

LONDON BOROUGH OF RICHMOND UPON THAMES

Local Development Framework Development Management Plan Adopted November 2011



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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 পারায় যদি আপনার কোন সমস্যা হয়, নিচে দেওয়া
ঠিকানায় রিসেপশন-এ চলে আসুন যেখানে আমরা আপনাকে টেলিফোনে দোভাষীর
সেবা প্রদানের ব্যবস্থা করতে পারবো।

Bengali

اگر در فهمیدن این نشریه مشکلی دارید لطفاً 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 ਹੇਠਾਂ
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 ہے تو، براہ کرم نیچے دیے ہوئے ایڈریس کے استقبال پر جا کر ملیئے، جہاں
ہم آپ کیلئے ٹیلیفون انٹریپریٹنگ سروس (ٹیلیفون پر ترجمانی کی سروس) کا انتظام کر سکتے ہیں۔

Urdu

Adopted Development Management Plan

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Foreword 1

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1 Foreword

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1 Foreword

The Development Management Plan (DMP) takes forward the Core Strategy's three inter-related themes of 'A Sustainable Future', 'Protecting Local Character' and 'Meeting People's Needs', with more detailed policies for the control of development.



The DMP has been subject to extensive public consultation and I believe the Plan has successfully addressed the key issues raised by local residents and businesses.

Firstly, the Plan addresses the challenges of climate change. There are many innovative policies which seek to tackle climate change through sustainable construction, energy efficiency, use of renewable energy and retrofitting. The policies also recognise the need to adapt to climate change and in view of the presence of the River Thames a key aspect of this is ensuring that development is planned to avoid the risks of flooding. They also begin to address the need to cool buildings without resorting to air conditioning systems. Finally there are policies to address the protection of water resources and provision for water and sewage.

Secondly, the policies seek to protect local character and they again build on the Core Strategy protecting green belt, metropolitan open land, public open space, sport, recreation and children's play facilities and allotments. They also protect the Borough's conservation areas and the historic buildings and landscapes. Many new areas have been defined as 'other open land of townscape importance' where built development will not be allowed, including some important swathes of back garden land. The design policies ensure that new development will first and foremost be compatible with local character and that it is based on traditional design and materials. Policies generally preclude taller buildings but within Twickenham Station area and Richmond Station, where taller buildings may be appropriate, height limits are firmly set.

In terms of meeting peoples needs, the policies require the retention of existing housing and there are strict new policies to ensure that infill development reflects local character. There is a presumption against back garden development. The emphasis is on building houses suitable for families rather than more flats, and for the first time the policies require standards of internal and external space. All sites are expected either directly or indirectly to provide affordable housing, but the policies also recognise that financial viability will mean that the level will vary from site to site. The policies also recognise the additional pressures new development generates for infrastructure such as schools and health facilities and they are expected to contribute towards new or improved facilities. Policies encourage the improvement of town and local centres and the retention of employment land with the aims of providing accessible shops and services and employment opportunities for residents.

Finally, the Plan recognises that residents of new developments are likely to own cars and it moves away from the approach based solely on setting 'maximum' standards towards one where developments will be expected to provide sufficient parking to meet residents' needs.

I strongly believe that the new policies will provide protection for our valued building and natural environment while providing for the needs of residents and businesses and I endorse the Plan to you.

Councillor Virginia Morris, Cabinet Member for the Environment

Introduction 2

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2 Introduction

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2 Introduction

The Local Development Framework

2.0.1 The Development Management Plan (DMP) is a Development Plan Document (DPD) and one of the documents that make up the Local Development Framework, the new development plan for the Borough. The other documents are as follows:

1. The Core Strategy – adopted in April 2009; this sets out the Strategic Planning Framework for the Borough for the next 15 years, taking account of other plans and strategies and is the delivery mechanism for the spatial elements of the Community Plan.
2. The Twickenham Area Action Plan – policies and proposals for Twickenham Town centre; this is currently being developed and will be adopted in 2012.
3. The Site Allocations DPD – site specific proposals for the remainder of the Borough; work has just started on this and the DPD will be adopted in 2013.

