneration and urban quality. The approach will also ensure that the needs of Borough households without access to a car (currently 24%) are met.

8.1.5.3   The reduction and management of car travel will also assist in improving air quality, reducing traffic noise nuisance and improving health. The whole of the Borough is designated as an Air Quality Management Area, the primary pollutants are nitrogen dioxide (NO_2) and particulates ($PM10$), largely caused by road traffic. Traffic management measures will be used to reduce noise nuisance from road traffic.

8.1.5.4   The Council and its partners will encourage the development of green travel plans for all types of development, particularly those which exceed the thresholds set out in TfL Guidance on Workplace Travel Planning and Residential Travel Planning and where appropriate these should

include car sharing and car clubs – the council has produced SPD on Car Clubs. Parking will be limited and on street parking controlled to achieve aims of restraint, detailed standards for new development will be included within the Development Control DPD, the overall principles of the Council's Parking Strategy is to give priority to residents, then short term parkers (including shoppers) then long term parkers (including commuters). The major developments required to produce Transport Assessments are defined as those which exceed the thresholds set out in Appendix B of Department of Transport Circular 02/2007 (Guidance on Transport Assessment). Developments smaller than this level should submit a Transport Statement. All travel plans should be produced in line with TfL Guidance on Workplace Travel Planning and Residential Travel Planning.

8.1.5.5   Walking and cycling networks and conditions for pedestrians and cyclists will continue to be improved.

8.1.5.6   The Council will continue to liaise with neighbouring local authorities, London-wide bodies, the Department of Transport, Transport for London, the Strategic Rail Authority and the transport operators to secure innovative and effective improvements in pursuit of its transport policies, improvements will be planned to relate closely to future growth and other objectives within the Core Strategy, and land for transport functions will be safeguarded in line with TfL Guidance. For public transport in the Crane Valley, see also policy CP 12.

8.1.5.7   It is an objective of the Council and of the Royal Parks to reduce the impact of traffic on the Royal Parks. River transport will be encouraged where practicable, this may be particularly appropriate for the transport of construction or waste materials, depending on the feasibility of access to the river. As the allocation of road space and paths are reviewed, care will be taken to protect different users from each other.

8.1.5.8   Most of the Borough suffers from noise from aircraft landing and taking off from Heathrow and night flights are a particular concern. The Government has consulted on options for further capacity at Heathrow and in Januuary 2009, confirmed policy support for adding a third runway at Heathrow with additional passenger terminal facilities and a slightly longer runway (2,200m operational length), but subject to an aggregate limit of 605,000 annual movements, which would be subject to review in 2020. The Council is in principle opposed to the expansion of the Airport for reasons of direct impacts of residents of noise, pollution, road traffic and potential risk to public safety as well the general exacerbation of development pressure in West London. The Council will press for the conditions relating to the 5th terminal to be imposed – in particularly the maximum number of flights (maximum 480,000 per annum) and segregated mode of operation with runaway alternation (where one runway is used for takeoffs and the other for landings and runways are swapped during the day). The Borough is an Air Quality Management Area because of traffic, including that to and from Heathrow, along the strategic roads. It will continue to press for improved public transport and restrictions on car use. Although outside the administrative boundaries of the Borough, the Council will oppose further development likely to lead to an increase in flights or services including additional terminals or a third runway.

8.1.5.9   **Implementation**

8.1.5.10   This policy is likely to be implemented both through land use allocations and the operation of this and other related LDF policies during the development control process through the Local Transport Implementation Plan and indirectly by the Council using its influence over the plans of public transport operators.

8.1.5.11   The Council is a member of various transport organisations including acting as the lead authority for SWELTRAC (the South and West London Transport Conference), a grouping of 12 South West London local authorities, bus and train operators, transport authorities and passenger and

Core Strategy April 2009

business interests which aim to promote all forms of sustainable transport linked to local business interests. The Council is a member of the South London Freight Quality Partnership which seeks to manage and improve the transport of freight by road, rail and water.

8.1.5.12   The Local Implementation Plan is reviewed annually and is the basis for the boroughs bid to Transport for London for transport projects. In addition to this allocation from TfL, some resources will be provided through Section 106 agreements for new developments, this money would be spent in line with the projects in the Local Implementation Plan or other Council plans such as conservation area studies or pedestrian audits where smaller transport related projects might be identified. Sustainable transport improvements will be phased to take account of existing needs and expected new development.

8.1.5.13   Funding bids have been made through the Local Implementation Plan for cross Thames bridges as described above, so far unsuccessfully, however it is hoped that at least one of these will be given favourable consideration in the future as they are in line with the objective of the Mayors Transport Plan.

8.1.5.14   The Council through its membership of the Heathrow Airport Consultative Committee (HACC) and the Strategic Aviation Special Interest Group will continue to lobby the Government and BAA to achieve the measures described above.

8.1.5.15   **Summary of Implementation and Monitoring**

Action	Who by	Outcome	Resources	Timescale
New developments and schemes to comply with CP5 and other related planning policies, SPD and other standards with respect to transport	Council/ partners/ private developers	New developments and schemes to meet locational criteria and achieve appropriate standards	Transport schemes – TFL, Council, planning contributions Development - Costs of development	On-going
Public transport, cycling and walking to be enhanced	Council, developers (where part of new development) and transport providers eg TfL, public transport operators etc	Increased use of sustainable means of travel	Improvements may be resourced by TfL or from planning contributions	on-going,.
Parking policies to encourage car clubs, use of low emission vehicles and to discourage long term commuter parking and maintain the viability of town centres	Council	Limit overall expansion of car parking and reduce commuter parking	Council / TfL/ planning contributions	On-going
Measures to improve road safety	Council	Reduced casualties	Council / TfL	On-going
Minimise the impacts of Heathrow,	Council/Heathrow Airport Consultative Committee (HACC) and the Strategic Aviation Special Interest Group	As 5.1 (a-e)	Council	On-going

Agreement and implementation of travel plans	Council/ partners/ businesses/schools/tourist attractions	Reduced levels of commuting by car as proportion of all travel	Council and other budgets	On-going

Targets and monitoring

LDF Indicator
Percentage of completed non-residential development complying with maximum parking standards set out in the saved UDP and Development DPD once adopted.
Target
All completed non-residential development to comply with maximum parking standards set out in the saved UDP and Development DPD once adopted.
Family
AMR, Former DCLG COI 3a

LDF Indicator
Number of work-place travel plans completed per annum.
Target
Fifteen work-place travel plans completed per annum.
Family
AMR

LDF Indicator
Number of school travel plans in place
Target
All schools to have a travel plan by 2009, thereafter to be annually monitored and reviewed every 3 years.
Family
AMR, CP

LDF Indicator
Number of households registered with a car club.
Target
Target to be developed when time series data are available.
Family
AMR,

LDF Indicator
The percentage of total length of footpaths and other rights of way which are easy to use by members of the public.
Target
95% of footpaths easy to use by the public.
Family
AMR, Former BVPI.

LDF Indicator
Mode of travel usually used to travel to school.
Target
50% of schools to meet own targets (schools set their own targets to reduce travel by car).
Family
NI 198, AMR, LSDC QOL 11

LDF Indicator
Working age people with access to employment by public transport (and other specified modes).
Target
Target to be devised when time series data are available.
Family
NI 176, AMR,

LDF Indicator
Average journey time per mile during the morning peak.
Target
Target to be devised when time series data are available.
Family
NI 167, RTPI SPOI 4.3, AMR

Core Strategy April 2009

LDF Indicator
Progress on completion of the London Cycle Network (or any subsequent equivalent scheme)
Target
Borough section of London Cycle Network (LCN+), 53% complete by 2007/2008, 75% complete by 2008/2009 and 100% complete by 2009/2010. Target will be refreshed if equivalent scheme introduced.
Family
CP, AMR,

LDF Indicator
Percentage of new employment floorspace located within Richmond and the district centre boundaries.
Target
At least 75% of new employment floorspace located within Richmond and the district centre boundaries.
Family
AMR, DCLG, COI BD4 (part)(also indicator for CP 19)

LDF Indicator
Loss of land used for transport purposes
Target
No loss of land used for transport purposes
Family
AMR

LDF Indicator
Allocation of road space to sustainable modes (Parallel Initiatives Programme.)
Target
To be determined once Programme starts in 2009.
Family
AMR

LDF Indicator
Progress on Ham/Twickenham footbridge.
Target
N/a - at feasibility stage, will include within proposals monitoring if this goes forward as a site allocation.
Family
AMR

LDF Indicator
Progress on public transport improvements within Richmond town centre and the district centres boundaries
Target
N/a
Family
AMR
(also indicator for CP 8)

LDF Indicator
Progress on the development of the four sites in accordance with SPG and assessment of the financial and wider benefits to the River Crane corridor
Target
Annual progress to be made, no specific target.
Family
AMR
(also indicator for CP11)

LDF Indicator
Progress on the implementation of parking controls to discourage commuter parking.
Target
Annual review of changes to be carried out, progress to be made, no specific target.
Family
AMR

LDF Indicator
Level of parking in town and local centres and parking controls.
Target

Annual review of changes to be carried out, - target to limit any further expansion of parking in town and local centres and manage parking controls to help maintain the vitality and viability of the centres, including at night.
Family
AMR

LDF Indicator
Number of pedestrians killed or seriously injured in road accidents.
Target
New regional target set in line with the Mayor's targets, LBRuT target of 90 for 2006/07 to be updated for subsequent years.
Family
AMR, BVPI 99a

LDF Indicator
Progress on a) to e) of 5.I of policy.
Target
Annual monitoring to review progress on meeting a) to e).
Family
AMR

8.1.5.16   Policy Background

National

- PPS1 – Delivering Sustainable Development 2005
- PPG13 – Transport 1994

Regional

- Mayors Transport Plan
- The London Plan Consolidated with Alterations since 2004
- The London Freight Plan
- The London Rail Freight Strategy

Local

- Community Plan 2007-2017
- Local Implementation Plan
- Borough Spending Plan
- Draft SPG on Car Clubs and Car Free Development
- Road Safety Plan
- Parking Enforcement Plan
- Borough Walking Strategy
- Richmond upon Thames Cycling Action Plan
- Air Quality Action Plan (reduction of pollution from transport sources)
- Waste Reduction and Recycling Strategy (Route planning for lorries; driver training ; emissions controls)

8.1.5.17   For more details on relevant National, Regional and Local policies and strategies, the spatial options considered, consultation and the results of the Sustainability Appraisal and the equalities assessment for all policies see also "Core Strategy Background Information".

Core Strategy April 2009

8.1.6 CP6 Waste

This Borough supports the objectives of sustainable waste management and will:

6.A Maximise self-sufficiency in waste management capacity (in line with London Plan target of 85% self-sufficiency within London by 2020).

6.B Seek to minimise waste creation, increase household recycling and composting rates to at least 40% by 2010, 50% by 2020, address waste as a resource and look to disposal as the last option, in line with the waste hierarchy.

6.C Work with its partners in the West London Waste Authority to prepare a Joint Waste Plan, which will identify locations suitable for waste management facilities to meet The London Plan consolidated with Alterations since 2004 apportionment and other requirements.

6.D Safeguard and improve existing waste sites at Craneford Way, Twickenham and Townmead Road, Kew unless compensatory provision is made.

6.E Monitor changes in the stock of waste management facilities, waste arisings, and the amount of waste recycled, recovered and going for disposal.

8.1.6.1   Justification

8.1.6.2   This approach seeks to minimise the amount of waste going to landfill and contribute towards London being more self sufficient in dealing with its waste. The London Plan consolidated with Alterations since 2004 sets out the requirements for each Borough (The London Plan consolidated with Alterations since 2004 apportionment), the broad pattern of types of waste management and other requirements including broad locations for search, the Joint Waste Plan will identify sites and more detailed policies to deal with the projected waste stream. The Borough sets it's own targets in line with The London Plan consolidated with Alterations since 2004 and local circumstances and these will be reviewed as appropriate.

8.1.6.3   Implementation

8.1.6.4   This policy will be implemented by the Borough in coordination with the other Borough members of the West London Waste Authority and through the operation of the Waste Reduction and Recycling Strategy. The Boroughs will work together to produce the Joint Waste DPD, and this will reflect the provisions of The London Plan consolidated with Alterations since 2004 and Mayors Municipal Waste Management Strategy. The Council has recently changed its waste and recycling collection service, adding the door to door collection of plastic, cardboard to newspaper, tins, glass, green waste and food waste which were previously collected. The expanded service, together with a publicity campaign appears to be raising the overall level of recycling and it is likely that in local recycling targets will be raised in the future.

8.1.6.5   Summary of Implementation and Monitoring

Action	Who by	Outcome	Resources	Timescale
A Joint Waste Plan to be prepared, identifying locations suitable for waste management facilities to meet the	Council and its partners in the West London Waste Authority	Plan will identify sufficient sites to meet projected needs as set out in the London Plan and in accordance with PPS10	£100,000 allocated by borough to commission consultants to prepare Joint Waste Plan	Process started -Plan due to be adopted by 2010

London Plan apportionment and other requirements		75		
Minimise waste creation, increase household recycling and composting rates to at least 40% by 2010, 50% by 2020	Council in role as Waste Collection Authority	Reduction in overall waste creation, increase recycling and reduction in the amount of waste going to landfill	Additional funding for new waste service allocated by Council in 2007-2008. Saving in land fill tax if waste to landfill reduced	On-going

Targets and monitoring

LDF Indicator
Capacity of new waste management facilities by waste planning authority by type
Target
n/a
Family
DCLG COI W1, AMR

LDF Indicator
Amount of municipal waste arising and managed by waste planning authority, by management type
Target
Reduce amount of municipal waste arisings by 5% (from 2007/2008 base) by 2010 and by 10% (from 2010/11 base) by 2017.
Family
CP, AMR, DCLG COI W2, LSDC QOL 12(ii), AC QOL 29, NI 191 (per household)

LDF Indicator
Percentage of municipal waste (i) recycled and (ii)composted
Target
Increase the percentage of municipal waste recycled and composted to at least 40% by 2010 and 50% by 2020.
Family
CP, NI 192, GLA KP19, AMR, for recycling - LSDC QOL 6, AC QOL 29

LDF Indicator
Percentage of municipal waste landfilled
Target
At least half of total waste arisings diverted from land fill by 2017, from 2010/11 base.
Family
DCLG COI W1, AMR, CP, NI 193.

8.1.6.6   Policy background

National

- PPS 1: Delivering Sustainable Development, 2005
- Code for Sustainable Homes, 2006

Regional

- The London Plan Consolidated with Alterations since 2004
- Mayors Municipal Waste Management Strategy
- West London Waste Authority Municipal Waste Plan 2006
- GLA – Sustainable Design and Construction 2006

Core Strategy April 2009

<u>Local</u>

- Community Plan 2007-2017
- Unitary Development Plan
- Local Area Agreement (LAA)
- Waste Reduction and Recycling Strategy 2007
- Waste and Recycling Review 2007

8.1.6.7   For more details on relevant National, Regional and Local policies and strategies, the spatial options considered, consultation and the results of the Sustainability Appraisal and the equalities assessment for all policies see also "Core Strategy Background Information".

8.2 Protecting Local Character - CP7 - CP12

The Borough's character is unique and special and the Council would like to conserve and enhance the best buildings, townscape, open areas, riverside, improve the areas where the environment is poorer, and ensure that new development is well designed and in tune with its setting. The Council would like to ensure that the main town centres remain vibrant, with a range of facilities and services appropriate to the size of the centre so that all residents have access to a well served centre. The core policies for Protecting Local Character are:

- Maintaining and Improving the Local Environment
- Town and Local Centres
- Twickenham Town Centre
- Open Land and Parks
- River Thames Corridor
- River Crane Corridor

Core Strategy April 2009

8.2.1 CP7 Maintaining and Improving the Local Environment

7.A Existing buildings and areas in the Borough of recognised high quality and historic interest will be protected from inappropriate development and enhanced sensitively, and opportunities will be taken to improve areas of poorer environmental quality, including within the areas of relative disadvantage of Castlenau, Ham, Hampton Nurserylands, Heathfield and Mortlake.

7.B All new development should recognise distinctive local character and contribute to creating places of a high architectural and urban design quality that are well used and valued. Proposals will have to illustrate that they:

(i) are based on an analysis and understanding of the Borough's development patterns, features and views, public transport accessibility and maintaining appropriate levels of amenity;

(ii) connect positively with their surroundings to create safe and inclusive places through the use of good design principles including layout, form, scale, materials, natural surveillance and orientation, and sustainable construction.

8.2.1.1 Justification

8.2.1.2   The Borough is locally distinctive by virtue of its a very high environmental quality and historic environment which can be defined by: the River Thames which bisects the Borough, numerous conservation areas, listed buildings and buildings of townscape merit (locally listed buildings), scheduled ancient monuments and sites of archaeological interest including Hampton Court Palace, registered parks and gardens of special historic interest and other designated parkland and open space including the Royal Parks, the World Heritage Site at Kew Gardens and important strategic and local views, including the protected vista from Richmond Park towards St Pauls Cathedral. Views and landmarks that are particular important to the Borough's local architectural character will be identified on the Proposals Map and in supplementary planning documents, where appropriate. Areas of poorer environmental quality also exist in the areas of relative disadvantage and a public realm improvement programme is under way.

8.2.1.3   The Council will support new development, including extensions and refurbishment, that has evolved from an understanding of the site, the impact on its surroundings, and its role within the wider neighbourhood; and that is based on high quality sustainable design which results in improvements to the area in which it takes place. Considering more than the buildings themselves the design of the spaces between, both private and public, are key to the quality of the environment as a whole and the experience of those who use them.

8.2.1.4   New development must be accessible to all and provide opportunities to meet the needs of all the Borough's residents and visitors. Schemes should look to provide facilities and services at the most local level possible to ensure mixed communities and reduce the need to travel. They should also minimise the risk and perception of crime by having regard to the design principles adopted by the Government in 'Safer Places' and 'Secured by Design' principles and in local planning guidance where appropriate.

8.2.1.5   Large parts of the Borough are sensitive to the impact of taller buildings by virtue of the high environmental quality that currently exists, with heritage and open space constraints and their lower density character and development patterns. However it is recognised that in some instances density can be increased, making better use of land without the need for taller buildings, through good design, layout and mix of uses. In general, a tall building is defined by CABE and English Heritage as one that is substantially taller than its neighbours or significantly changes the skyline. In this Borough, large scale development is defined as buildings of generally 6 or more storeys in

height. A study by Turley Associates has identified those areas most suitable within the borough for higher densities and tall buildings by mapping various constraints and accessibility levels. This will be used as local guidance when determining applications.

8.2.1.6   In general, an appropriate mix of uses and higher densities of housing will be encouraged within the Borough's five town centres as these are accessible by public transport, and occupiers of new development could benefit from a range of shops and services within easy walking distance. It is recognised that the potential for higher densities is likely to be within the central areas of these towns rather than within adjoining residential areas. Higher densities will have to be compatible with local character and townscape, preserve the setting of listed buildings and areas of recognised quality and not adversely impact on residential amenity either within or outside the town centres. In addition, taller buildings may be suitable in Richmond and Twickenham town centres close to the stations, rather than other town centres, if car travel can be minimised and townscape setting left unharmed. All such proposals will require full design justification based on a comprehensive townscape appraisal and the use of 3D modelling images, and be assessed using the criteria for evaluation identified by CABE and English Heritage in 'Guidance on Tall Buildings' and local guidance.

8.2.1.7   The Council's Design Quality Supplementary Planning Document encourages developers to take account of the 12 distinct character areas within the Borough and provides initial guidance on local distinctiveness.

8.2.1.8   Conservation Area appraisal statements and character studies also provide background. Further design guidance on a topic and area basis, such as higher density, mixed uses or shop signage, will be progressed to supplement the Core Strategy and DC policies.

8.2.1.9   **Implementation**

8.2.1.10   This policy will be operated through the Council's and Partners development programmes in relation to both buildings and the public realm. The Council will:

- identify in the Site Allocations SPD, LDF sites where redevelopment would provide an opportunity to improve the local environment;
- maintain a programme of environmental improvements including Arcadia a HLF supported programme which will provide over £4.0m of improvements along the Riverside and a £2.0m programme to improve shopping and other key public areas in the area of deprivation;
- use the Public Space Guide to ensure that all works within the public realm contribute to maintaining and improving the local environment;
- maintain local character and promote environmental improvements through conservation area management proposals and the use as appropriate of Article 4 Directions.

8.2.1.11   In relation to new development, developers will have to justify their design decisions within a Design and Access Statement for each application. There will be more detailed policies within the Development Control Development Plan document and Supplementary Planning Documents on specific design and conservation issues.

8.2.1.12   **Summary of Implementation and Monitoring**

Action	Who by	Outcome	Resources	Timescale
New development to comply with CP7 and other relevant policies with respect to design	Council through development control process	Maintain and enhance character	Council budgets	On-going

Core Strategy April 2009

Sites will be identified in the Site Allocations DPD where redevelopment will provide an opportunity to improve the local environment	Council in consultation with landowners and public	Site Allocations DPD will allow for positive planning for improvements for specific sites and surroundings	Council budgets to produce DPD Private developers for new developments	Site Allocations DPD due to be adopted by 2010
Environmental improvement programme	Council and partners including TfL, HLF, landowners etc	A variety of borough wide environmental improvements	Council - including £2.0m in the areas of relative deprivation HLF –eg supports Arcadia - over £5.0m programme along the Riverside other funding including from TFL and planning contributions	On-going,

Targets and monitoring

LDF Indicator
Number of Listed Buildings or Buildings of Townscape Merit demolished
Target
No net loss through demolition of Listed Buildings or Buildings of Townscape Merit
Family
AMR

LDF Indicator
The level of satisfaction with the design and layout of new housing schemes
Target
85% of respondents to the Council''s new housing survey satisfied with the layout and design of new housing (measured at least every 3 years).
Family AMR, DCLG, COIH6 (similar)

LDF Indicator
Number of environmental improvement schemes implemented per annum
Target
At least 3 schemes implemented per annum
Family
AMR

8.2.1.13   Policy Background

National Policy

- PPS 1: Delivering Sustainable Development, 2005
- By Design: Urban Design in the Planning System: Towards better practice (ODPM/CABE) – companion guide to PPS1
- Protecting Design Quality in Planning (2003) CABE
- PPS 1 Supplement – Planning and Climate Change 2007
- PPG 3: Housing 2000
- Better Places to Live By Design: A companion guide to PPG3
- PPS 12 – Local Development Frameworks 2004
- PPG 15 – Planning and the Historic Environment 1994

- Building in Context - CABE/English Heritage, 2002
- English Heritage Guidance
- Safer Places, 2005
- Guidance on Tall Buildings – CABE./English Heritage 2007

Regional Policy

- The London Plan Consolidated with Alterations since 2004
- GLA – Sustainable Design and Construction 2006

Local Policy

- Supplementary Planning Documents, particularly Design Quality SPD 2006,
- Small and Medium Housing Sites SPD 2006 and the Public Space Design Guide SPD 2006
- Hampton Court Palace Views Management Plan

For more details on relevant National, Regional and Local policies and strategies, the spatial options considered, consultation and the results of the Sustainability Appraisal and the equalities assessment for all policies see also "Core Strategy Background Information".

Core Strategy April 2009

8.2.2 CP8 Town and Local Centres

8.A The Borough's town and local centres have an important role, providing shops, services, employment opportunities, housing and being a focus for community life.

Retail and town centre uses will be supported providing that it is appropriate to the role in the hierarchy of the centres, and respects the character, environment and historical interest of the area. It should be of an appropriate scale for the size of the centre and not adversely impact on the vitality and viability of any existing centre. Out of town retail development is not usually considered appropriate in this Borough in line with The London Plan consolidated with Alterations since 2004.

The Council will improve the local environment to provide centres which are comfortable, attractive and safe for all users. The historic environment and river frontage will be protected.

8.B The Council has identified the following hierarchy of centres:

Type of Centre	Name of Centre
Major town centre (with many shops services, employment and entertainment which service a much wider catchment than just the local population)	Richmond
District centres (shops and services primarily serving local catchments but providing for main weekly convenience shopping)	Twickenham, Teddington, East Sheen and Whitton
Local centres (shops and services for day to day needs, some small offices)	Barnes, East Twickenham, Hampton Hill, Hampton Village, Ham Common, Kew Gardens Station, St Margaret's
Neighbourhood centres (shops and services for day to day needs)	Castelnau; Friars Stile Road; Hampton Wick; Heathside (Powder Mill lane); Sheen Road; Kingston Road, Teddington; Stanley Road, Teddington; White Hart Lane
Parades of local importance	Various across the Borough

8.C The approach towards each of the centres will be as follows:

Town Centre	Richmond Town Centre	Twickenham, Teddington, Whitton, and East Sheen	Local & Neighbourhood Centres
Objective	Maintain and reinforce the centre as the location for major offices, retail (particularly comparison goods and specialist retail) and service uses, arts,culture, and leisure and tourism facilities. Make use of potential for tall buildings in station area	Maintain and reinforce the centres' retail role (both for convenience and comparison goods to meet weekly shopping requirements) and maintain the level of service uses; encourage other uses of a scale appropriate to district centres. Twickenham only - make use of potential for tall buildings in station area	Strengthen neighbourhood and local centres by encouraging a range of shops, services and other uses consistent with meeting people's day to day needs. Encourage other uses of a scale appropriate to the centre
Business and Employment	Suitable for major office development; net increase in jobs to 2021 - 3,000.	Twickenham: suitable for major office development (See CP09), net increase in jobs to 2021 - 2,500.	Maintain premises for small businesses.

		Others: Maintaining level of offices but not significant expansion, net increase in jobs to 2021 -	
		Teddington (includes Hampton) - 1,600	
		East Sheen - 100	
		Whitton - 50.	
The Night Time Economy	Maintain rather than expand capacity of drinking establishments and night clubs;	All: Limit drinking establishments and night clubs to a scale compatible to local need Twickenham: Provide a range of evening activity to promote a more diverse evening economy attractive to all age groups	Limit drinking establishments and night clubs to a scale compatible to local need.
Car Parking	Not provide for an expansion of car parking but manage in order to maintain vitality and viability of the centre	Twickenham & Teddington: not provide for an expansion of car parking but manage in order to maintain vitality and viability of the centre East Sheen & Whitton: Additional parking may be considered as part of retail schemes	Not provide additional car parking but manage in order to maintain vitality and viability of the centre
Public Transport	Improve public transport and particularly Richmond Station interchange facilities, the bus station and bus stops	Improve public transport and particularly Twickenham and Mortlake Station and bus stops	Improve public transport where necessary
Residential	Encourage higher density, including affordable and small units; and car free development;	Encourage higher density, including affordable and small units; and, particularly in Twickenham, car free development	Encourage density suitable for its site including small units
Retail Development	Encourage larger retail development, not to adversely impact on the vitality and viability of established shopping areas within the centre or any other existing centre. Indicative increase in retail floorspace to 2017 - 8,000 sq m net.	Maintain and reinforce retailing which should be concentrated around the main shopping area, and should be of an appropriate scale not to adversely impact on the vitality and viability of established shopping areas within the centre or any other existing centre. Indicative increase in retail floorspace to 2017 - Twickenham - 400 sq m net	Local shops to be located within, or well-related to designated shopping frontages and be appropriate for the size and function of the centre in order not to have an adverse effect within the centre or on other neighbouring centres

		Teddington - 300 sq m net East Sheen - 1,500 sq m net Whitton - 600 sq m net	
Visitor and Tourism Facilities	Support provision for visitors including hotels.	<u>Twickenham</u>: Support provision for visitors including hotels <u>Others</u>: Small scale provision may be appropriate	Small scale provision may be appropriate
Leisure, Arts and Culture	Encourage strategic provision	Encourage provision appropriate to role & function of the centre	Encourage local facilities

8.D The Council will seek to improve provision to help serve those areas most deficient in local shopping shown on the table below.

Areas more than 400m from local shopping facilities	Centres with an important role in meeting local need
south and west of East Sheen district centre	Friars Stile Road, Richmond
west of Castelnau	Castelnau (including nearby Tesco Express)
parts of Ham & Petersham	centres in Ham & Petersham
north of Hampton Wick/ east and west of Kingston Road	Kingston Road, & Hampton Wick Teddington
east of Strawberry Vale (although served in part by an isolated store)	
west of Hampton Hill & around the catchment area of Hampton Nursery Lands generally	Hampton Nursery Lands (J Sainsbury neighbourhood store)
around the periphery of Whitton district centre's 400 metre buffer particularly east and south including to the south west of Heathside centre, Powder Mill Lane.	Powder Mill Lane & Kneller Road, Whitton Hospital Bridge Road, Twickenham
	St Margarets Rd, Twickenham

8.2.2.1 Justification

8.2.2.2 The hierarchy of centres provides for residents and visitors needs in a sustainable way.

8.2.2.3 Richmond is defined as a major centre in The London Plan consolidated with Alterations since 2004, and as providing a cluster of night time activities of sub regional importance. It is the most accessible centre by public transport and is therefore most appropriate location for new retail, office, leisure and tourism uses which attracts both local people and people who live outside the Borough. This strategy recognises that the centre should reinforced to an extent compatible with

environmental constraints, resulting from the many listed buildings and conservation areas in the core of the town centre. It also recognises that this expansion should be sustainable and therefore that there should be improvements at Richmond Station and for pedestrians but that there should not be any expansion in car parking over the maximum standards. Richmond centre is suitable for higher density residential development in small unit form with no on-site car parking. Within the town centre there is a Cumulative Impact Zone, as defined in the Council's Licensing Policy (section 4). In this zone new or variation applications for any licensed premises that are likely to add to the existing cumulative impact will normally be refused following relevant representations. The Council will encourage restaurants, café bars and leisure uses. There will be a proactive approach to managing the night time economy, which will be related to the Borough's licensing strategy.

8.2.2.4   Twickenham is defined as a district centre in The London Plan consolidated with Alterations since 2004. It is also highly accessible by both train and bus and again suitable for new retail, office, leisure and tourism uses, which attract both local people and people who live outside the Borough. Further details are included in the justification to CP 9 (Twickenham town centre).

8.2.2.5   East Sheen, Teddington and Whitton are defined as district centres under The London Plan consolidated with Alterations since 2004. They are less accessible by public transport than Richmond and Twickenham, and therefore more suited to providing shops, services and employment opportunities for local residents. The strategy recognises the need to maintain rather than significantly expand these centres. East Sheen and Teddington have an established office base, which is to be retained. Opportunities should be taken to improve shopping – particularly to provide for day-to-day and weekly food shopping needs and to improve public transport, walking and cycling provision. It is recognised that there is limited public car parking within East Sheen and Whitton and it may be appropriate for additional public car parking to be brought forward as part of retail schemes. These three centres are closely related to the surrounding residential areas and therefore higher densities in the centres must respect the scale and character of the related residential areas. Local drinking establishments and nightclubs will be limited to a scale to serve local people and there will be an proactive approach to managing the night time economy, which will be related to the Borough's licensing strategy.

8.2.2.6   Local and neighbourhood centres are essential for day-to-day shopping and provide a focus for local communities. They are particularly important to the 24% of households who do not have cars. Such centres generally have limited purpose-built offices and while these employment opportunities are to be retained, the public transport accessibility is generally not sufficient to encourage any significant expansion. New retail uses will need to be appropriate to the function of the centre. Any local drinking establishments and nightclubs need to be of a scale to serve local people. In general it would not be appropriate to provide additional car parking in these centres.

8.2.2.7   Areas not conveniently accessible to local shops are shown on the table at 8.D above. The Council will be concerned to retain and where practical support individual shops. These are particularly important where they serve the areas of relative deprivation.

8.2.2.8   **Implementation**

8.2.2.9   There are a whole range of services which support the town centres including town centre management initiatives, highways and transport, waste and street cleaning, licensing and trading standards and enforcement. Working with stakeholders and partners the Council will take a proactive approach to diversify and manage the night time economy in line with current Best Practice Guidance. The Community Safety Partnership will take forward the Community Safety and Substance Misuse Strategy, of particular relevance are actions in relation to Safe Streets, Alcohol and Anti-Social behaviour. Policies with respect to managing the night time economy will be included within the

Development DPD and will be part of an integrated approach which will be related to the Borough's licensing policy. Specific proposals for the centres will be taken forward through the Site Allocations DPD or in the case of highways and transport direct action by the Council.

8.2.2.10   Summary of Implementation and Monitoring

Action	Who by	Outcome	Resources	Timescale
New development to comply with CP8 and other relevant policies and SPD with respect to town centres	Council	Enhanced vitality and viability of town centres and enhanced character	Council	On-going
Policies for managing the night time economy to be included within the Development DPD + implementation of licensing policies	Council	An integrated approach to managing the night time economy in the town and local centres to maximise benefits and minimise disadvantage	Council	Development DPD due to be adopted 2010, licensing policies – on-going
Site Allocations DPD	Council	Site specific proposals within town centres will be taken forward which would enhance vitality, viability and enhance character	Council	Site Allocations DPD due to be adopted 2010
Improvements to public transport, cycling and walking, provision and management of car parking and environmental improvements	Council as Highway and Planning Authority	Improved access to and within the town centres and environmental improvements	Council, TfL , and developer contributions	On-going
Town centre management	Council, partners and local businesses	Initiatives to promote and improve the functioning and attractiveness of the town centres for businesses and the community	Council Town Centre Management Budget

Town Centre Opportunities Fund | On-going |
| Community Safety and Substance Mis-use Strategy Initiatives | Community Safety Partnership | Safer streets, reduced alcohol mis use/ anti-social behaviour | Council and partners | From 2008 – on-going |

Targets and monitoring

LDF Indicator
Percentage of larger scale (500 m2 gross and above) new retail development/ extensions to be located within the primary shopping areas of Richmond and the district centres or an appropriate site included in the Site Allocations DPD.
Target
90% of all larger scale (500 m2 gross and above) new retail development/ extensions to be located within the primary shopping areas of Richmond and the district centres or an appropriate site included in the Site Allocations DPD.
Family
AMR, SA, DCLG COI BD4 (variation of)

LDF Indicator
CP8 and CP9 Proportion of retail (A1) uses in key shopping frontages.
Target
Maintain proportion of retail uses in key shopping frontages at existing levels.
Family

AMR,

LDF Indicator
Vacancy rates within designated shopping frontages for Richmond, the district and the local centres.
Target
Maintain vacancy levels below the national average within designated shopping frontages for Richmond, the district and the local centres. (UK average as per Map Info Centre Reports)
Family
AMR,

LDF Indicator
Percentage of completed floorspace (gross and net) for town centre uses (A1, A2, B1a and D2) within town centre boundaries, or within, adjacent to or well related to designated shopping frontages (where town centre boundaries not defined).
Target
90% of completed floorspace (gross and net) for town centre uses (A1, A2, B1a and D2) within town centre boundaries, or within, adjacent to or well related to designated shopping frontages (where town centre boundaries not defined).
Family
AMR, DCLG, COI BD 4.