What is the Development Management Plan and how was it prepared?

2.0.2 The DMP includes the detailed policies which will be used when new developments are considered. The DMP takes forward the strategic objectives in the Core Strategy and is consistent with it and with National and Regional Policies. It also takes into account emerging policies. Where relevant it also takes account of the plans of other local bodies, the Community Plan and other relevant Borough Strategies. The DMP has to be evidence based and subject to a Sustainability Appraisal and statutory public consultation.

The content

2.0.3 The DMP policies follow the three themes in the Core Strategy – For a Sustainable Future, Protecting Local Character and Meeting People's Needs, with a fourth section of Detailed Generic Policies. The Proposals Map has also been reviewed.

Superseded Plans and other policy documents

2.0.4 Policies and proposals in the saved Unitary Development Plan 2005, which will be superseded by this Plan (see 'Appendix One - Saved UDP policies superseded'), are also applicable until they are replaced as each DPD is adopted. As each new DPD is adopted there will be an updated Proposals Map produced which supersedes any previous ones. Various Supplementary Planning Documents have been and will be produced from time to time to provide very detailed advice on how adopted policies will be applied to a particular site or situation.

New National and Regional Policy

2.0.5 After the DMP was submitted in February 2011, a number of new national and regional policy documents were produced; these were all taken into account by the Examiner in considering the DMP to be sound.

2.0.6 The Government published "Planning for Growth" in March 2011 and the Examiner requested that all parties be consulted on the implications. The Examiner took account of these in his deliberations.

2.0.7 During the course of the Examination the Panel Report of the Examination in Public of the Draft Replacement London Plan was published. In addition to considering the Panel Report as a whole, all relevant panel recommendations were reported to each session of the Hearings and thus issues of general conformity with the London Plan were fully considered in the Examination. Subsequently the London Plan 2011 was published with effect from 22 July 2011 and was taken into account in the preparation of the Examiners Report.

2.0.8 Further, during the Examination the Government published the draft National Planning Policy Framework for consultation. A further consultation of all parties was therefore carried out prior to this report being submitted. The draft Framework includes a proposed 'Presumption in favour of sustainable development', with the aim of planning positively for new development. Such an approach (including matters of viability) was considered thoroughly in part due to the Ministerial Statement 'Planning for Growth' and the consideration was therefore fully taken into account. No changes were requested by the Council, nor were considered necessary following examination in relation to the draft National Planning Policy Framework.

2.0.9 Where this Plan refers to PPG or PPS, any subsequent adopted national policy, which supersedes this document, will be regarded as a material consideration.

For A Sustainable Future 3

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3 For A Sustainable Future

3.0.1 The prudent use of natural resources, promoting sustainable construction and sustainable energy, and the adaptation to climate change, in particular to the increased likelihood of flooding, are important matters to be addressed in securing a sustainable future for this Borough. The strategic approach to sustainable development, climate change mitigation and adaptation is set out in the Core Strategy Policies CP1 to CP3.

3.0.2 This section contains policies which take account of environmental issues such as:

- tackling climate change through sustainable construction, energy efficiency, use of renewable energy, and retrofitting;
- adapting to a changing climate, in particular to an increased likelihood of flooding, higher temperatures and the need for cooling and recognising the environmental and social benefits of green infrastructure including living roofs;
- protecting water resources and making provision for water and sewerage.

3.1 Sustainable Development

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Sustainable Development

The following table provides an overview of which of the following DMP policies apply for what type of development, and whether the Sustainable Construction Checklist is required or encouraged.