LDF Indicator
Number of environmental improvement schemes implemented per annum within Richmond town centres and the district centre boundaries.
Target
At least 2 schemes implemented per annum.
Family
AMR, SA, DCLG COI BD4 (variation of)

LDF Indicator
Progress on public transport improvements within Richmond town centre and the district centre boundaries
Target
N/A.
Family
 AMR

8.2.2.11   Policy Background

National

- PPS 1 Delivering Sustainable Development, 2005
- PPS 6 Planning for Town Centres 2006

Regional

- The London Plan Consolidated with Alterations since 2004 - Key town centre policies – 2A.8, 3D.1, 3D.2, 3D.3, 3D.4, Annex 1
- Mayor of London (2007) Managing the Night Time Economy, Best Practice Guidance, GLA, London

Local

- Community Plan 2007-2017
- Community Safety and Substance Misuse Strategy2008
- Report of Alcohol Task Group 2008

8.2.2.12   For more details on relevant National, Regional and Local policies and strategies, the spatial options considered, consultation and the results of the Sustainability Appraisal and the equalities assessment for all policies see also "Core Strategy Background Information".

Core Strategy April 2009

8.2.3 CP9 Twickenham Town Centre

9.A The Council and its partners intend to revitalise Twickenham town centre. To achieve a high quality district centre serving local residents, workers and visitors, founded on the principles of sustainability, by:

9.B Requiring high quality sustainable and accessible design through redevelopment and refurbishment of existing built environment and public space;

9.C Promoting the town centre as a:

- **employment location particularly for new or refurbished high quality offices;**
- **district retail centre including specialist shops and ensuring the protection of retail use in the key shopping frontages;**
- **visitor and tourist destination;**
- **centre for sports, leisure, arts and cultural activities;**
- **place with a more diverse evening economy attractive to all age groups;**

9D Subject to CP 7, encourage higher density residential development including affordable and small units and car free development, in the town centre and tall buildings in the station area only;

9.E Improving the environment particularly in the main shopping area and protecting and enhancing the historic environment and riverside;

9.F Improving public transport and particularly Twickenham Station interchange facilities and bus stops;

9.G Improving pedestrian and cycle links to and from the centre, and along the Crane Valley and across the river to Ham;

9.H Improving traffic management to manage flows and reduce dominance of vehicles on town centre environment;

9.I Requiring decentralised energy generation initiatives in appropriate development.

8.2.3.1   Justification

8.2.3.2   The Strategy recognises the need for revitalisation of the centre. Twickenham is highly accessible by both train and bus and the centre is suitable for retail, and employment uses, which attract people from further away. It is however recognised that its location between Richmond and Kingston means that competing directly with these centres is unrealistic and that shopping should be to meet needs of local residential communities, local workers and students, and visitors to the local attractions including the Riverside, the RFU, Strawberry Hill, Marble Hill House, Twickenham Museum and Orleans House. There should be expansion of the type of specialist shopping already found in Church Street and Heath Road and continued encouragement of street markets. The accessibility by public transport again suggests that there should not be an expansion of car parking and that improvements should be oriented to improving the pedestrian environment. It also means the Centre is suitable for higher density residential development in small unit form with no on-site car parking. The Twickenham Riverside site will provide a major opportunity for improving the Riverside environment. Within the town centre there is a Cumulative Impact Zone, as defined in the Council's Licensing Policy (section 4). In this zone new or variation applications for any licensed premises that

are likely to add to the existing cumulative impact will normally be refused following relevant representations. There will be a proactive approach to managing the night time economy, which will be related to the Borough's licensing strategy.

8.2.3.3   There is the opportunity through redevelopment of some key sites, environmental works and promotion and marketing to improve the viability and viability of Twickenham. New residents and office workers as well as visitors will support the local retail economy. Town centre management initiatives will continue to be directed at promoting the retail offer and specialist functions.

8.2.3.4   The new development will also provide the opportunity for Twickenham to be the first centre in the Borough to develop local energy generation initiatives. (see also CP2).

8.2.3.5   It is considered that there is the opportunity to improve the local built environment and public space particularly by the Thames as Twickenham Riverside is redeveloped and along the main shopping streets, including the shop fronts of existing premises, this will include accessibility for all users. Any redevelopment in or around Twickenham Station will provide the opportunity for an improved transport interchange and local environment. The railways lines and the River are barriers which restrict the accessibility of the centre, opportunities should be taken to improve pedestrian and cycle links including new pedestrian routes along the Crane valley and across the River to Ham.

8.2.3.6   The evening economy is already well developed, but there are some concerns about anti-social behaviour and safety. The proposed approach is therefore to promote diversification through encouraging restaurants, café-bars, cinemas and leisure uses which might attract evening users, so that the centre is more attractive to all age groups.

8.2.3.7   **Implementation**

8.2.3.8   Many of the proposed changes will be brought about as key sites within the town centre and the nearby area are redeveloped, or refurbished. Local improvements to transport, the pedestrian environment and civic spaces could be funded either by Transport for London or through S106 funding as new sites are developed. The Council will continue to work with the RFU to manage traffic on match days. The Town Centre Management Board will continue to take forward initiatives to enhance the centre. The Council will work with stakeholders and partners to promote an integrated approach to managing the night time economy in line with current Best Practice Guidance. Actions will range from restricting further changes of use to bars and restaurants through planning control and licensing, encouraging a range of other evening uses such as leisure, sports, cultural or evening opening of retail uses, working with transport providers, including the Public Carriage Office, to ensure the provision of night time transport and associated facilities and improving arrangements for street cleaning, rubbish collection and maintenance. The Community Safety Partnership will take forward the Community Safety and Substance Misuse Strategy; of particular relevance are actions in relation to Safe Streets, Alcohol and Anti-Social behaviour. More detailed policies with respect to entertainment and other town centre uses will be taken forward in the Development Control DPD and Site Specific proposals within the Site Allocations DPD. A number of environmental improvement schemes are being promoted at Twickenham Embankment, King Street, Garfield Road, Holly Road and at York house and improvements to shop fronts will be encouraged. The Council is looking at promoting local energy generation initiatives on its own and other sites and will work with partners such as the Town Centre Management Board to implement such initiatives.

Core Strategy April 2009

8.2.3.9   Summary of Implementation and Monitoring

Action	Who by	Outcome	Resources	Timescale
As for CP 8	As above	As above	As above	As above
Town centre management	Twickenham Town Centre Management Board	An Action Plan and range of initiatives to improve vitality and viability	Council/Town Centre Management Budget	On-going
Redevelopment of Twickenham Riverside Site	Council/River Centre/Partners	Redevelopment of key site for a range of uses as described in UDP saved policy T1	Council/Private	2010
For local energy initiatives see CP 2				

Targets and monitoring

LDF Indicator
Progress on Twickenham Town Centre Management Board's Annual Action Plan
Target
75% of actions in the TTCM Annual Action Plan to be completed each year.
Family
AMR

LDF Indicator
Number of environmental improvement schemes implemented each year within the Twickenham town centre boundary
Target
At least 1 environmental improvement schemes implemented per annum
Family
AMR

8.2.3.10   Policy Background

National

- PPS 1 Delivering Sustainable Development, 2005
- PPS 6 Planning for Town Centres 2006

Regional

- The London Plan Consolidated with Alterations since 2004 -Key town centre policies – 2A.8, 3D.1, 3D.2, 3D.3, 3D.4, Annex 1
- Mayor of London (2007) Managing the Night Time Economy, Best Practice Guidance, GLA, London

Local

- Community Plan 2007-2017
- Community Safety and Substance Misuse Strategy2008
- Report of Alcohol Task Group 2008

8.2.3.11   For more details on relevant National, Regional and Local policies and strategies, the spatial options considered, consultation and the results of the Sustainability Appraisal and the equalities assessment for all policies see also "Core Strategy Background Information".

Core Strategy April 2009

8.2.4 CP10 Open Land and Parks

The open environment will be protected and enhanced. In particular:

10.A The Borough's green belt, metropolitan open land and other open land of townscape importance, World Heritage Site (Royal Botanic Gardens,Kew) , land on the Register of Parks and Gardens of Special Historic Interest, green chains and green corridors will be safeguarded and improved for biodiversity, sport and recreation and heritage, and for visual reasons.

10.B A number of additional areas of open land of townscape importance will be identified, which will be brought forward through the Development Allocations DPD.

10.C The hierarchy of open spaces below , will be retained and managed in accordance with the principles shown.

Public Open Space Hierarchy:

Type and main Function	Function and strategic proposals
Regional Parks **400 ha+**	• Large areas of natural land • Primarily informal recreation, some active recreation • Car parking at key locations
Metropolitan parks **60 – 400 ha**	• To include provision of playing fields, golf courses and other uses which require extensive land. • To include areas managed for nature conservation purposes • To include extensive land for informal activities such as walking, picnics and barbeques. • To include some car parking and refreshment facilities. • To include children's play facilities.

District parks
 	
20 – 60 ha
	• To include all of the above but majority of space to be more formally managed as playing fields.
	  Proposals
	  Treat as key parks:
	  Sheen Common, Palewell Common, Old Deer Park, KnellerGardens/CranePark

Local parks
 	
2 – 20 ha
	• To provide children's play, court games and nature conservation.
	• Limited playing field provision.
	  Proposals
	  Treat as key parks:
	  Barn Elms, Carlisle Park, Hatherop Park, King Georges Field, North Sheen Rec, Kingsfield, Murray Park

Small local parks and open spaces
 	
Less than 2 ha
	• To provide gardens, sitting out areas, playgrounds and nature conservation.
	  Proposals
	  Treat as key parks:
	  Vine Road Rec., Mortlake Green

Pocket Parks **Under 0.4 ha**	• Small areas of open space that provide natural surfaces and shaded areas for informal play and passive recreation, may or may not have seating and play equipment
Linear open spaces	• To be managed to provide for informal recreation, including nature conservation.

10.D New provision will be encouraged in areas of open space deficiency at Upper Richmond Road West, between Park Road/ Uxbridge Road Hampton Hill, Fulwell, South Twickenham, parts of St Margaret's and parts of Whitton. All developments will be expected to incorporate appropriate elements of open space that make a positive contribution to the wider network.

8.2.4.1   Justification

8.2.4.2   The borough is characterised by extensive areas of open land designated as Green Belt, Metropolitan Open Land, green chains and corridors which link across borough boundaries and have a strategic function in south west London. Many smaller pieces of open land designated Other Open Land of Townscape Importance are of value to the local area. As the Council can achieve its strategic dwelling target and other land use needs without the loss of protected open land it is not envisaged that significant changes will be brought forward through the site allocations DPD, and there may be scope for including some additional areas for further protection.

8.2.4.3   The Council places a high priority on the protection and enhancement of the natural environment at its present high level of quality without compromising its future and its wider local, national and global context. This means that the Borough can remain an attractive area for people to live, work and visit to enjoy their heritage and leisure time.

8.2.4.4   The open space hierarchy (see table above, based on the London Plan table 3D.1) provides for a range of open spaces for formal and informal recreation. Many of the Borough's parks and open spaces are of metropolitan importance in providing opportunities for recreation, and many have historic significance, biodiversity value or can be regarded as areas of relative tranquillity. The open space network of spaces, corridors and the links in between provide a 'green infrastructure' that performs a wide range of functions. Areas of public open space will be safeguarded and where practical opportunities will be taken to improve both the provision and quality of open space and associated recreational facilities, including for children's play as identified in the Open Spaces Strategy, the Council's Sport and Recreation Strategy and the Sport and Recreation Needs Assessment. Opportunities will be taken to make the best use of open spaces by promotion, reviewing opening hours and extending activities where practicable, pedestrian and cycle links to parks and cycle parking facilities in parks will be improved as appropriate. Key parks, as identified above, will be invested in to provide a higher standard than is usually provided at local parks, they will generally be staffed, multi-use sites with a playground and variety of activities, likely to attract users from up to 1.2km. Priority will be given to areas of deficiency in relation to open space and areas of deprivation as shown on Map 5, and on the proposals map and new developments will be expected to contribute, in accordance with the Planning Obligations Strategy.

Core Strategy April 2009

8.2.4.5   Implementation

8.2.4.6   This policy will be implemented through the Council's parks and open spaces and sports development services. The Council will also work with other landowners particularly the Royal Parks Agency, Network Rail and South West Trains, Thames Water plc, Richmond Housing Partnership and the other RSLs to take forward the management and proposals referred to above. The Thames Strategy and the Thames Landscape Strategy will take forward improvement projects and volunteer projects along the Riverside.

8.2.4.7   The Council through its planning function will seek to protect open space from development, and seek the provision of additional open space where appropriate with new developments, more details of requirements will be set out in the Development DPD and requirements for developers contributions towards open space are set out in the Planning Obligations Strategy.

8.2.4.8   Summary of Implementation and Monitoring

Action	Who by	Outcome	Resources	Timescale
Protection of designated sites and creation of new open area through planning control	Council	Retention of protected open land and creation of new open areas, particularly in areas of deficiency	Council /private developers	On-going
Additional areas of open land of townscape importance to be brought forward through the Site Allocations DPD	Council	Retention of additional key open areas	Council	adoption 2010
Implementation of various Council policies and proposals with respect to open land including Open Spaces Strategy, Strategy for Sport and Recreation and Play Strategy	Council/voluntary	Improvements to areas, facilities and usage	Council/ Sport England and various sport organisations/ HLF/ developer contributions	On-going

Targets and monitoring

LDF Indicator
Loss/ inappropriate development on designated open spaces (Metropolitan Open Land, Green Belt and Other Open Land of Townscape Importance)
Target
No loss/ inappropriate development on designated open spaces (Metropolitan Open Land, Green Belt and Other Open Land of Townscape Importance).
Family
AMR, GLA KP1 3

LDF Indicator
Loss/ inappropriate development on designated public open space
Target
No loss/ inappropriate development on designated public open spaces
Family
AMR

LDF Indicator
Amount of new open space created as part of new development completed.
Target
N/a
Family
AMR, GLA KP1 3R, GLA KP1 3

LDF Indicator

Funding raised through developer contributions towards improvements to existing open spaces.
Target
N/a
Family
AMR,

8.2.4.9   Policy Background

8.2.4.10   National

- PPS 1 Delivering Sustainable Development, 2005
- PPG2 Green Belts
- PPS 9 Biodiversity and Geological Conservation
- PPG 17 Sport and Recreation

8.2.4.11   Regional

- RPG 3 Strategic Planning Guidance for London 1996 states that Metropolitan Open land should be give the same protection as the Green Belt (para 7.8)
- The London Plan Consolidated with Alterations since 2004 - Open Land Policies 3D.8, 3D.9, 3D.10 and 3D.11.
- The London Plan Consolidated with Alterations since 2004 - Sports Policies 3A.18, 3D.6, 3D.8, 3D.11, 3D.12 and 4C.4.

8.2.4.12   Local

- Community Plan 2007-2017

8.2.4.13   For more details on relevant National, Regional and Local policies and strategies, the spatial options considered, consultation and the results of the Sustainability Appraisal and the equalities assessment for all policies see also "Core Strategy Background Information".

Core Strategy April 2009

8.2.5 CP11 River Thames Corridor

11.A The natural and built environment and the unique historic landscape of the River Thames corridor within the Borough will be protected and enhanced, and the special character of the different reaches identified in the Thames Strategy and the Thames Landscape Strategy respected.

11.B River related industries will be protected, and encouraged.

8.2.5.1   Justification

8.2.5.2   The River Thames runs for 34 km through the borough, one of the longest river frontages in London. The Thames and the riverside settlements which grew up on both banks give the borough a unique and historic landscape character that provides a valuable habitat for wildlife. Other relevant considerations will be the London Plan which defines the Blue Ribbon network with policies to enhance and protect all of London's water bodies, a Thames Policy Area policy within the Development DPD which sets out in more detail what will be considered and The Thames Landscape Strategy (Hampton to Kew) and Thames Strategy (Kew to Chelsea) which define the special character of those respective reaches and set out a framework for co-ordination between the relevant Boroughs and other interest groups to protect and enhance the river corridor as well as a number of projects ranging from strategic to small scale maintenance. Typical projects are the Teddington Gateway (improvements to the area around Teddington Lock), London's Arcadia – a multi million pound project funded by the Heritage Lottery Fund to improve the historic Thames landscape from Ham to Richmond, a towpath Management Plan to ensure that the path is cared for from day to day maintenance through to longer term planting and clearance, an Education and Outreach programme and a Waterspace and Visitor Action Plan to ensure that the best use is made of the river. River-related industries are important for the continued functioning of the River and in terms of local character, river related recreation on and beside the river is also important and the Thames Path National Trail is of strategic significance.

8.2.5.3   Implementation

8.2.5.4   The policy will be implemented in a number of ways. Decision making with regard to development and other activities on or in the vicinity of the River Thames can raise strategic (including London wide) issues, matters which impact on the immediate environment, and detailed design issues. Much of this will occur during the development control process. Further development control policies which will set out how applications within the Thames Policy area will be dealt with within the Development DPD. Some key sites are in ownership of the Council and its partners, and therefore have potential for direct action in relation to both property and the towpath.

8.2.5.5   The Tidal Thames Habitat Action Plan Working Group has been implementing the Richmond Biodiversity Action Plan since 2005. Other issues such as inter-Borough coordination, smaller scale project work and matters of day to day management, all have an impact on the River Thames environment but would be more properly covered outside the Local Development Framework, much would come under the auspices of the Council in its role as landowner, the Thames Landscape Strategy, the Thames Strategy and the management of the Thames Path National Trail. The two Thames Strategies referred to are both supported by the Boroughs which they cover and other relevant organisations, both financially and in kind, and both have paid staff to take forward their Action Plans. Both strategies have been successful in raising resources in the form of financial assistance (grants, sponsorship, payment in kind etc) and many man hours of voluntary assistance to take forward their projects and there is every indication that the success of these two projects will continue to build. The Borough is a member of the River Thames Alliance and supports the aims an plans of the Thames Waterway Plan 2006-2011.The Thames Path National Trail is managed by English Nature and is

one of the six strategic walking routes in London, as such it has received funding for improvements to signage and interpretation from TFL. All of the bodies referred to above work in coordination with each other.

8.2.5.6 Summary of Implementation and Monitoring

Action	Who by	Outcome	Resources	Timescale
New development to comply with CP11 and other relevant policies and SPD with respect to the River Thames corridor	Council	Enhance vitality and character	Council	On-going
Development DPD to set out in more detail what will be considered for developments within Thames Policy Area, may be riverside sites within Site Allocations DPD	Council	Enhance vitality and character, include an appropriate balance of uses	Private developers	Development DPD and Site Allocations DPD to be adopted 2010
Implementation of Action plans of The Thames Landscape Strategy and Thames Strategy	Co-ordinators of the two Strategies and participating partners, landowners, voluntary groups	Enhance appearance and viability	Council/ partners/ developer contributions, grants/ volunteers.	On-going
Enhanced and promotion of Thames Path as part of the National Trail	Natural England/ Council	Improvement in maintenance and signage and promotion as an important visitor attraction in the Borough	TFL	On-going

Targets and monitoring

LDF Indicator
Progress on Action Plans of Thames Landscape Strategy and Thames Strategy
Target
75% of actions in Action Plans of Thames Landscape Strategy and Thames Strategy to be completed each year
Family
AMR

8.2.5.7 Policy Background

National

- PPS 1 Delivering Sustainable Development, 2005
- PPS 9 Biodiversity and Geological Conservation
- PPG 17 Planning for Open Space, Sport and Recreation 2003
- PPS 25: Development and Flood Risk 2006

Regional

- The London Plan Consolidated with Alterations since 2004 especially Blue Ribbon Policies
- National Trail Management Strategy 2006-2011

Core Strategy April 2009

Local

- Thames Landscape Strategy Hampton to Kew
- Thames Strategy Kew to Chelsea
- Community Plan 2007-2017

8.2.5.8   For more details on relevant National, Regional and Local policies and strategies, the spatial options considered, consultation and the results of the Sustainability Appraisal and the equalities assessment for all policies see also "Core Strategy Background Information".

8.2.6 CP12 River Crane Corridor

12.A The Council will improve the strategic corridor to provide an attractive open space with improvements to the biodiversity. Developments in and adjacent to the River Crane Corridor will be expected to contribute to improving the environment and access, in line with planning guidance.

8.2.6.1   Justification

8.2.6.2   The Crane Valley within the Borough forms part of the much longer West London Green Chain which runs for 30 km from Harrow to the Thames at Isleworth. The Crane Valley contains large areas of open land, which could benefit from significant environmental improvement and a number of areas of change (referred to below) where there is potential for sympathetic development, of appropriate design and density for the location, taking account of historic features and archaeological interest. The Council is committed to the overall improvement of the corridor to provide an attractive walk and open wedge with improvements to the biodiversity between the London Borough of Hounslow and the River Thames.

8.2.6.3   The Council has developed the Crane Valley Planning Guidelines for the main area of potential change, which includes the Stoop Memorial Ground, the Craneford Way playing fields, the Council Depot, the Richmond upon Thames College and the Post Office Sorting Office (see key diagram). It has considered this area comprehensively with a view to enhancing the open space, historic landscape and the associated linkages, improving sports facilities and providing for possible improvement to the College. Also included are improvements to the banks of the River Crane to enhance their ecological interest and provision of a through pedestrian/cycle route along the River Crane. The development of the sites referred to above and others in the nearby area will provide the opportunity to contribute towards these improvements including through planning obligations. Planning briefs have been prepared or are programmed to secure appropriate development and associated improvements. The Council will work with the local community as appropriate in the planning and carrying out of improvements. It is the intention that the existing level of cultivated allotments within the Crane Valley should be retained. It is recognised that there are limited vehicular access points into the area and this would need to be fully taken into account.

8.2.6.4   Implementation

8.2.6.5   As a major landowner the Council will seek to take forward the proposals on its own sites. It will also work with key landowners, including the Royal Mail, the Richmond upon Thames College and Harlequins Rugby Club to implement the strategy. The development control process will be relevant to the development sites within the area. Improvements to the open areas may be achieved through Section 106 contributions or other assistance from the developments both within the area and nearby, and the actions of the Environment Agency, land owners, voluntary groups and the Council with respect to its own land. In particular the Friends of the River Crane (FORCE) are working with funding from both London Boroughs of Hounslow and Richmond as well as grant funding to look at improvements to a wider area which would link existing open areas from Hounslow Heath to Twickenham Station to form the Crane Riverside Park.

Core Strategy April 2009

8.2.6.6   Summary of Implementation and Monitoring

Action	Who by	Outcome	Resources	Timescale
New development to comply with CP12 and other relevant policies and SPD with respect to the River Crane corridor	Council	Enhance vitality and character	Council	On-going
Site Allocations and Development DPDs	Council/ landowners	Private		Development DPD and Site Allocations DPD to be adopted 2010
Open areas to be enhanced as part of the strategic green chain	Council/ landowners/ voluntary	Improvements to environment and linkages	Council budgets, developer contributions, volunteers and grant support	On-going.
Targets and monitoring **LDF Indicator** Progress on the development of the four sites (Richmond College, Central Depot, Post Office Sorting Office and Harlequins) in accordance with SPG and assessment of financial and wider benefits to the River Crane Corridor. **Target** Annual progress to be made, no specific target **Family** AMR				

8.2.6.7   Policy Background

National

- PPS 1 Delivering Sustainable Development, 2005
- PPS 9 Biodiversity and Geological Conservation 2006
- PPG 17 Sport and Recreation

Regional

- The London Plan consolidated with Alterations since 2004 - particularly policies 3D.11, 3D.14,
- North London Rivers Restoration Strategy 2006 – Environment Agency

Local

- Community Plan 2007-2017
- Crane Valley Planning Guidelines 2005 (SPG)

8.2.6.8   For more details on relevant National, Regional and Local policies and strategies, the spatial options considered, consultation and the results of the Sustainability Appraisal and the equalities assessment for all policies see also "Core Strategy Background Information".

8.3 Meeting People's Needs - CP13 - CP20

We aim to meet the needs of the community over the plan period by ensuring that opportunities are provided for all, particularly those who may be disadvantaged by age, ability or income. Sufficient suitable, affordable housing will be provided and the health and well being of the population planned for as well as needs for community facilities. Local employment opportunities will be protected and encouraged and provision made for sustainable tourism. The core policies to Meet People's Needs are:

- Opportunities for All (Tackling Relative Disadvantage)
- Housing
- Affordable Housing
- Local Services and Infrastructure
- Children and Youth
- Health and Well-being
- Local Business
- Visitors and Tourism

Core Strategy April 2009

8.3.1 CP13 Opportunities for All (Tackling Relative Disadvantage)

13.A   The Council will work with all relevant agencies to reduce disadvantage, particularly in the most deprived areas of the Borough and for disadvantaged individuals, and ensure that a range of opportunities are provided that can be accessed by all residents.

In relation to the disadvantaged areas the Council will:

13.B Castlenau

- **Improve Castelnau shopping area;**
- **Provide Children's Centre;**
- **Tree planting with open space upgrading in Barnes/Castlenau residential streets.**

13.C Ham

- **Promote improvements to public transport, including bus links to Richmond, Kingston and Kingston Hospital and local shopping;**
- **Consider potential for regeneration to provide a mixed community;**
- **Upgrade the Back Lane shopping parade;**
- **Improvements to Ham Close and shopping area in Ashburnam Road;**
- **Continue to develop facilities for teenagers;**

13.D Hampton Nursery Lands

- **Improve public transport including access to Hampton Station;**
- **Improve shopping on Hampton Nursery Lands;**
- **Environmental improvements at Tangley Park road including the recycling area.**

13.E Heathfield

- **Improve Nelson Road, Hanworth Road, and Powder Mill Lane local shops;**
- **Promote improved primary care facilities;**

13.F Mortlake

- **Improve Mortlake Station;**
- **Environmental improvements beside Sheen Lane Centre;**
- **Upgrade the footpath links from Mortlake Station;**
- **Environmental Improvements to Mortlake High Street.**

8.3.1.1   Justification

8.3.1.2   The Borough is relatively affluent but with pockets of deprivation. The most deprived areas of the Borough are parts of Castelnau, Ham, Hampton Nursery Lands, Heathfield and Mortlake. There are many individuals in relative deprivation including some older people, disabled people, people on lower incomes and others.

8.3.1.3   The Areas of Relative Deprivation are characterised by relatively high proportions of people renting from Richmond Housing Partnership. There tend to be more people living in flats, more lone parents, older people, more people black and ethnic minority groups, fewer people with access to a car or van and more people more prominently sick or disabled and more people unemployed. Life

expectancy is significantly lower than in the Borough as a while. The Community Plan indicates there are a complex mix of factors which prevent some from these groups realising their full potential, these can include:

- the long-term effects of discrimination;
- information often not easily accessible because of language, culture or disability,
- a lack of affordable childcare and child friendly policies;
- limited assessable and affordable transport.

8.3.1.4 The Council will work with its Strategic Partners, including Registered Social Landlords, to tackle specific problems in geographic areas or of certain groups. Actions will include regeneration (particularly at Ham), investment in the provision of specific facilities or services and by community building. The Council would like to reduce social exclusion by ensuring that basic requirements such as affordable housing, suitable employment, shops, education, social and medical facilities and transport are provided in convenient locations for all residents, including those who do not have a car. In order to help people into work, it will also be necessary to develop employment opportunities and to provide access through improvements to transport, childcare and training. Other opportunities for children's play, sport, recreation and culture should be provided and promoted in such a way as to improve take up by those who do not currently participate.

8.3.1.5 **Implementation**

8.3.1.6 Whilst the Community Plan aims to improve economic and learning outcomes in these areas the Local Development Framework core policy sets out the over arching intention to tackle areas of deprivation and widen opportunities. In addition, the other core policies should also take account of deprivation and equalities issues and address specifically the needs of people within the 5 areas where possible (for example in policies with respect to transport and the provision of community facilities and services).

8.3.1.7 The Council has committed itself to a range of actions for the Areas of Relative Deprivation including to work with the Richmond Housing Partnership and Primary Care Trust to support projects tackling inequality and disadvantage. Funding has already been allocated to achieve this – in Summer 2007 a £1 million Community Development Fund was agreed by the Council for the 5 areas, £732,000 was allocated for the children's centre at Lowther School and a £1 million youth development fund was committed and this will be used to match Government funding from the youth opportunities fund and youth capital funds. The Play Strategy 2007 includes a bid for £300,000 lottery funding for recreation facilities for the 8-15s focussing on the Areas of Relative Deprivation. Specific needs identified for transport improvements will be taken forward into the Local Transport Plan and Borough Spending Plan and bids will be made for funding from TfL.

8.3.1.8 A broad range of schemes have been identified for environmental improvement within and immediately adjacent to the areas of relative deprivation. Civic spaces that are the focus for local communities, such as shopping parades have been chosen.

8.3.1.9 The proposed environmental improvements are varied depending on specific requirements and condition of the site, and range from basic improvements in the form of upgraded furniture (benches, bins) and tree planting, to more comprehensive schemes.

Core Strategy April 2009

8.3.1.10   The Council has committed a total funding package of £2m over a period of 3 years. The funding breakdown for schemes up to 2010/2011 is as follows:

2007/ 2008 - 20k

2008/ 2009 - 660

2009/ 2010 - 725

2010/ 2011 - 595

8.3.1.11   The site allocations document will identify specific proposals and ensure that priority is given to proposals for necessary buildings or facilities within the 5 areas. Other proposals will be taken forward by the Council (e.g. Childrens Centres/environmental improvements) and/or partners such as TFL, Richmond Housing Partnership and Network Rail.

8.3.1.12   **Summary of Implementation and Monitoring**

Action	Who by	Outcome	Resources	Timescale
Site Allocations and Development DPDs	Council/ landowners	Improved provision to meet local needs and other objectives	Council/ Partners/ Private	On-going + Development DPD and Site Allocations DPD to be adopted 2010
Improvements to public transport	TfL/ transport operators/ Council	Improved accessibility	TFL, planning contributions	On-going
Provision of Children's Centres	Council	Improved service for children and family	Agreed budgets	2008-2010
Social improvements to be brought forward	Council as landowner and in social services and housing role, in conjunction with partners such as RSLs and the PCT	A series of projects and improvements to services in these areas eg social housing, social and community facilities, education facilities, early years provision and health facilities	Allocations have been made by Council towards Children's Centres, Youth Provision, Parks and Open spaces and bids made for Lottery Funding	
Environmental improvement schemes	Council	Improved appearance and access	Council - £2m (2008-11)	
Actions identified elsewhere in the Core Policy will apply to these areas				

Targets and monitoring

LDF Indicator
Progress on public transport improvements in 5 Areas of Relative Disadvantage
Target
n/a
Family
AMR

LDF Indicator
Specific new community facilities provided within Areas of Relative Disadvantage
Target
No specific target, facilities to be provided as required.
Family

AMR

LDF Indicator
Progress on implementation of environmental improvements schemes in Areas of Relative Disadvantage
Target
At least one environmental improvement scheme implemented per annum.
Family
AMR

8.3.1.13   Policy Background

National

- PPS 1 Delivering Sustainable Development, 2005

Regional

- The London Plan Consolidated with Alterations since 2004

Local

- Community Plan 2007-2017
- Local Area Agreement
- Strategy for Sport and Recreation (draft 2006)
- Local Housing Assessment
- Richmond and Twickenham NHS Primary Care Trust (PCT) Local Delivery Plan.
- Richmond upon Thames Strategic Plan for Children's Centres and Extended Schools

8.3.1.14   For more details on relevant National, Regional and Local policies and strategies, the spatial options considered, consultation and the results of the Sustainability Appraisal and the equalities assessment for all policies see also "Core Strategy Background Information".

Core Strategy April 2009

8.3.2 CP14 Housing

Housing Targets

14.A The Council will exceed the minimum strategic dwelling requirement, where this can be achieved in accordance with other Local Development Framework policies. The Borough's targets are:

- **For the ten year period between 1 April 2007 and 31 March 2017, an additional 2,700 dwellings (Alterations to the London Plan, Dec 2006), annualised as 270 dwellings per year.**
- **In the ten years from March 2017, indicative capacity is expected to be in the range of 150-330 dwellings a year. An early alteration to the target contained in this strategy will be brought forward to reflect the updated London wide Housing Capacity Study /SHLAA.**

14.B The following amounts of housing are indicative ranges in these broad areas of the borough to 2017:

Area	Approx No of units* (net. inc in units, larger sites + an allowance for small sites, to nearest 100)
Richmond (Ham, Petersham & Richmond Riverside)	700-1100
Twickenham (Twickenham Riverside, St Margarets & N. Twickenham, S. Twickenham, .Twickenham)	700-1100
Teddington & the Hamptons (Hampton North, Hampton, Fulwell & Hampton Hill, Teddington, Hampton Wick)	700-800
Whitton (Whitton, Heathfield)	400
East Sheen (East Sheen, Mortlake + Barnes Common, Barnes)	300

* Based on Local Housing Availability Assessment 2008, large sites over 10 units gross + an allowance for small sites, there will be approx 1, 700 units on smaller sites, locations not yet known.

14.C Residential proposals will be assessed for the contribution to meeting housing need for all sections of the community. The London wide Gypsy and Traveller Accommodation Assessment has identified a need for a further 2-11 pitches in the Borough. The shortage and cost of land mean that there will be limited opportunities for gypsy and traveller accommodation

in addition to the existing site which will be protected. The Borough will work with partners, RSLs, developers and neighbouring Authorities to seek to meet identified need. Site/s will be allocated as part of the Site Allocations Development Plan Document.

Sites for temporary or permanent use should meet the following criteria:

1. **The site can provide for a satisfactory arrangement of pitches, permanent buildings and open space;**
2. **The use of the site would have no significant adverse effect on the amenity of occupiers of adjoining land;**
3. **The use of the site would be acceptable in terms of the visual amenity and;**
4. **The use could be supported by adequate social infrastructure in the locality.**

<u>**Housing Standards & Types**</u>

14.D The density of residential proposals should take into account the need to achieve the maximum intensity of use compatible with local context, while respecting the quality, character and amenity of established neighbourhoods and environmental and ecological policies. The London Plan consolidated with Alterations since 2004 Density Matrix and other policies will be taken into account to assess the density of proposals.

14.E All housing should be built to Lifetime Homes standards and 10% of all new housing should be to wheelchair standards. The private sector element of any development will include an appropriate number of small (1-bed) units, depending on location. This would be at least 25%, rising to the great majority (at least 75%) in more sustainable locations, such as town centres and other areas with high public transport accessibility and with good access to facilities.

8.3.2.1   **Justification**

8.3.2.2   <u>The amount of housing to be provided</u>

8.3.2.3   Alterations to The London Plan consolidated with Alterations since 2004, operative from Dec 2006, show a housing capacity in the Borough of 2700 units between April 2007 and April 2017. From 2017, capacity is likely to be increasingly reliant on sites with fewer than ten units, for which an estimate is generally made, and less reliant on larger sites which can be identified in future Housing Capacity Studies/ SHLAA undertaken by the GLA in collaboration with London boroughs. The indicative figure for the ten years from 2017 is taken from the London Plan 2008, appendix 10.