Type of development	DMP policies			Sustainable Construction Checklist SPD	
	Sustainable Construction	Renewable Energy and Decentralised Energy Networks	Retrofitting	Requirement	Encouraged
New build					
New residential development (creating 1 dwelling unit or more)	X	X		X	
New non-residential development of less than 100sqm floorspace					X
New non-residential development of more than 100sqm floorspace	X	X		X	
Extensions					
Non-residential extension less than 100sqm			X		X
Non-residential extension over 100sqm or more	X	X	X	X	
Residential extension (not creating new dwelling units)			X		X
Residential extension (creating 1 new dwelling unit or more)	X	X	X	X	
Conversion					
Conversions		X	X		X ⁽¹⁾

NB: Core Strategy Policy CP1 (Sustainable Development) and CP2 (Reducing Carbon Emissions) apply to all types of development.

1 Depending on the nature of the conversion, the Sustainable Construction Checklist SPD may be required, i.e. if it involves the creation of a new residential unit.

Policy DM SD 1

Sustainable Construction

All development in terms of materials, design, landscaping, standard of construction and operation should include measures capable of mitigating and adapting to climate change to meet future needs.

New buildings should be flexible to respond to future social, technological and economic needs by conforming to the Borough's Sustainable Construction Checklist SPD.

New homes will be required to meet or exceed requirements of the Code for Sustainable Homes Level 3.

They also must achieve a minimum 25 per cent reduction in carbon dioxide emissions over Building Regulations (2010) in line with best practice from 2010 to 2013, 40 per cent improvement from 2013 to 2016, and 'zero carbon' standards ⁽²⁾ from 2016. It is expected that efficiency measures will be prioritised as a means towards meeting these targets. These requirements may be adjusted in future years to take into account the then prevailing standards and any other national guidance to ensure the standards are met or exceeded.

New non-residential buildings over 100sqm will be required to meet the relevant BREEAM 'excellent' standards. For conversions see Policy DM SD 3 'Retrofitting'.

3.1.1 All new buildings should be built to a standard which minimises the consumption of resources during construction and thereafter in its occupation. This policy takes forward the Council's commitment both to sustainable construction and to take account of prevailing national guidance and to exceed the national standards if possible, as set out in Core Policy CP1, which also refers to the need to consider the overall environmental impact of new development, including demolition and redevelopment. All schemes including one or more residential units and commercial or other developments of 100sqm or more are subject to the Sustainable Construction Checklist SPD. More detailed policies and guidance will be contained in The Mayor's forthcoming draft Climate Change Mitigation and Energy Statement, which seeks to tackle climate change through de-carbonising London's energy systems and reducing the CO2 emissions of London's existing building stock, and other LDF documents prepared after the Core Strategy and in accordance with it. These will include:

- A Site Allocations DPD – this will identify the sites required to achieve the spatial strategy set out in the Core Strategy;
- Supplementary Planning Documents (SPDs) – these will elaborate on particular aspects of policy in the Core Strategy and DMP.

3.1.2 To achieve the highest standards of sustainable design and construction a number of measures should be employed such as: incorporation of energy efficient passive solar design, reduced carbon dioxide and greenhouse gas emissions, coherence with the character of the location, protection of the environment and local ecosystems, energy saving, provision for waste and recycling, use of environmentally friendly construction materials and avoidance of materials with a high embodied energy, being healthy and adaptable, and other measures

2 as defined in future legislation

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as set out in separate guidance. Relevant design and technological measures enabling proposals to realise their full potential to reduce carbon dioxide emissions and adapt to climate change should be incorporated in the early design stage. The Council will take into account relevant viability information. See also CP1 and para. 5.1.3 of Policy DM HO 1 'Existing Housing (including conversions, reversions and non self-contained accommodation)'.