8.3.2.4   Although PPS3 expects that this housing capacity will normally be derived from a Strategic Housing Land Availability Assessment (SHLAA), the Council together with other London Boroughs, has been advised by the Government Office for London (GOL*) not to undertake its own SHLAA (and strategic Housing Market Assessment) as this should be undertaken on a regional basis i.e. a London wide study undertaken by the GLA; relatively similar to the London Housing Capacity Study (2005) which has informed The London Plan consolidated with Alterations since 2004 and Core Strategy housing targets. * (Strategic Housing Market Assessments in London - Addressing the PPS requirements for a 15 year Housing Land Supply - A Joint Statement from GOL, the GLA and London Councils - March 2008).

8.3.2.5   The strategic dwelling requirement takes account of net housing gain from all sources, including site-specific proposals, large windfall sites, small sites and conversions. The housing trajectory below shows that the Council over recent years has exceeded it's yearly housing target of 270 dwellings. The requirement may be exceeded, but it is hard to gauge to what extent, as the

Core Strategy April 2009

number of large sites is likely to reduce in future. Further information on the phasing and delivery of housing can be found in the study London Borough of Richmond upon Thames Local Housing Availability Assessment 2008.

8.3.2.6   On the basis of current large site commitments and the assumptions made in the London Housing Capacity Study about small sites coming forward, the phasing of development is anticipated to be 1,714-1,834 units in the five years 2009-2014 and 1,012 units during the five years 2014-2019. This front-loading is partly because of the expected completion of two particularly large sites – at Kew Riverside and at Richmond Lock, totalling 364 units – and the early implementation of a permission for a site of 198 units at Sandy Lane, Hampton Wick.

8.3.2.7   The Borough is characterised by large areas of protected open land, and the remaining area is built up, much of it being designated as conservation areas, resulting in few large potential housing sites being available. The Council will encourage relatively higher density development in more sustainable locations, such as town centres and areas better served by public transport, subject to compatibility with established character. While The London Plan consolidated with Alterations since 2004 density matrix provides general guidance, local factors, such as proximity to facilities and to public transport routes, and the character of the surrounding area, will be taken into account in reaching the appropriate density for a particular site. Some additional housing will be provided through conversions and through change of use to housing from other uses where this would not conflict with other policies.

8.3.2.8   The housing allocation is capable of being met without recourse to development on greenfield sites as defined in PPS3. The Council will encourage relatively higher density development in more sustainable locations, such as town centres and areas better served by public transport, maximising the potential of sites. The density and mix of residential development will take into account the need to use land as intensively as is compatible with the protection of the quality, character and amenity of the area. The Borough's Employment Land Study and the GLA Industrial Land Capacity SPG have identified the need to retain existing employment land in the Borough therefore the housing land allocation is capable of being met without the release of employment land. However, there will be some housing gain on employment land where sites are no longer suitable for employment use or where mixed developments are promoted which maintain the level of employment floorspace.

8.3.2.9   The Council will generally resist the loss of housing to other uses, proposals resulting in a reduction in housing units and the loss of Homes in Multiple Occupation. One-for-one replacements of a house will not normally be permitted, on sustainability grounds. More detailed housing issues are addressed in Development Plan Documents and Supplementary Planning Documents.

8.3.2.10   Types of housing to be provided

8.3.2.11   The additional housing provided should contribute to the development of mixed and balanced communities, and help fulfil the aim to provide for the full range of housing needs. These include the needs of older people, the need for supported housing, for the future increase in one-person households, and for those unable to afford market housing.

8.3.2.12   Gypsy and Traveller Sites

8.3.2.13   The local authority's own site in the Borough has been able to accommodate an increase in capacity in past years, and it is intended to retain this existing provision. A London-wide assessment of supply and demand has been conducted on behalf of all London Boroughs under the auspices of the GLA, and this has identified a need for a further 2 - 11 pitches in the Borough. In terms of supply, it is likely that few opportunities for further provision will arise and great care would be required in finding a location which conformed with other policies and minimised visual intrusion.

8.3.2.14 Housing standards

8.3.2.15 Housing should be designed to a high standard, respecting the characteristics of the surrounding area. All housing should be built to Lifetime Homes standards. 10% of housing should be built to wheelchair standards, provided across all tenures. The Council will take account of space standards inside and outside the home and the energy efficiency and sustainability of all housing proposals.

8.3.2.16 Implementation

8.3.2.17 Those responsible for delivering future housing will mainly be private developers and Registered Social Landlords, enabled principally by the planning application process and support from Housing Services and the Housing Corporation. The delivery of housing will be met through:

- Ensuring development maximises the most efficient use of brownfield land, mainly achieved through working with development control
- Producing a supplementary planning document giving guidance on achieving increased density, in sustainable locations
- Promoting mixed use developments in Town Centres
- Ensuring that future Development control policies resist the loss of housing, and promote development that would achieve good mixed use developments in town centres, conversions of properties and detail requirements for airspace developments
- Considering the potential for additional housing on sites through the Site Allocations DPD process
- Implementation of the Councils Empty Property initiatives.
- Encouraging Airspace development in suitable locations
- Conversion of suitable properties into self contained flats
- Redevelopment of sites in other uses, subject to other policies of the plan
- Preparing site briefs for larger sites

8.3.2.18 Summary of Implementation and Monitoring

Action	Who by	Outcome	Resources	Timescale
New development to comply with CP14 and other relevant policies and SPD with respect to housing	Council/ RSLs/ Private developers	Retention of existing housing and provision of new housing	Council	On-going
Site Allocations DPD, Development DPDs	Owners	Sites identified, policies will ensure appropriate mix and design	Council	Site Allocations and Development DPDs due to be adopted 2010
Supplementary planning document to be produced on higher densities and tall buildings	Council	maximising potential of sites whilst maintaining character	existing budgets	SPD due to be adopted 2008
Empty Property Strategy	Council	Vacant properties to be brought back into use	existing budgets	On-going
Targets and monitoring **LDF Indicator** Net additional dwellings completed for the reporting year **Target** At least 270 net additional residential units per year				

Core Strategy April 2009

Family
DCLG COI H2c, AMR, NI 154, GLA KPI 4, AC QOL 36, RTPI SPOI 1.2

LDF Indicator
Percentage of all new/converted housing to be built on previously developed land (as a percentage of all new and converted dwellings)
Target
95% of all new/converted housing to be built on previously developed land (as a percentage of all new and converted dwellings)
Family
DCLG COI H3, AMR, GLA KPI 1, SA
(Note that this indicator is repeated in CP1)

LDF Indicator
Proportion of small units * as percentage of all private housing completions(* as defined by CP14.E)
Target
At least 25% small units as percentage of all private housing completions
Family
AMR

LDF Indicator
Percentage of new housing built to wheelchair standards
Target
10% of new housing built to wheelchair standards
Family
AMR

LDF Indicator
Percentage of all new dwellings (gross) completed in each of the 3 net density ranges (>35, 35-50 and 50+ dw/ha) as a percentage of total dwellings (gross) competed per annum. (Definition of net density is set out in PPS 3).
Target
Less than 35 dwellings per hectare - no more than 10% of gross units completedFrom 35-50 dwellings per hectare - at least 10% of gross units competedOver 50 dwellings per hectare - at least 80% of gross units completed
Family
AMR, SA
(This indicator is repeated in CP 1)

LDF Indicator
Average density of residential developments within Richmond and district centres as defined by town centre boundaries
Target
At least 80% of residential developments within Richmond and district centres as defined by town centre boundaries to be above 70 units per hectare
Family
DCLG COI H2c, AMR, NI 154, GLA KPI 4, AC QOL 36, RTPI SPOI 1.2

8.3.2.19   Policy Background

8.3.2.20   National

- PPS 1 Delivering Sustainable Development, 2005
- PPS 3 Housing, November 2006
- Circ 1/2006 Planning for Gypsy and Traveller Caravan Sites

8.3.2.21   Regional

- The London Plan Consolidated with Alterations since 2004, especially Policies 3A.1 - 3A.16
- London Housing Capacity Study 2004
- Greater London Requirements Study Dec 2004

- Housing. London Plan SPG Nov 2005
- Accessible London: achieving an inclusive environment 2004

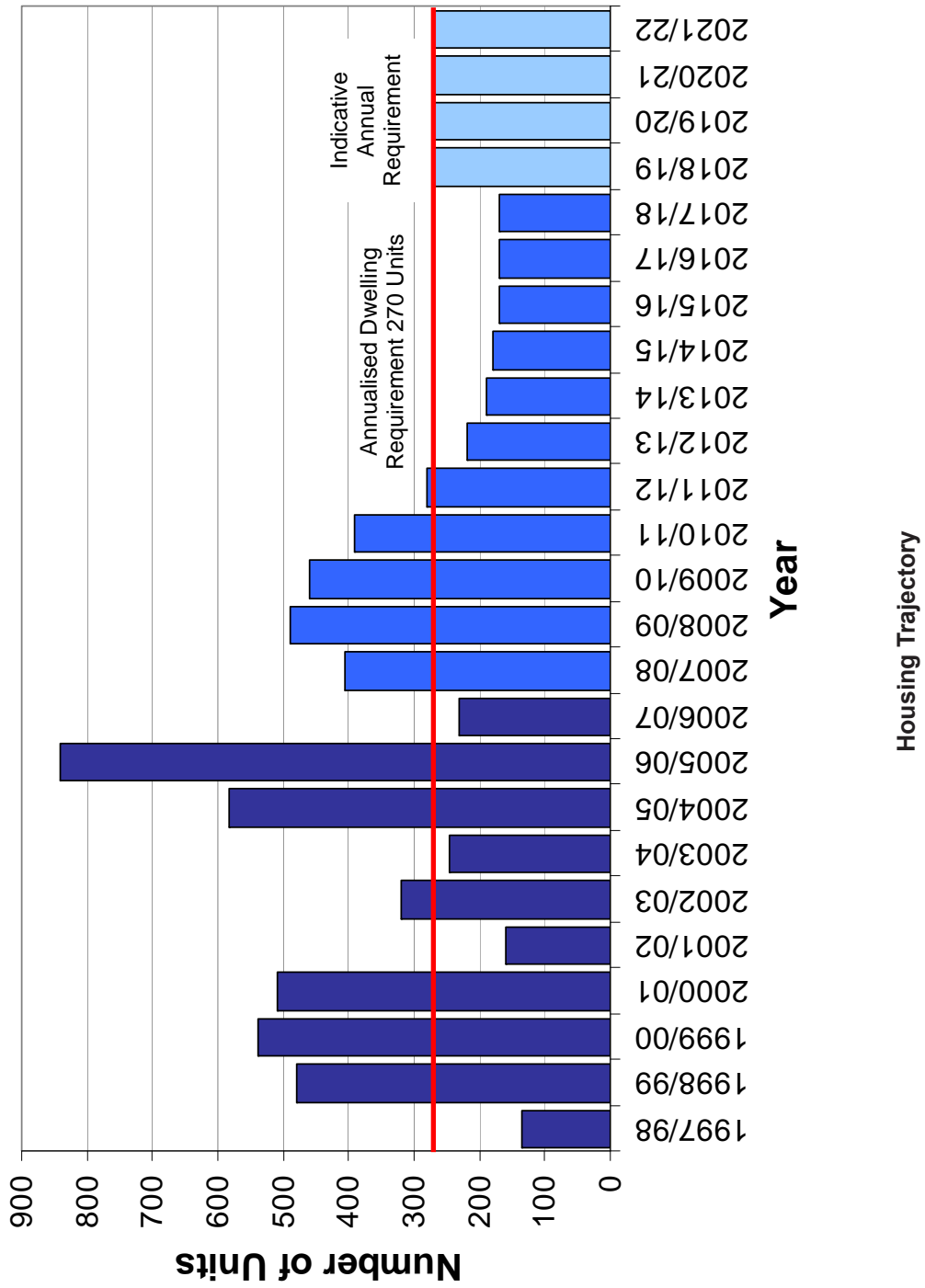**8.3.2.22**   <u>Local</u>

- Community Plan 2007-2017
- Local Housing Availability Assessment 2008

8.3.2.23   For more details on relevant National, Regional and Local policies and strategies, the spatial options considered, consultation and the results of the Sustainability Appraisal and the equalities assessment for all policies see also "Core Strategy Background Information".

Core Strategy April 2009

Housing Trajectory

Chart: Number of Units by Year

- Indicative Annual Requirement
- Annualised Dwelling Requirement 270 Units

Number of Units (y-axis): 0, 100, 200, 300, 400, 500, 600, 700, 800, 900

Year (x-axis): 1997/98, 1998/99, 1999/00, 2000/01, 2001/02, 2002/03, 2003/04, 2004/05, 2005/06, 2006/07, 2007/08, 2008/09, 2009/10, 2010/11, 2011/12, 2012/13, 2013/14, 2014/15, 2015/16, 2016/17, 2017/18, 2018/19, 2019/20, 2020/21, 2021/22

8.3.3 CP15 Affordable Housing

15.A Housing provision is expected to include a range of housing to meet the needs of all types of households.

Over the LDF period the Council:

i.   **expects 50% of all new units will be affordable housing, with a tenure mix of 40% housing for social rent and 10% intermediate housing.**
ii.   **expects that the affordable housing mix should reflect the need for larger social rented family units and the Sub-Regional Investment Framework requirements.**

The Council will seek to bring forward affordable housing through development of new units, purchase of property in or outside the borough and through rent deposit schemes.

15.B Some form of contribution towards affordable housing will be expected on all new housing sites. The contribution towards affordable housing on sites involving new-build housing will be as follows:

i.   **on sites below the threshold of 'capable of ten or more units gross', a financial contribution to the Affordable Housing Fund commensurate with the scale of development. The amount involved will be set out in the Development DPD and will be reviewed annually.**
ii.   **on sites capable of ten or more units gross, at least 50% on-site provision. Where possible, a greater proportion than 50% affordable housing on individual sites should be achieved.**

8.3.3.1   Justification

8.3.3.2   The types of housing to be provided are as important as the quantity. Within the expected housing capacity, consideration will be given to the range of housing, and its relationship with the wider issues of sustainability, economic buoyancy, the labour market and Care in the Community. The Council recognises the need for dwellings of a variety of sizes, types, tenures and costs throughout the Borough to meet the requirement of all types of households, including those with special requirements such as older people, key workers, single persons, the less mobile, those with low incomes, gypsies and travellers and the homeless.

8.3.3.3   The Borough's substantial need for affordable housing, provided in partnership with Registered Social Landlords, has been confirmed by the Local Housing Assessment carried out in 2006.

8.3.3.4   The Council supports the principle of Richmond Housing Partnership's 'Homes for Richmond' project which aims to bring forward a series of small affordable housing schemes over the lifetime of the Plan. The Council itself has also agreed to the release of several surplus sites for affordable housing as part of a linked site strategy. It recognises that in order to bring forward 100% affordable housing it may be necessary to balance benefits against other objectives including the requirements set out in the planning obligations strategy.

8.3.3.5   The split between 40% housing for social rent, and 10% intermediate housing accords with the Council's priorities and the evidence resulting from the research. Intermediate housing can be for rent at substantially below market levels, or shared ownership sale (new build Homebuy). Although this tenure split differs from The London Plan consolidated with Alterations since 2004, requiring more social rented accommodation, the tenure split is supported by the GLA. Where provided, the Council will seek a suitable balance of these intermediate tenures and where possible more choice, with affordability a key criterion for this form of provision.

Core Strategy April 2009

8.3.3.6   The Borough expects the size of affordable housing to reflect that in the Sub-Regional Investment Framework. The Sub-Regional Investment Framework sets out the funding priorities of the South West London Housing Partnership and sets out units size targets for different types of affordable housing for boroughs.

8.3.3.7   Where viability is an issue in providing affordable housing, the onus will be on developers to produce a financial assessment showing the maximum amount that could be achieved on the site. On sites where 100% affordable housing is being provided the Council will consider reducing or removing planning obligations if justified through a financial appraisal model or other evidence. Further information will be available on this position in the Affordable Housing Supplementary Planning Document.

8.3.3.8   The GLA's Three Dragons or a similar model should be used in presenting the viability of a scheme. The 7.2 'Costs and Viability' section of this report gives further details of what will be expected.

8.3.3.9   **Implementation**

8.3.3.10   This policy will be implemented through a mixture of measures which include:

- direct provision by Registered Social Landlords (RSLs), who will be responsible for managing affordable housing, in conjunction with the Housing Department;
- the Homes for Richmond project;
- and sites in Council ownership which it has identified for affordable housing;
- the allocation of sites for housing in the Site Allocations DPD;
- the council will engage with landowners to identify sites and buildings especially for the provision of affordable and special needs housing.

8.3.3.11   The Development policies DPD and Affordable Housing SPD will set out in greater detail the mechanisms for providing affordable housing and for determining applications. The Site Allocations DPD will include sites for housing of which a percentage will be for affordable housing.

8.3.3.12   **Summary of Implementation and Monitoring**

Action	Who by	Outcome	Resources	Timescale
New development to comply with CP15 and other relevant policies and SPD with respect to affordable housing	Council	Retention of existing housing and provision of new affordable housing	Council – existing budgets	On-going
Site Allocations DPD, Development DPDs	Council/Land Owners	Enhance appearance and vitality	Council	Site Allocations and Development DPDs due to be adopted 2010
Supplementary planning document to be produced on affordable housing	Council	maximising potential of sites for affordable housing	existing budgets	SPD due to be adopted 2009
Council to release some sites for affordable housing	Council/ RSLs	affordable housing opportunities	Housing Corporation/RSLs/ Planning Obligations	2008-2011
RSLs to bring forward appropriate sites for affordable housing	RSLs	affordable housing opportunities	Housing Corporation/RSLs/ Planning Obligations	2008-2020

Targets and monitoring

LDF Indicator
Percentage of all new housing completions (gross) which is permanent affordable housing
Target
At least 50% of all new housing completions (gross) to be permanent affordable housing over the plan period
Family
DCLG COI H5, AMR, GLA KPI 5, AC QOL 37, CP, NI 155

LDF Indicator
Number of household living in temporary accommodation
Target
To reduce the number of household living in temporary accommodation by 50% (based on 2006 figures
Family
AMR, NI 156

8.3.3.13 Policy Background

National

- PPS 1 Delivering Sustainable Development, 2005
- PPS 3 Housing, November 2006
- Delivering Affordable Housing 2006

Regional

- The London Plan Consolidated with Alterations since 2004 especially Policies 3A.8 – 3A.13 and 3A.15
- London Housing Capacity Study 2004
- The South West London Sub-Regional Investment Framework 2008-2011

Local

- Community Plan 2007-2017
- Local Housing Assessment
- The Council's Housing Strategy
- The Council's Homelessness Strategy 2003-2007

8.3.3.14 For more details on relevant National, Regional and Local policies and strategies, the spatial options considered, consultation and the results of the Sustainability Appraisal and the equalities assessment for all policies see also "Core Strategy Background Information".

Core Strategy April 2009

8.3.4 CP16 Local Services/Infrastructure

16.A The overall strategic approach is to ensure the provision of services and facilities for the community.

16.B The Council in working with other partners will ensure the adequate provision of such services and facilities, especially in areas of relative deprivation. The Council will aim to facilitate co-location of council, health, library and school facilities where opportunities arise.

16.C Loss of community facilities will be resisted unless it can be shown that the facilities are no longer needed or that the service could be adequately re-provided in a different way or elsewhere.

16.D New developments will be expected to contribute to any additional infrastructure and community needs generated by the development. New development will also have to take account of the requirements set out in the Planning Obligations Strategy (Supplementary Guidance to the UDP). Obligations will be sought in accordance with Circular 05/05 and any superseding advice.

8.3.4.1   Justification

8.3.4.2   The projected growth within the borough needs to be supported by adequate infrastructure and community facilities. The provision of such services and facilities are essential for the quality of life of residents in the future and add to the creation of more inclusive and sustainable communities. Development will not be permitted unless essential infrastructure is available. Infrastructure needs will be identified with the relevant partner organisations and this is to be taken forward into further DPDs or the Obligations Strategy as appropriate. The Obligation Strategy reflects The London Plan consolidated with Alterations since 2004 and local priorities and will be kept under regular review. The principles of securing developer contributions are currently under Government review and this policy will apply under any subsequent legislation.

8.3.4.3   New development will need to be supported by adequate infrastructure provision, and this includes transport infrastructure, and utilities. The infrastructure requirements of new development will need to established, and the need for any new infrastructure should be planned in conjunction with new development.

8.3.4.4   Infrastructure includes the main utilities of water, sewage, gas, electricity, and telecommunications and also transport infrastructure. The borough includes Hampton Water Treatment Works, located in the Green Belt, which is of strategic importance in water delivery and it is recognised that further operational development may be necessary over the plan period.

8.3.4.5   Community facilities are essential for the Borough's population and it is important that these facilities and services are accessible by all. The Council will work with Partners such as the infrastructure providers, the Local Strategic Partnership, the Police and Community Safety teams, and the Community and Voluntary sector in ensuring the provision of services. The Council will ensure that essential services are not lost to the community, even if there may be changes in the way some services and facilities are provided, and will support the provision of new essential community facilities, such as those needed by the police e.g. patrol bases and custody centres.

8.3.4.6   Community facilities include: public services, community centres and public halls, arts and cultural facilities, policing, fire and ambulance services, youth centres, libraries, places of worship, and services provided by the voluntary sector. Such facilities are important to the local community. The Borough is well provided but it is important to ensure good public transport to all of the facilities

and specifically to improve the library service by consolidating the Central and Lending libraries in Richmond town centre and providing more suitable accommodation for Kew and Hampton Hill branch libraries. Orleans Gallery and Riverside Gallery provide the main arts venues and it is the intention to provide local provision through existing public buildings, libraries and within parks and open spaces. The Council will encourage public art within new buildings and the involvement of professional artists in appropriate schemes at an early stage.

8.3.4.7   Specific requirements in the areas of relative deprivation are covered in CP 13. Schools and other education facilities, health and social care facilities and leisure and recreation facilities are dealt with in more detail in subsequent policies. The Metropolitan Police Asset Management Plan identifies the need to improve current accommodation based primarily on the three Police Stations at Richmond, Twickenham and Teddington to more specialist facilities including safer neighbourhood bases (ward level), front counters, a custody centre, a patrol base and office accommodation. While Twickenham Police Station is likely to be the main patrol base there remains a need to identify a site for a custody centre and to provide front counter and safer neighbourhood bases to complement those already established within existing Police Stations and in Hampton, Whitton and Ham.

8.3.4.8   **Implementation**

8.3.4.9   The provision or re-provision of community facilities will be achieved through the capital programmes of the Council, Local Strategic Partners and possibly the voluntary sector. Infrastructure needs will continue to be identified with the relevant partner organisations and these may be taken forward into further DPDs or the Obligations Strategy where appropriate. For sustainable transport infrastructure and services see CP 5. Some new facilities will be provided on site or funded through Section 106 agreements with new developments, in line with the requirements of the Planning Obligations Strategy.

8.3.4.10   The retention of community facilities will be achieved through the development control process. This policy will be elaborated in the development policies DPD to provide the basis for delivery through control of development.

8.3.4.11   **Summary of Implementation and Monitoring**

Action	Who by	Outcome	Resources	Timescale
New development to comply with CP16 and other relevant policies and SPD with respect to local services, infrastructure and planning obligations	Council / Partners/ Private	Retention of local service and community uses and provision of new facilities,	Council /partners existing budgets, developers as part of new developments and developer contributions	On-going
Site Allocations DPD, Development DPDs	Council/Land Owners	As above	Council	Site Allocations and Development DPDs due to be adopted 2010
Planning Obligations Strategy SPD to be kept up to date to reflect Council's priorities.	Council	Appropriate level of developer contributions	Council	On-going, first review due 2008
Targets and monitoring **LDF Indicator** Number of Planning Obligations achieved and money raised for infrastructure projects **Target** No target appropriate as obligations should be related to development where necessary **Family**				

Core Strategy April 2009

AMR

LDF Indicator
Net amount of floorspace in community use lost to other uses
Target
No net loss of community floorspace
Family
AMR

LDF Indicator
Progress on implementation of site specific actions in the Metropolitan Police Asset Management Plan 2007 or subsequent updates
Target
No specific target, progress to be made at each 3 year review
Family
AMR

8.3.4.12   Policy Background

National Policy

- Sustainable Communities Plan (2003)
- PPS1: Delivering Sustainable Development (2005)
- PPS3: Housing (2006)
- PPS6: Town Centres (2006)
- Planning Bill 2007-2008

Regional Policy

- The London Plan Consolidated with Alterations since 2004, especially policies 3A.17; 3A.20; 3A.21; 3A.22; 3A.23; 3A.24; 3A.25; 3B.11; 3D.1; 3D.6.
- South London Sub-Regional Development Framework (2006)
- London Plan for Sport and Physical Activity 2004-2008
- Draft Supplementary Planning Guidance: Planning for Equality and Diversity in London (December 2006)
- Learning and Skills Council Delivery Plan
- Metropolitan Police Service Estates Strategy – 'Planning for Future Police Estate Development' (May 2005)
- The Mayor's Cultural Strategy (2004)

Local Policy

- Community Plan 2007-2017
- The Local Area Agreement (LAA)
- Draft Property Strategy for Voluntary and Community Use of Council owned property 2005-2010
- Richmond upon Thames Cultural Services Strategic Plan 2007-2012
- Joint Commissioning Board for Older People: Strategic Framework for Older People 2004-2009
- Richmond and Twickenham NHS Primary Care Trust (PCT) Local Delivery Plan 2005-2008
- Richmond and Twickenham NHS Primary Care Trust (PCT): Estates Strategy and Strategic Development Plan (August 2005)
- Property for Policing - Providing the best estate for borough based policing
- Metropolitan Police Asset Management Plan – Richmond upon Thames 2007

8.3.4.13   For more details on relevant National, Regional and Local policies and strategies, the spatial options considered, consultation and the results of the Sustainability Appraisal and the equalities assessment for all policies see also "Core Strategy Background Information".

8.3.5 CP17 Health and Well-being

17.A   Health and well-being in the Borough is important and all new development should encourage and promote healthier communities and places.

17.B   The provision of new or improved facilities for health and social care and other facilities will be supported. Such facilities should be in sustainable locations and accessible to all and priority will be given to those in areas of relative deprivation which are identified in Core Policy 13, an immediate need for primary health care facilities (especially doctor's surgeries) has been identified in Kew, Richmond, Whitton and Ham. Sites for larger facilities may be identified in the Site Allocations DPD.

17.C   A pattern of land use and facilities will be promoted to encourage walking, cycling, and leisure and recreation and play facilities to provide for a healthy lifestyle for all, including provisions for open and play space within new development as appropriate.

17.D   Existing health, social care, leisure and recreation provision will be retained where these continue to meet or can be adapted to meet residents' needs. Land will be safeguarded for such uses where available, and the potential of re-using or redeveloping existing sites will be maximised.

8.3.5.1   Justification

8.3.5.2   Health & Social Care Facilities

8.3.5.3   It is important that health and social care can provide quality care to local communities, be responsive to patient needs and prevent ill health by improving service provision, tackling health inequalities and promoting positive lifestyles. The Council, PCT and MHT are developing an integrated strategy for health and social care facilities with a view to co-locating in single buildings. The aim would be to have high quality receptions, an appropriate mix of services, excellent working conditions and the flexibility and adaptability to meet rapidly changing needs.

8.3.5.4   Healthy Lifestyles

8.3.5.5   These play an important part in creating healthier communities. Although the London Borough of Richmond upon Thames is one of the most active in the UK as a whole (Sport England Active People Survey 2006) there are identified areas of the borough where communities have lower levels of physical activity and good health overall. The provision of as many services and facilities as practical near to home will encourage walking and cycling with consequential health benefits (see also sustainable development CP 1 and sustainable travel CP 5).

8.3.5.6   The extensive provision of parks and open spaces in the Borough (see CP 10) and sports and recreation facilities gives people the opportunity to be active. The Council's strategy for outdoor sports is based on the parks and open spaces identified in policy CP10 all but the small local parks contain sports pitches while many of the smaller parks have courts.

8.3.5.7   In terms of indoor provision the strategy is based on the existing facilities at Hampton, Whitton, Sheen and Teddington with the priority for new provision being dual use facilities at Ham (Greycourt School). The Council is also promoting the development of a new sports centre at Barn Elms Playing fields and this will complement the provision in the West of the Borough at Fullwell. Although the 2 indoor and 2 outdoor public swimming pools are well distributed there is limited indoor provision and options to improve provision at Richmond (Pools on the Park are being investigated). St Mary's University College provides facilities for competitive and elite sports and will provide training facilities for the 2012 Olympics.

8.3.5.8   Opportunities for play are an important element of establishing a healthy lifestyle. The Mayor's Draft Play Space Strategy SPG sets standards for certain developments to include play space. The Borough's Play Strategy seeks the following standards of provision:

Age	Access to what	Distance	Source of Standard
All	Small local parks or Open Space	400m	Open Spaces Strategy (LBRuT) based on LPAC guidance/Mayor
All	Nature site	1000m	London Plan Implementation Report guidance in 'Improving Londoner's Access to Nature'.
All	DistrictPark	1200m	OSS based on LPAC guidance
All	Staff trained in playwork and inclusive play	Within 20 minutes	LOCAL STANDARD
Disabled children	A play facility with open access, toilets and designated parking plus one with trained staff within a practical travel time from home.		LOCALSTANDARD
0-5	Affordable drop in play group	Pram pushing distance	Based on Children's Centres initiative
	Local playground	400 m	OSS based on LPAC guidance/Mayor
4-5	Well designed school playground	At their school	LOCAL STANDARD
	Fixed play equipment in LEAP standard playground	400m	OSS based on LPAC/NPFA guidance
6 to 8	Well designed school playground	At their school	
	Fixed play equipment in LEAP standard playground	400m	OSS
9 to 13	Adventure playground	2000m	LOCAL STANDARD
	Multi Use Games Area	2000m	LOCAL STANDARD
	Neighbourhood Equipped Play Area NEAP – (with ball court, playground and grass area)	1000m	
14 +	Youth Club	2000m	LOCAL STANDARD
	Youth Shelter	2000m	LOCAL STANDARD

Core Strategy April 2009

<u>8.3.5.9</u>   <u>Retention of facilities</u>

8.3.5.10   There is a need to retain and make best use of the existing facilities in the Borough and ensure accessibility for all including those on lower incomes. The future provision or loss of facilities will take into account the Borough's Sport's, Open Space and Recreational Needs Assessment 2007, the Strategy for Sport and Physical Activity (Draft) and the Richmond and Twickenham PCT strategies for Health Inequalities and choosing health.

8.3.5.11   Implementation

8.3.5.12   In improving health in the Borough and providing facilities for health the Council will work with its partners in the Primary Care Trust (PCT), The Strategic Health Authority (NHS), The South West London Mental Health Trust and other public and voluntary bodies involved in providing health and social care facilities within the borough.

8.3.5.13   The Council will also work with TFL to promote and encourage new and improved cycle and walking routes, active living and later life schemes and support the policy drive to prevent ill health and provide local accessible Quality care out of the acute hospital setting.

8.3.5.14   Locations in the Borough identified by partners where there is a need for further health and social care provision will be taken forward through S106 and the Planning Obligations Strategy. Specific requirements in the Areas of Relative Deprivation are covered in CP 13. Sites and locations may also be elaborated on in the Site Allocations Development Plan Document.

8.3.5.15   The retention and enhancement of existing health and recreation/ leisure facilities will be achieved through the Council and its partners actions with respect to their own facilities in line with for example, the Council's Play Strategy, Open Spaces Strategy and Recreation Strategy, and the Richmond and Twickenham NHS Primary Care Trust (PCT) Local Delivery Plan 2005-2008 and Estates Strategy 2005, and in dealing with applications for specific proposals through the development control process. This policy will be elaborated in the development policies DPD to provide the basis for delivery through control of development.

8.3.5.16   Summary of Implementation and Monitoring

Action	Who by	Outcome	Resources	Timescale
New development to comply with CP17 and other relevant policies and SPD with respect to Health and Well Being	Council / Partners/ Private	Retention of existing facilities and provision of new facilities, specifically for health or providing an indirect health benefit	Council	On-going
Site specific proposals for health facilities will be brought forward through the Site Allocations DPD, or through planning process.	Council/ PCT/Partners.	Site specific proposals for health facilities will be brought forward, co-location will make best use of sites.	Council/PCT/ Developer contributions	On- going + Site Allocations DPD due to be adopted 2010
For provision and retention of recreation and play facilities see CP10				
For provision of facilities for walking and cycling see CP 5.				

Targets and monitoring

LDF Indicator
Number of planning obligations achieved and money raised for health facilities
Target
No target appropriate as obligations should be related to development where necessary
Family
AMR

LDF Indicator
Amount of completed floorspace in clinic/ health centre use
Target
No net loss of floorspace in clinic/ health centre use
Family
AMR

LDF Indicator
Progress on implementation of site specific proposals in Richmond and Twickenham NHS Primary Care Trust (PCT): Estates Strategy and Strategic Development Plan (August 2005 or subsequent updates).
Target
No specific target, progress to be made at each review
Family
AMR

LDF Indicator
Overall / general satisfaction with local area (Place Survey)
Target
Good performance typified by a higher percentage, but target not yet known (not previously measured)
Family
AMR, NI 15, LSDC QOL 10, RTPI, SPOI3.2

8.3.5.17   Policy Background

National Policy

- Sustainable Communities Plan (2003)
- PPS1: Delivering Sustainable Development (2005)
- PPS3: Housing (2006)
- PPS6: Town Centres (2006)
- PPG17: Planning for Open Space, Sport & Recreation (2003)
- The Framework for Sport in England (2004)
- Choosing Activity: A Physical Activity Action Plan 2005 (DoH)

Regional Policy

- The London Plan Consolidated with Alterations since 2004, especially policies 3A.20; 3A.21; 3A.22; 3A.23; 3D.1; 3D.6;
- South London Sub-Regional Development Framework (2006)
- London Plan for Sport and Physical Activity 2004-2008

Local Policy

- Community Plan 2007-2017
- The Local Area Agreement (LAA)
- Community Safety and Substance Misuse Strategy 2005-2008
- Strategy for Sport and Physical Activity (Draft 2007)

Core Strategy April 2009

- Play Space Strategy (Draft 2007)
- Richmond and Twickenham NHS Primary Care Trust (PCT) Local Delivery Plan 2005-2008
- Richmond and Twickenham NHS Primary Care Trust (PCT): Estates Strategy and Strategic Development Plan (August 2005)
- Borough Walking Strategy 2002, updated 2005

8.3.5.18   For more details on relevant National, Regional and Local policies and strategies, the spatial options considered, consultation and the results of the Sustainability Appraisal and the equalities assessment for all policies see also "Core Strategy Background Information".