<p>Policy Background</p>	<p>National: PPS 1: Delivering Sustainable Development (2005) Supplement to PPS 1: Planning and Climate Change (2007) PPS 10: Planning for Sustainable Waste Management (2005) Planning for Sustainable Waste Management:: A Companion Guide to PPS 10 (2006) PPG 13: Transport (2011) PPG 14 Annex 2: Development on Unstable Land – Subsidence and Planning (2002) PPS 22: Renewable Energy (2004) PPS 23: Planning and Pollution Control (2004) PPS 23: Annex 1: Pollution Control, Air and Water Quality (2004) PPG 24: Planning and Noise (1994) PPS 25: Development and Flood Risk: Development and Flood Risk (2010) PPS 25: Development and Flood Risk Practice Guide (2009) The Code for Sustainable Homes: Setting the standard in sustainability for new homes (2008) The Code for Sustainable Homes: Technical guide (2010)</p> <p>Regional: The London Plan (2011); policies 5.1, 5.2, 5.3 Sustainable Design and Construction Supplementary Planning Guidance (2006) South London Sub-Regional Development Framework (2006) The London climate change adaptation strategy (draft, 2010) The Mayor’s Energy Strategy (2004) The Mayor’s Water Strategy (draft, 2009)</p> <p>Local: CP1 Sustainable Development</p>
<p>Targets and Monitoring</p>	<p>Core Strategy Indicator Indicator for CP1</p>

Policy DM SD 2

Renewable Energy and Decentralised Energy Networks

New development will be required to conform with the Sustainable Construction Checklist SPD and:

(a) Maximise opportunities for the micro-generation of renewable energy. Some form of low carbon renewable and/or de-centralised energy will be expected in all new development, and

(b) Developments of 1 dwelling unit or more, or 100sqm of non-residential floor space or more will be required to reduce their total carbon dioxide emissions by following a hierarchy that first requires an efficient design to minimise the amount of energy used, secondly, by using low carbon technologies and finally, where feasible and viable, including a contribution from renewable sources.

(c) Local opportunities to contribute towards decentralised energy supply from renewable and low-carbon technologies will be encouraged where there is no over-riding adverse local impact.

(d) All new development will be required to connect to existing or planned decentralised energy networks where one exists. In all major developments and large Proposals Sites identified in the (forthcoming) Site Allocations DPD, provision should be made for future connection to a local energy network should one become available.

3.1.3 Tackling climate change will require widespread uptake of sustainable energy sources and support decentralised energy systems, through greater support of both established and innovative low carbon and renewable energy technologies. Over time the Government expects all new developments to be zero carbon. This can be best achieved through the application of the energy hierarchy whereby development should maximise energy efficiency, use low carbon technologies and reduce carbon dioxide emissions through the use of renewable energy. This also reflects the approach in the London Plan.

3.1.4 In this policy new development does not apply to residential extensions, unless creating one new dwelling unit or more, and non residential extensions below 100sqm. The Council expects all schemes including 1 or more residential units and commercial or other developments of 100sqm or more, to be subject to the Sustainable Construction Checklist SPD. Designing for minimum energy use and reducing predicted site CO₂ emissions should be addressed in an energy statement. The Council encourages developers to achieve a 20 per cent reduction in total site CO₂ emissions from the use of on-site renewable energy, to improve savings beyond those generated by energy efficiency measures, as set out in Core Strategy Policy CP2. The Council will take into account relevant viability information.

3.1.5 Due to the built up nature of most of the borough, wind turbines are unlikely to be suitable, but other renewable technologies such as photovoltaic cells, solar panels, ground and air source heat pumps and other forms of renewable energy may be appropriate in many parts of the borough.

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3.1.6 Decentralised energy (DE) systems generate power at the point of use thereby reducing energy loss and waste. DE will be predominantly based around combined heat and power (CHP), district heating and cooling. Opportunities for decentralised heating and cooling networks at the development and area wide level and larger scale heat transmission networks will be explored by the Council. The Mayor has set a target for London to generate 25 per cent of its heat and power requirements through the use of local DE systems by 2025. The GLA Heat density map shows areas of high heating fuel use, major developments and proposals on larger sites identified in the Site Allocations DPD must prioritise connection to existing or planned decentralised energy networks where feasible. These may be CCHP or energy from waste schemes.

<p>Policy Background</p>	<p>National: PPS 1: Delivering Sustainable Development (2005) Supplement to PPS 1: Planning and Climate Change (2007) PPS 22: Renewable Energy (2004) PPS 23: Planning and Pollution Control (2004) PPS 23: Annex 1: Pollution Control, Air and Water Quality (2004) PPG 24: Planning and Noise (1994) The Code for Sustainable Homes: Setting the standard in sustainability for new homes (2008) The Code for Sustainable Homes: Technical guide (2010)</p> <p>Regional: The London Plan (2011); policies 5.5, 5.6, 5.7, 5.8 Sustainable Design and Construction Supplementary Planning Guidance (2006) South London Sub-Regional Development Framework (2006) The London climate change adaptation strategy (draft, 2010) The Mayor's Energy Strategy (2004)The Mayor's Water Strategy (draft, 2009)</p> <p>Local: CP2 Reducing Carbon Emissions</p>
<p>Targets and Monitoring</p>	<p>Core Strategy Indicator for CP2</p>

Policy DM SD 3

Retrofitting

High standards of energy and water efficiency in existing developments will be supported wherever possible through retrofitting. Proposals for conversions and extensions will be encouraged to comply with the Sustainable Construction Checklist SPD as far as possible and opportunities for micro-generation of renewable energy will be supported.

Development in an area susceptible to flooding should include flood resistant and/or resilient measures to mitigate potential flood risks.

3.1.7 London's existing domestic buildings contribute 38 per cent of the region's carbon dioxide emissions and around 70 per cent of the existing building stock will still be standing in 2080. Retrofitting presents a significant opportunity to help meet the CO2 reduction target.

3.1.8 Adapting existing homes is crucial to ensure that they are comfortable, marketable, resource efficient, and fit for purpose in the present and the future. For each individual application for planning permission, we will particularly encourage compliance with the energy and water saving sections of the Sustainable Construction Checklist SPD, please refer to Table 3.1 above. Conversions and extensions that can be assessed under "EcoHomes" are

required to meet the "excellent" standard as set out in Core Strategy CP1. "EcoHomes" assessments are typically only available to those dwellings where an extension is doubling the existing floor area of the building, or where the internal re-modelling work of the conversion is such that the vast majority of the internal structure will be altered. The Government's Green Deal would give every household the right to home energy efficiency improvements, the cost of which will be paid back through reduced energy bills and savings that arise from an energy efficient home. Public buildings, schools and Council owned property should adopt the highest standards feasible in any development undertaken, however, the costs of meeting the highest sustainability standards will be balanced against the need to provide school places or other public community facilities. The sensitivity of existing developments in terms of their historic fabric and significance should be considered before developing methods in which to retrofit higher standards of energy and water efficiency. Policies for protecting local heritage are set out in section 4.3, in particular Policy DM HD 2 'Conservation of Listed Buildings and Scheduled Ancient Monuments', Policy DM HD 3 'Buildings of Townscape Merit' and Policy DM HD 5 'World Heritage Site'. Policies for protecting water resources and for adaptation to higher temperatures are set out at Policy DM SD 4 'Adapting to Higher Temperatures and Need for Cooling' and Policy DM SD 9 'Protecting Water Resources and Infrastructure' in this DPD.

3.1.9 Given the borough's susceptibility to flooding, applicants should seriously consider protecting their properties from flooding by preventing or limiting the amount of water entering the homes (flood resistance) or reducing time and cost of recovering from a flood (flood resilience). Retrofitting properties during repair or refurbishment procedures, particularly repairing flooded properties will significantly reduce the damage, cost and time of repair if properties are flooded. A balance is needed between incorporating measures to prevent floodwater entering a property and measures to promote rapid recovery. The retrofitting of Sustainable Drainage Systems (SuDS), including green roofs, can also be considered as a flood alleviation measure in particular problem areas of existing development. See Policy DM SD 5 'Living Roofs' and Policy DM SD 7 'Sustainable Drainage' in this DPD.