8.3.6 CP18 Education and Training

18.A The Council will ensure that the provision of schools, pre-schools and other education and training facilities are sufficient in quality and quantity to meet the needs of residents. Demand for primary places is currently particularly high in Richmond/ East Sheen, St Margaret's/ East Twickenham and Teddington.

18.B Land in educational use will be safeguarded and new sites may be identified in the Site Allocations DPD. The potential of existing educational sites will be maximised through redevelopment, refurbishment or re-use to meet educational needs.

18.C Facilities and services for the education and training of all age groups should be in locations that are conveniently accessible to users. The Council will work with partners to ensure the provision of post 16 education and training to help to reduce inequalities and support the local economy.

18.D Developers will have to take into account the potential need to contribute to the provision (Planning Obligations Strategy) of primary and secondary school places in the Borough, and training opportunities for residents.

8.3.6.1   Justification

8.3.6.2   The Council gives priority to providing a high standard of education and training services for all people in the Borough, through schools, higher and further education colleges, university, youth centres and arts and recreation facilities. The provision of these services needs to be located in areas of the Borough that are easily accessible by all. Education and training facilities are important not only for individual needs and achievement, but also to support the local economy.

8.3.6.3   The provision of services is changing as many facilities aimed at children and young people and families are being co-located where partners work together to deliver services, and though the Extended Schools Initiative school facilities are being made available for community use outside school hours. The borough has many pressures on school sites through providing new and improved facilities, increased demand and performance, and providing choice, especially in post 16 education.

8.3.6.4   Primary Education

8.3.6.5   Demand for primary school places in the borough is growing, and continues to be especially high in three areas of the borough: Richmond / East Sheen; St Margaret's / East Twickenham; and Teddington. It is therefore anticipated that in the short term three additional temporary classes will be required for the 2008/2009 intake. The forecasts for longer-term demand show that by 2010/2011, up to seven additional reception classes, and resultant space within schools, will be required to meet demand. The principal reasons for this increased demand are rising birth rates, which have been experienced throughout outer London, and the success of Richmond upon Thames schools.

8.3.6.6   Secondary Education

8.3.6.7   The last few years has seen the performance of most secondary schools in the borough improve, and the increased demand in primary education could have a knock on future effect on the provision of secondary education places. Current Possibilities and opportunities for secondary education are:

- Joining the academies programme
- Providing higher performing schools the opportunity to deliver post-16 education

8.3.6.8   Along with the need to meet the demand for school places at both primary and secondary level the Council also has a duty to modernise schools and provide new facilities to meet changing curriculum requirements. This could require the change of use of land not currently used for educational purposes. Over the lifetime of the Strategy it is expected that most of the Borough schools will be refurbished, redeveloped and/ or extended. In some cases these changes and the need to keep schools operational may require some development on open land or the complete re-configuration of buildings, whereby the new school is built in open land, the pupils moved in and then the old building demolished and restored as an open area within the school site. The objective at the end of the construction process will be to minimise the overall loss of open land and continue to meet all relevant standards.

8.3.6.9   Post-16 Education

8.3.6.10   Additional need has been identified in post-16 education, including life-long learning, which is mainly provided in the borough by Richmond Adult Education College, Richmond upon Thames College and St Mary's University, and also through voluntary educational activities. Access to further education and training is important in reducing inequalities, updating the skills of the workforce in the Borough, maintaining the economic prosperity of the area and reducing the need to travel. There will be a need to continuously update and refurbish existing facilities to provide modern and up to date facilities which meet the needs of the community, and enable voluntary educational activities to continue.

8.3.6.11   The Council has an aim to extend choice for post-16 education and training opportunities in the Borough, and also strengthening existing provision. Current Possibilities and opportunities for post-16 education are:

- Rebuilding of Richmond upon Thames College, through a capital bid to the Learning and Skills Council
- Rebuilding of Richmond Adult College, through a capital bid to the Learning and Skills Council
- The provision of a diploma centre for up to 500 students at Richmond Adult and Community College
- A successful Learning and Skills Council bid to provide a range of new diplomas, apprenticeships and other work based learning for 430 learners.

8.3.6.12   It is recognised that the situation fluctuates and funding sources will vary over the lifetime of the plan, however the need would remain, and new schemes not yet identified may come forward in the future.

8.3.6.13   Pre-school and Nursery Places

8.3.6.14   Future requirements to provide pre-school places for all will need to be met and there is a need to retain nursery places, so it is essential to resist the loss of facilities unless the evidence clearly shows it is no longer required.

8.3.6.15   The following children's centres are planned. Three purpose built centres will be at Heathfield/Whitton, Ham/ Petersham and Lowther School/North Barnes. The other children's centres will involve services being offered from existing buildings that will act as 'hubs' for the area at Mortlake, Kew/ North Richmond, South Richmond, West Twickenham/Hampton Hill/Fulwell and Hampton. The final three areas, St.Margaret's/ Central and South Twickenham, East Sheen and Teddington/Hampton Wick will have children's centres developed in 2008-10.

8.3.6.16   Implementation

8.3.6.17   The strategy towards providing services and facilities for education and training will primarily be taken forward through the implementation of the Education Strategy and the Richmond upon Thames Strategic Plan for Children's Centres and Extended Schools Initiative, and the Building Schools for the Future programme, as well as achieving the targets set out in the Community Plan. As well as the BSF funding other funding streams will be available including the Academies Programme, the "Safety Valve" programme for extra primary school places, the Council's own budget and monies from Planning Contributions, for new schools, rebuilds, extensions and refurbishment.

8.3.6.18   Implementation will involve partners in various agencies working together such the higher and further education colleges and the university, as well as liaising with neighbouring authorities and the community and voluntary sector.

8.3.6.19   Where new development generates the need for additional school places, a contribution or facility provision will be expected through Section 106 agreements with new developments, in line with the requirements of the Planning Obligations Strategy. The Council will also seek through Planning Obligations training support for local residents in construction and operation phases of development. The retention of education and nursery facilities will be achieved through the development control process. This policy will be elaborated in the Development Policies DPD to provide the basis for delivery through the control of development. Any site specific proposals will be included in the Site Allocations Development Plan Document.

8.3.6.20   Summary of Implementation and Monitoring

Action	Who by	Outcome	Resources	Timescale
New development to comply with CP18 and other relevant policies and SPD with respect to Education and Training	Council / Partners/ Private	Retention of existing education and training facilities and provision of new facilities	Council /Partners/ Private	On-going
Site specific proposals for new or refurbished education facilities will be brought forward through the Site Allocations DPD, or through planning process.	Council/ Partners/ LSC/ Private Various potential developers including Council as education authority, LSC, and private providers	Site specific proposals for new or refurbished facilities	Council/ Government grant (including Building Schools for the Future and Academies Programme) contributions, developer contribution/ private providers	On- going + Site Allocations DPD due to be adopted 2010

Targets and monitoring

LDF Indicator
Level of Planning Obligations achieved for Education
Target
No target appropriate as obligations should be related to development where necessary
Family
AMR

LDF Indicator
Progress in meeting site specific elements of the Richmond upon Thames Strategic Plan for Children's Centres and Extended Schools and the Richmond Upon Thames Education Development Plan
Target
Progress to be measured on an annual basis, no target proposed
Family
AMR

Core Strategy April 2009

8.3.6.21   Policy Background

National Policy

- Sustainable Communities Plan (2003)
- PPS1: Delivering Sustainable Development (2005)
- Every Child Matters 2003 (DfES)

8.3.6.22   Regional Policy

- The London Plan Consolidated with Alterations since 2004, especially policies 3A.22; 3A.24, 3B.11
- South London Sub-Regional Development Framework (2006)
- Draft Supplementary Planning Guidance: Planning for Equality and Diversity in London (December 2006)
- Mayor's Children and Young People Strategy (2004)
- Mayor's Childcare Strategy (2003)
- Learning and Skills Council Delivery Plan

8.3.6.23   Local Policy

- Community Plan 2007-2017
- The Local Area Agreement (LAA)
- Richmond upon Thames Strategic Plan for Children's Centres and Extended Schools
- Richmond Upon Thames Education Development Plan

8.3.6.24   For more details on relevant National, Regional and Local policies and strategies, the spatial options considered, consultation and the results of the Sustainability Appraisal and the equalities assessment for all policies see also "Core Strategy Background Information".

8.3.7 CP19 Local Business

A diverse and strong local economy will be supported by:

19.A Retaining land in employment uses for business, industrial or storage.

19.B Requiring development likely to generate significant amounts of travel to be located in areas highly accessible to public transport, with the largest office developments located in Richmond and Twickenham town centres.

19.C Encouraging the provision of small units.

19.D Requiring mixed use schemes to retain the level of existing employment floorspace. However the inclusion of residential use within mixed use schemes will not be appropriate where it would be incompatible with established employment uses on neighbouring sites and prejudicial to their continued operation.

19.E Encouraging major new development to take account of requirements set out in the Planning Obligations Strategy (or any revision) in relation to training and enterprise

8.3.7.1 Justification

8.3.7.2 The Borough has a significant local economy, with a high proportion of small businesses serving local residents and other local businesses. To support a strong sustainable economy, sufficient well-located employment land should be retained or redeveloped to meet modern business needs.

8.3.7.3 The Employment Land Survey and GLA Industrial Capacity SPG both stress the requirement to retain employment land and the Borough is categorised by the GLA as "restrictive transfer" with regard to its industrial land. It is recognised that there will be some sites inherently unsuitable for continued employment use due to severe site restrictions in terms of access, servicing or other exceptional factors. The Council will encourage sites to be fully utilised and subject to retention of employment floorspace, support provision of mixed uses including residential subject to this not being incompatible with existing employment uses. Where sites are unsuitable for employment use or a mixed use scheme is proposed affordable housing should be maximised above normal requirements set out in CP15. The Council will continue to seek the provision of floorspace to meet the needs of a variety of businesses, including low-cost premises suitable for small, local firms, local services, creative industries and start–ups and may identify areas where industrial and warehousing use will be retained.

8.3.7.4 Transport links between residential areas and concentrations of employment opportunities at Heathrow, Hounslow, Richmond, Twickenham and Teddington, will be improved, in particular to improve access from the more deprived areas (see 8.1.5 'CP5 Sustainable Travel').

8.3.7.5 A sustainable borough is also one that has a large range of local employment opportunities for its residents and where residents, including those in areas of deprivation, have access to those opportunities without the need to travel far, or which are accessible by sustainable forms of transport. Therefore, it is important that employment land is retained to provide a choice of employment opportunities within the borough now and in the future and help to maintain Richmond upon Thames as a borough where both economic and social well-being are high (See also policy CP8 Town and Local centres).

Core Strategy April 2009

8.3.7.6   Implementation

8.3.7.7   This policy will be implemented by the Council and its partners in their enhanced role, leading economic development at the local level by attracting business and investment, particularly in the town centres. In addition the operation of Core Policies CP8 (Town and Local Centres) and CP9 (Twickenham Town Centre) should help to reinforce the local employment role of the town centres, and therefore generally support local business. Major new development may be required to provide financial support for skills training through planning obligations.The Council will continue to work with regional, sub -regional and local bodies such as South London Business, Royal Borough of Kingston (business & tourism), the Twickenham Town Centre Management Board, Trader's and Business Associations, Merton and Richmond Chambers of Commerce, the local colleges and others to assist local business. Development policies will provide the basis for considering any new applications. Any site specific proposals will be taken forward through the Site Allocations DPD as appropriate.

8.3.7.8   Summary of Implementation and Monitoring

Action	Who by	Outcome	Resources	Timescale
Actions above and particularly for CP 5, CP7, CP8 and CP9 will assist in maintaining the local economy	As above	As above	As above	As above
New development to comply with CP19 and other relevant policies and SPD with respect to Local Business	Council	Retention of existing employment facilities, enhance vitality and viability, provision of new facilities	Council /Partners/ Private	On-going
Support to local business	Council and partners, South London Partnership, South London Business, Royal Borough of Kingston (business & tourism) the Twickenham Town Centre Management Board, Trader's and Business Associations, Merton and Richmond Chambers of Commerce, local colleges	Encouragement to local business, retention and creation of local employment opportunities	Existing budgets	On-going
Site specific proposals for employment will be brought forward through planning process.	Council/ Developers	proposals for new/ refurbished employment facilities brought forward, providing local employment opportunities	Council	On- going

Targets and monitoring

LDF Indicator
Amount and type of completed employment floorspace developed by employment type
Target
n/a
Family
AMR, DCLG COI BD1

LDF Indicator
Percentage of new employment floorspace located within Richmond and the district centre boundaries (also indicator for CP 5)
Target
At least 75% of new employment floorspace to be located within Richmond and the district centre boundaries
Family
AMR, DCLG COI BD4 (in part)

LDF Indicator
Amount of employment floorspace lost to completed non-employment uses
Target
Loss of employment floorspace not to exceed 500m2 per annum
Family
AMR, SA

LDF Indicator
Number of workers in the Borough (employees in employment)
Target
Maintain total numbers of employees in employment at previous years level
Family
AMR, RTPI SPOI 2.1 (percentage change), NI 151 (rate)

LDF Indicator
Number of firms per annum registering for VAT
Target
Net increase of 150 firms per annum registering for VAT
Family
AMR, SA, CP, Similar to NI 171 and AC QOL 13(a) (not net increase), RTPI SPOI 2.2 (percentage change)

LDF Indicator
Completed small business units under 250 sq m
Target
75% of all employment floorspace completions to be below 250 sq m
Family
AMR

LDF Indicator
Percentage of small businesses in an area showing employment growth
Target
Good performance typified by a higher percentage, but target not yet devised as not previously measured
Family
AMR, NI 172

LDF Indicator
Skills gaps in the current workforce reported by employers
Target
Target to be devised when time series data are available
Family
AMR, NI 174

8.3.7.9   Policy Background

National

- PPS 1 Delivering Sustainable Development, 2005
- PPG3 (Housing) 2005 amendment
- PPG4 - Industrial, Commercial Development and Small Firms (1992)
- Consultation Draft PPS4 –Planning for Sustainable Economic Development (2007)
- PPS 6: Town Centres (2006)

Core Strategy April 2009

<u>Regional</u>

- The London Plan Consolidated with Alterations since 2004, especially Chapter 3B, Working in London and the policies 3B1-11
- London Plan Draft SPD: Industrial Capacity Draft Supplementary Planning Guidance (2007) and London Industrial Land Release Benchmarks (2007)

<u>Local</u>

- Community Plan 2007-2017

8.3.7.10   For more details on relevant National, Regional and Local policies and strategies, the spatial options considered, consultation and the results of the Sustainability Appraisal and the equalities assessment for all policies see also "Core Strategy Background Information".

8.3.8 CP20 Visitors and Tourism

The Council will support the sustainable growth of the tourist industry, for the benefit of the local area by:

20.A Encouraging the enhancement of existing tourist attractions, such as Kew Gardens, Hampton Court Palace, Ham House and the River, including sport stadia particularly those of RFU and Harlequins;

20.B Promoting sustainable transport for tourists to and within the borough, including the passenger services along the Thames;

20.C Directing new hotels to the Borough's town centres or other areas highly accessible by public transport;

20.D Requiring accommodation and facilities to be accessible to all;

20.E Enhancing the environment in areas leading to and around tourist destinations.

8.3.8.1   Justification

8.3.8.2   The Borough is a popular destination for tourists visiting the traditional attractions such as the historic houses and gardens, River Thames, and Rugby as well as associated facilities such as restaurants and shops. The Council recognises the value of tourism both to the local and London economy. It will encourage the provision of accommodation to enable visitors to stay longer, spend more and travel less by private car. The Council will seek to protect and enhance passenger and tourist uses on the River Thames as set out in London Plan 2008 policy 4C.7. It will take advantage of any tourism opportunities resulting from the London Olympics in 2012. It is important that any adverse effects on residents, traffic and the character of the Borough are kept to a minimum.

8.3.8.3   The London Tourism Vision 2006-2016 has identified a need for an inclusive and accessible visitor experience. Provision of accessible accommodation will be maximised in existing and new facilities and in town centres.

8.3.8.4   Implementation

8.3.8.5   This policy will be implemented through the promotion of the Borough's attractions and transport links through National, regional and local partners, including the facility operators. The Council will continue its work with Arcadia and Thames Landscape Strategy to enhance and promote the river environment for visitors and residents, and with Disabled Go! to ensure that places of interest are assessed for accessibility. Other bodies with whom the Council works include the accommodation providers, Visit London, Visit Britain, South London Partnership, South London Businesses, London Development Agency, Visit Richmond, Cultural Forum, Olympics working group 2012, and Richmond Business Association.

8.3.8.6   The Council recognises that major events held within the Borough attract very large numbers of people and will continue to work with public transport operators and event organisers to promote sustainable travel and minimise disruption, see CP05. Development Control policies will provide the basis for considering proposals for new facilities. The 2012 Olympics will provide a specific opportunity to promote both the attractions and visitor accommodation.