3.1.10 The Council and partners will seek funding from various sources to enable the possible distribution of grants for retrofitting schemes. In the Ham and Petersham Low Carbon Zone, which is expected to run until 2012, it may be possible to apply for loans and grants from the scheme to invest in measures such as: insulation upgrades; switching to energy efficient lighting; upgrading old appliances; and investing in renewable energy technologies. The Zone will provide a model to encourage other residents within the borough to likewise generate cost savings through these or similar efficiency measures.

3.1.11 Guidance on retrofitting can be found in "Your Home in a Changing Climate" (February 2008).

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Policy Background	National: PPS 1: Delivering Sustainable Development (2005) Supplement to PPS 1: Planning and Climate Change (2007) PPS 22: Renewable Energy (2004) PPS 23: Planning and Pollution Control (2004) PPS 23: Annex 1: Pollution Control, Air and Water Quality (2004) PPG 24: Planning and Noise (1994) The Code for Sustainable Homes: Setting the standard in sustainability for new homes (2008) The Code for Sustainable Homes: Technical guide (2010) Regional: The London Plan (2011); policy 5.4 Sustainable Design and Construction Supplementary Planning Guidance (2006) South London Sub-Regional Development Framework (2006) The London climate change adaptation strategy (draft, 2010) The Mayor's Energy Strategy (2004) The Mayor's Water Strategy (draft, 2009) Local: CP2 Reducing Carbon Emissions
Targets and Monitoring	Core Strategy Indicator for CP2

Policy DM SD 4

Adapting to Higher Temperatures and Need for Cooling

All new developments, in their layout, design, construction, materials, landscaping and operation, are required to take into account and adapt to higher temperatures, avoid and mitigate overheating and excessive heat generation to counteract the urban heat island effect, and meet the need for cooling.

All new development proposals should reduce reliance on air conditioning systems and demonstrate this in accordance with the following cooling hierarchy:

1. minimise internal heat generation through energy efficient design
2. reduce the amount of heat entering a building in summer through shading, reducing solar reflectance, fenestration, insulation and green roofs and walls
3. manage the heat within the building through exposed internal thermal mass and high ceilings
4. passive ventilation
5. mechanical ventilation
6. active cooling systems (ensuring they are the lowest carbon options).

Opportunities to adapt existing buildings, places and spaces to manage higher temperatures should be maximised and will be supported.

3.1.12 Hot weather is expected to become more frequent and more intense as a result of climate change. It is predicted that London's summers will get progressively warmer and the temperatures of the hottest days are rising even more quickly. This is likely to intensify the urban heat island effect (see Glossary).

3.1.13 Richmond borough may experience an increasing risk of overheating due to global warming and the intensification of the urban heat island effect from climate change, increase in man-made heat contributions as a response to higher temperatures (e.g. air conditioning) and growth, and reduced evaporative cooling due to drier summers.

3.1.14 Higher temperatures can have various impacts on people, buildings and open spaces in this borough, including:

- Impacts on health: increase in heat stress to the old, poor and vulnerable communities and people, which will in turn lead to an increased demand for public places and buildings that provide adequate shade or cooled areas.
- Impacts on open spaces: increased demand on recreational needs and (public) open space requirements as warmer climate would provide greater potential for outdoor living.
- Impacts on living and working space environment: increased demand for cooling and ventilation for thermal comfort.
- Impacts on the built environment: increased risk of subsidence (in clay soils)

3.1.15 The cooling hierarchy seeks to reduce any potential overheating and also the need to cool a building through active cooling measures. Air conditioning systems are a very resource intensive form of active cooling, increasing carbon dioxide emissions, and also emitting large amounts of heat into the surrounding area. By incorporating the cooling hierarchy into the design process buildings will be better equipped to manage their cooling needs and to adapt to the changing climate they will experience over their lifetime.

3.1.16 Adaptation to higher temperatures should be considered from the outset, not added as an afterthought and new developments should therefore take into account the following:

3.1.17 Site layout and design:

- Passive design: shading and orientation to reduce excessive solar gain in summer; balancing the need for shade in summer with the need for light and warmth in winter is required. Passive buildings aim to maintain interior thermal comfort throughout the sun's daily and annual cycles whilst reducing the requirement for active heating and cooling systems.
- Orientation of buildings and streets to capture passive ventilation and to reduce excessive solar gain and catch breezes. Reduce the amount of heat entering a building in summer through fenestration (the placing of windows on a buildings exterior; use of double-glazing).
- New developments should optimise sky view and consider street orientation to maximise the rate of urban cooling.
- Maximise natural vegetation – see “Urban greening” section.

3.1.18 Construction and materials:

- The use of materials that create light coloured façades to buildings can help to minimise the need for artificial cooling.
- Use of advanced glazing systems to reduce solar heat gain.
- Cool roofs, including white roofs, built from materials with high solar reflectance, absorb and store less solar energy during the day and thus are not major emitters of heat into the urban atmosphere at night.

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- Surfacing material with high solar reflectivity and good water permeability is potentially a very effective way of mitigating high urban temperatures.
- Materials to prevent penetration of heat, including use of cool building materials and green roofs and walls.
- Innovative systems to make use of thermal storage or mass to absorb heat during hot periods so that it can dissipate in cooler periods (thermal mass is the capacity of a body to store heat).

3.1.19 Urban greening:

- A network of high quality green spaces has social, health, ecological, recreational and flood storage benefits and can help to manage and reduce high temperatures. It is important to consider subsidence risk, availability of water, longer growing seasons and the species suitability and ability to adapt to a changing climate (“xeriscaping”). Watering and vegetation care needs to be taken into account, particularly during dry seasons, when water resources become limited.
- Roof top temperatures of green roofs may be up to 20-40°C cooler than a conventional flat dark coloured roof (see Policy DM SD 5 'Living Roofs').
- “Urban Greening” can be a cost effective way as trees and vegetation provide evapotranspirative cooling and shade.

3.1.20 The GLA has developed with the Chartered Institute of Building Services Engineers (CIBSE) guidance for developers (*Technical Manual 49 - TM49*) to address the risk of overheating in buildings (work in progress).

3.1.21 See also Policy DM SD 5 'Living Roofs' and Policy DM DC 4 'Trees and Landscape', which take account of the need to adapt to climate change.

Policy Background	<p>National: PPS1: Delivering Sustainable Development (2005) PPS1: Planning and Climate Change - Supplement to PPS1 (2007)</p> <p>Regional: London Plan (2011); policies 5.9, 5.10 Sustainable Design and Construction Supplementary Planning Guidance (2006) The London Climate Change Adaptation Strategy (draft, 2010)</p> <p>Local: Core Strategy CP3 Climate Change - Adapting to the Effects</p>
Targets and Monitoring	N/A

Policy DM SD 5

Living Roofs

Living roofs should be incorporated into new developments where technically feasible and subject to considerations of visual impact. The onus is on the applicant/developer for proposals with roof plate areas of 100sqm or more to provide evidence and justification if a living roof cannot be incorporated. The aim should be to use at least 70% of any potential roof plate area as a living roof.

The use of living roofs in smaller developments, renovations, conversions and extensions is encouraged and supported.