8.3.8.7   Summary of Implementation and Monitoring

Action	Who by	Outcome	Resources	Timescale
Actions under CP7, 10, 11 and 12 will assist in ensuring that the Borough is an attractive place to visit.				
Actions under CP5 will assist in promoting sustainable transport to and between areas in the Borough attractive to visitors.				
New development to comply with CP20 and other relevant policies and SPD with respect to Visitors and Tourism	Council	Retention of existing tourism facilities, enhance vitality and viability, provision of new facilities	Council	On-going
Local tourist attractions to be promoted	Council (Tourism Officer) and partners, accommodation providers, organizations referred to above	Promotion of attractions will boost the local economy by providing jobs and income to area.	Council/ Partners/ Operators	On-going

Targets and monitoring

LDF Indicator
Number of tourism related jobs (employees in employment)
Target
Maintain level of employees in employment in the Borough in tourism-related jobs close to 12%
Family
AMR

LDF Indicator
Number of visitors to major attractions in the Borough per annum (Hampton Court Palace, Ham House, Barn Elms Wetlands Centre, Royal Botanic Gardens, Kew)
Target
All 4 to have over 70,000 visitors per annum, or all 4 to be in the top 10 attractions in London.
Family
AMR

LDF Indicator
Number of hotel bed spaces completed per annum
Target
Minimum 100 bed spaces after 5 years (2014), target to be reviewed thereafter.
Family
AMR

8.3.8.8   **Policy Background**

National

- PPS 1 Delivering Sustainable Development, 2005
- PPG4 Industrial, Commercial Development and Small Firms (1992)
- PPS 6 Town Centres (2006)

Regional

- The London Plan consolidated with Alterations since 2004

Local

- Community Plan 2007-2017
- Visitor Strategy

8.3.8.9   For more details on relevant National, Regional and Local policies and strategies, the spatial options considered, consultation and the results of the Sustainability Appraisal and the equalities assessment for all policies see also "Core Strategy Background Information".

Appendix One - Saved UDP policies superseded

Core Strategy April 2009

Core Strategy April 2009

Appendix One - Saved UDP policies superseded

Saved UDP policies to be superseded once Core Strategy is adopted:

STG1
STG 2
STG 3
STG 4
STG7
STG 8
STG 10
STG 11
STG 12
IMP 1
IMP 3
ENV 4
ENV 12
ENV 21
TRN 1
TRN 3
TRN 20
TRN 28
HSG 6
HSG 7
HSG 8
HSG 20
EMP 8
CCE 1
CCE 4
CCE 5
CCE 7
CCE 8
TC 1

Appendix Two - Glossary

Core Strategy April 2009

Core Strategy April 2009

Appendix Two - Glossary

Air Quality Management Area

A designated zone where specific air quality management proposals (defined in an Air Quality Action Plan) are implemented by a local authority to improve air quality.

Affordable Housing

Housing subsidised in some way for people unable to rent or buy on the open housing market. PPS3 Housing defines affordable housing as follows: "Affordable housing includes social rented and intermediate housing, provided to specified eligible households whose needs are not met by the market. Affordable housing should:

Article 4 Direction

A direction under Article 4(2) of the General Development Order, which may require approval by the Secretary of State, bringing under the control of the local planning authority any specified developments normally permitted under the Town and Country Planning (General Permitted Development) Order 1995.

Biodiversity

Literally the 'variety of life' - the innumerable species of animals and plants on earth, and the wide range of urban and rural habitats where they live.

Blue Ribbon Network

A spatial policy covering London's waterways and water spaces and land alongside them.

Building of Townscape Merit

Building or group of buildings that is not on the statutory list of buildings of special architectural or historic interest but that contributes positively and significantly to the character and appearance of an area.

BREEAM (see Code for Sustainable Homes)

Brownfield Site (see Previously Developed Land)

Carbon Footprint

A measure of the impact that human activities have on the environment in terms of the carbon dioxide emissions produced, directly and indirectly, by an activity, or accumulated over the life stages of a product. The carbon footprint of various activities and products may be combined to calculate the carbon footprint of, for example a whole business or household.

Carbon Neutrality

The potential for net carbon emissions to be zero, all else being equal. For plans and policies, carbon neutrality might mean no net increase in carbon emissions from the proposed activity/development, with offsetting done through investments in other sectors or locations. There is a clear distinction between carbon neutrality and 'zero carbon', where the latter is any activity (whether an operation, plan or policy) where absolute carbon emissions are zero.

Code for Sustainable Homes

A new national standard for sustainable design and construction of new homes launched in December 2006, covering water use, waste generation, and the use of low-polluting materials and processes. Developed by the Building Research Establishment, the CSH subsumes the requirements of the BREEAM / EcoHomes System. The Code is based on levels, level 1 being the lowest and level 6, the zero-carbon level, the highest.

Combined Heating and Power / Decentralised Energy

Combined Heat and Power (CHP) is the term used when electrical energy is made on-site and the waste heat from the engine is utilised for a heating application such as making hot water or space heating. A decentralised energy scheme provides heat and /or power from a central source to more than one building, dwelling or customer as an alternative to providing individual national grid-connected systems to each dwelling. Schemes can vary in size from a few dwellings to city-wide networks, and reduce costs for tenants and cut carbon dioxide emissions.

Community Plan

An overall vision for the borough for the period 2007-2017, produced by the Local Strategic Partnership and covering 7 priorities:

Comparison Goods

Items not bought on a frequent basis, for example televisions and white goods (fridges, dishwashers etc). Customers often compare items and prices between several stores before making a purchase.

Conservation Area

An area declared by a local planning authority in accordance with the Town and Country Planning Act 1990 (as amended), as being of special architectural, historical or landscape interest, the character or appearance of which it is desirable to preserve or enhance. Consent is required for the demolition or partial substantial demolition of unlisted buildings in Conservation Areas.

Convenience Goods

Everyday essential items, such as food and newspapers.

Core Strategy DPD

The Core Strategy sets out the key elements of the planning framework for the area. It is comprised of a spatial vision and strategic objectives for the area; a spatial strategy; core policies; and a monitoring and implementation framework with clear objectives for achieving delivery. Once adopted, all other Development Plan Documents must be in conformity with it.

Density (Residential)

As stated in PPS3 Housing: "Density is a measure of the number of dwellings which can be accommodated on a site or in an area". This document sets national indicative minimum densities for new residential development of 30 dwellings per hectare (dph) net. Net dwelling density is calculated by including only those site areas which will be developed for housing and directly associated uses, including access roads within the site, private garden space, car parking areas, incidental open space and landscaping and children's play areas, where these are provided.

Core Strategy April 2009

Designated Shopping Frontage

Divided into 2 categories:

Key frontage: Shopping area which is to be retained primarily in retail use and from which further non-shop uses will normally be excluded.

Secondary frontage: Area intended for shopping use where complementary non-retail uses such as cafes, launderettes, estate agents etc. may be permitted.

Developer Contributions (see Planning Obligations)

Development

Defined and qualified by the Town and Country Planning Act 1990 (s.22) as the carrying out of building, engineering, mining or other operations in, on, over, or under land, or the making of any material change in the use of any building or other land.

Development Plan Documents (DPDs)

The Local Development Framework is partly comprised of Development Plan Documents, which in turn comprise the Core Strategy, Site Allocations, Proposals Map, Development Control Policies and sometimes Area Action Plans.

District Centre (e.g. East Sheen, Teddington, Twickenham, Whitton)

Ranging in size from 10,000 – 50,000 sqm of retail floorspace these centres provide convenience and services for local customers with comparison shopping floorspace rarely exceeding 50% of the total. The majority of people that use them are on foot, although access by car and public transport needs to be provided for. Some have individual specialist functions due to their lower rent.

District Park

A park of at least 20 hectares providing a fairly wide range of sports and recreation facilities for households within about 1.2km of the park.

EcoHomes (see Code for Sustainable Homes)

Employment Land / Site

Land / sites defined by the Local Planning Authority for employment uses, e.g. light industrial, small scale office or appropriate mixed uses that are compatible with their locations.

Examination

Undertaken on the 'soundness' of the Submission Local Development Framework Documents. The examination is held by an independent inspector appointed by the Secretary of State. The final report is binding on the Council. For Development Plan Documents an examination is held even if there are no representations.

Green Belt

A concept recognised in the Green Belt Act 1938, included as the Green Belt Ring in the Greater London Plan 1944, and given wider recognition in a government circular in 1955.

Green Chains

A series of linked open spaces forming extended parkways for the public and wildlife corridors in natural surroundings. These can cross borough boundaries.

Green Corridor

Near continuous areas of open space that link Green Belt, Metropolitan Open Land and Sites for Local Nature Conservation, which provide amenity, access, landscaping and conduits for plants and animals.

Historic Environment

All aspects of the environment resulting from the interaction between people and places through time, including all surviving physical remains of past human activity, whether visible or buried, and deliberately planted or managed fauna.

Issues and Options

A stage in the DPD production process that seeks to generate comments and ideas regarding policies and proposals for the evolving DPD.

Listed Building

A building of special architectural or historic interest included on a statutory list. Permission is required for their demolition or alteration.

Local Development Framework

Sets out, in the form of a 'portfolio' or 'folder', the documents which collectively deliver the spatial planning strategy for the local planning authority's area. The Local Development Framework will be comprised of Development Plan Documents, Supplementary Planning Documents, the Statement of Community Involvement, the Local Development Scheme and the Annual Monitoring Report.

Local Strategic Partnership (LSP)

Non-statutory, multi-agency partnerships which match local authority boundaries. LSPs bring together, at a local level, different parts of the public, private, community and voluntary sectors, allowing different services to support one another so that they can work more effectively together. LSPs are charged with developing Sustainable Community Strategies and Local Area Agreements.

Local Park

A park of at least 2 hectares providing court games, children's play, sitting out areas, including nature and landscape conservation, a landscaped environment and possibly playing fields for households within about 400m of the park.

Core Strategy April 2009

London Plan

The plan is a spatial development strategy for the Greater London area, to deal with matters of strategic importance to the area, and replaced the previous strategic planning guidance for London known as RPG3. The plan was first published by the GLA in 2004 and has since been amended.

Maintained Secondary School

A school where running costs are met from public funds.

Major Centre (e.g. Richmond, Chiswick, Putney)

Important shopping and service centres, but are typically smaller in scale and closer together than those in the metropolitan category. They usually have at least 50,000 sqm of retail floorspace and some may have developed specialist roles. With sizeable local catchment areas, many of these centres have established cultural and entertainment facilities that will keep them alive in the evenings.

Metropolitan Open Land

An area of predominantly open land or water which is of significance to London as a whole, or to a part of London. The concept is described in detail in the Greater London Development Plan 1976 and shown approximately on the Key Diagram for subsequent definition on Borough Plan Proposals Maps.

Mixed Use Development

A development that combines a mix of uses either on a site or in individual buildings, such as flats or offices over shops. It can refer to a small site or individual building with a mix of uses within the same building, or to a variety of uses in an area such as a neighbourhood, a town centre or an urban village. For a development to be viable and beneficial for the community, it should be adequate to the scale of the site or development, taking into account its location and its relationship with the surrounding area.

Other Open Land of Townscape Importance

Open areas, which are not extensive enough to be defined as Green Belt or Metropolitan Open Land, but act as pockets of greenery of local significance, contribute to the local character, and are valued by residents as open spaces in the built up area. These areas include public and private sports grounds, some school playing fields, cemeteries, some large private gardens and some allotments.

Other Site of Nature Importance

Locally important site of nature conservation, identified by the local authority for planning purposes, which has a significant value on account of its flora and/or fauna content.

Open Space

Any open land that is used by the public or local community for outdoor recreation, whether publicly or privately owned and whether use is by permission, as of right, or *de facto*. See the Town and Country Planning Act 1971 Section 290 or 1990 Section 336. Open space means any land laid out as a public garden, or used for the purpose of public recreation, or land which is a disused burial ground.

Particulates (PM10)

Tiny solid or liquid particles of soot, dust, smoke, fumes, and aerosols. The size of the particles (10 microns or smaller, about 0.0004 inches or less) allows them to easily enter the air sacs in the lungs where they may be deposited, resulting in adverse health effects.

Planning Obligations

An additional feature of a privately-proposed development project, usually agreed through negotiation with the local planning authority, which complements that project and assists in meeting the needs of the community. Examples include: providing open space, public right of way or community facilities, affordable housing, housing infrastructure, bringing other sites into beneficial use, shared facilities, recreational uses, environmental or transport improvements, or conservation of buildings or places of special historic or architectural interest.

Planning Policy Guidance note (PPG)

Statements of Government planning policy covering a range of issues. They are being replaced by Planning Policy Statements, which carry greater weight.

Planning Policy Statement (PPS)

Statements of national policy and principles on aspects of the town planning framework. They apply to England only. They are legally binding and may be treated as material considerations in the determination of planning applications. They were introduced under the provisions of the Planning and Compulsory Purchase Act 2004 and are gradually replacing PPGs.

Preferred Options

Part of the production stage for the preparation of DPDs, prior to submission for examination by the Planning Inspectorate. This stage involves a formal six week public consultation as required by Regulation 26.

Previously Developed Land

Previously-developed land is that which is or was occupied by a permanent structure, including the curtilage of the developed land and any associated fixed surface infrastructure.

Proposals Map

An Ordnance Survey based map showing the location and extents of policies, site allocations and constraints in Development Plan Documents, updated as necessary to reflect any changes in such documents.

Public Open Space

Parks, recreation grounds and gardens provided by the local authority or central government for public use even if they are closed at certain times. Public open space does not include school playing fields or the amenity areas associated with the development of homes or flats or pedestrian precincts (Local Government Act 1966 Section 8). The River Thames towpath to which the public have unrestricted access is also considered locally to be public open space.

Core Strategy April 2009

Public Realm

That part of the built environment to which the public have free access, including streets, squares, parks, etc. Public realm issues embrace the social interaction and use of spaces as well as their servicing and management.

Public Transport Accessibility Levels (PTAL)

A measure of the relative accessibility of buildings and uses by public transport. The higher the PTAL score, the better the accessibility.

SSSI (Site of Special Scientific Interest)

Protected area of land considered worthy of protection and of special interest by reasons of any of its flora, fauna or geological features, under the Wildlife and Countryside Act 1981.

Regional Park

A large area of over 400 hectares primarily providing for informal recreation with some non-intensive active recreational uses for households within 3.2 to 8km of the park.

Renewable Energy/Renewables

Energy generated from sources that are non-finite or can be replenished, e.g. solar power, wind energy, power generated from waste, biomass etc.

Richmond Biodiversity Action Plan

A plan that sets objectives and actions for the conservation of biodiversity in Richmond, with measurable targets. The action plan also identifies priority species and habitats for conservation.

Site Allocations DPD

A DPD that sets out detailed proposals for the development of land in the area, with specific or mixed uses, locations and extents clearly shown.

Smaller Centre

A shopping centre that caters mostly for day-to-day needs, and for 'topping-up' between main shopping trips. These centres vary considerably in size from over 100 shops to groups of 6.

Strategic Environmental Assessment (SEA)

Required by European and UK law, SEA is a way of systematically identifying and evaluating the impacts that a plan is likely to have on the environment. The aim is to provide information, in the form of an Environmental Report, that can be used to enable decision makers to take account of the environment and minimise the risk of the plan causing significant environmental damage. Government guidance advises that where a plan requires both strategic environmental assessment and sustainability appraisal, that the former process should be integrated into the latter one.

Strategic Flood Risk Assessment

The Environment Agency produce maps to show which areas of the country are most likely to be affected by flooding. The maps show three different zones covering the whole of England and referring to the probability of river and sea flooding, ignoring the presence of flood defences. The zones illustrate: the area that could be affected by flooding from a river by a flood that has a 1% (1 in 100) or greater chance of happening each year (Zone 3, divided into: 3a: High probability; and 3b: Functional floodplain), areas that are likely to be affected by a major flood, with up to a 0.1% (1 in 1000) chance of occurring each year (Zone 2: Medium probability), and all other areas (Zone 1: Low probability) (see PPS25: Development and Flood Risk for further information).

The Strategic Flood Risk Assessment (SFRA) for Richmond will be based on these maps, but also take into account other types of flooding, to produce more detailed flood risk maps that can be used to help guide land use allocations within the borough.

Supplementary Planning Guidance/Documents (SPG/SPD)

Included in the LDF and forming part of the planning framework for the area. SPDs may cover a range of issues, both topic and site specific, which may expand policy or provide further detail to policies in a DPD.

Sustainability Appraisal

The Planning and Compulsory Purchase Act 2004 requires Local Development Documents to be prepared with a view to contributing to the achievement of sustainable development. Sustainability Appraisal is a systematic appraisal process. The purpose of Sustainability Appraisal is to appraise the social, environmental and economic effects of the strategies and policies in a Local Development Document from the outset of the preparation process. This will ensure that decisions are made that accord with sustainable development.

Sustainable Communities

Communities which are economically and socially safe, vibrant, and thriving, whilst finding a balance with the surrounding environment.

Sustainable Community Strategy

Local authorities are required by the Local Government Act 2000 to prepare these, with aim of improving the social, environmental and economic well being of their areas. Through the Sustainable Community Strategy, authorities are expected to co-ordinate the actions of local public, private, voluntary and community sectors.

Sustainable Transport

Sustainable transport is used to describe all forms of transport which minimise emissions of carbon dioxide and pollutants. It can refer to public transport, car sharing, walking and cycling as well as technology such as electric and hybrid cars and biodiesel.

Sustainable Urban Drainage Systems (SUDS)

A sequence of management practices and control structures designed to drain surface water in a sustainable way.

Core Strategy April 2009

Unitary Development Plan

Plans previously produced by each borough, which integrated strategic and local planning responsibilities, through policies and proposals for the development and use of land in their areas.

Urban Village

A term which could be applied to all the town centres and many of the smaller centres within the borough. It refers to a centre with its own distinct character, which provides a range of shops and services for the immediate local community.

London Borough of Richmond Upon Thames

Environment Directorate

Policy & Design Section

Civic Centre

44 York Street

Twickenham

Middlesex TW1 3BZ

T 020 8891 7322

www.richmond.gov.uk

LONDON BOROUGH OF
RICHMOND UPON THAMES