3.1.22 Living roofs, in particular green roofs, are an essential sustainable design consideration and can take many forms in order to maximise their benefits in a given location. Vegetated roofs have many benefits, including the following:

- Sustainable Drainage Systems (SuDS) to avoid rapid rain run-off into drains and rivers and improve water quality
- adaptation to climate change and reduction in urban heat island effect (i.e. aiding cooling)
- mitigation of climate change and carbon savings (i.e. aiding energy efficiency)
- enhancement of biodiversity and important refuges for wildlife in urban areas
- provision of green space and potentially accessible roof space
- improvements to visual appearance
- enhanced roof and sound insulation properties and resilience of the building
- enhanced roof lifespan by protecting underlying waterproofing system
- reduction in air and noise pollution
- growing food

3.1.23 Brown roofs are similar to green roofs in that they share many of the same benefits, but the overriding aim is to encourage biodiversity and to reinstate habitat conducive to local species on the roof. They can maximise the number of species (biodiversity) living on the rooftop or provide a habitat for example for threatened species living on a brownfield site that a building is being constructed on.

3.1.24 Living roofs, especially green roofs, are of importance in this borough because of the following:

- The borough is very susceptible to surface water flooding and living roofs can make an important contribution to reducing surface run-off volumes and rates, and reduce flash flooding.
- There may be higher temperatures in this borough due to climate change (see Policy DM SD 4 'Adapting to Higher Temperatures and Need for Cooling'). The evaporation (see Glossary) and evapotranspiration (see Glossary) from a green roof cools the air. The combined effect of a cooler surface at roof level coupled with better thermal insulation that reduces the need for air conditioning during periods of higher than normal temperatures reduces and counteracts the urban heat island effect.
- New living roofs, particularly brown roofs, in this borough could provide new habitat in areas which are currently deficient and lacking in wildlife habitat. They could create new links in the borough's and London's network of habitats and green infrastructure and could provide additional habitat for protected, rare or important species, which can in turn help to meet the targets in the UK, Regional and Richmond upon Thames Biodiversity Action Plans.
- Living roofs could contribute to the overall amount of greenness in the borough. In particular, such roof space could also be made accessible, which can be of benefit for residents who do not have access to private gardens. Proposals for accessible living roof space have to conform to Policy DM DC 6 'Balconies and Upper Floor Terraces', to ensure they are adequately designed and safe and do not adversely affect neighbourliness (see also Policy DM DC 5 'Neighbourliness, Sunlighting and Daylighting').

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3.1.25 A living roof is defined as having a minimum of 70% soil/vegetation coverage, with a minimum substrate depth of 85mm, and a maximum of 30% hardstanding. Living roofs are not roof terraces (see Policy DM DC 6 'Balconies and Upper Floor Terraces'). Living roofs can be installed on any pitch of roof; however, as the pitch increases, additional specific design measures will be required in order to retain the substrate across the roof surface, which will result in increased costs. The appearance of the living roof also needs to be compatible with the surrounding area. The aim should be to use at least 70% of any potential roof plate area as a living roof; that is, the total roof plate area including space for renewable energy solutions such as photovoltaic panels and solar thermal but excluding non-living roof solutions such as air conditioning units. The Council will take into account relevant viability information. Note that living roofs do not preclude the use of renewable energy technologies. Living roofs and photovoltaic panels or solar thermal units can be used together and living roofs increase the efficiency of solar photovoltaic panels by regulating temperature. The applicant/developer will have to provide evidence and justification if a living roof cannot be incorporated for proposals with roof plate areas of 100sqm or more.

3.1.26 The design and operational needs of a living roof should not place undue stress on water supply and other natural resources. Extensive living roofs, which are suitable for flat and pitched roofs and also for retrofitting, with low maintenance and no requirement for irrigation once established, are particularly encouraged. All green and brown roof systems should use a high percentage of recycled products.

3.1.27 The provision of living roofs does not negate the need to make adequate open space provision on the ground. Any proposals for accessible living roofs need to be designed for security and safety and not adversely affect neighbouring properties (see also Policy DM DC 5 'Neighbourliness, Sunlighting and Daylighting', Policy DM DC 6 'Balconies and Upper Floor Terraces' and Policy DM HO 4 'Housing Mix and Standards').

3.1.28 The use of living roofs in smaller developments, renovations, conversions, extensions and retrofitting is encouraged and supported, where opportunities arise.

3.1.29 Guidelines for planning (construction and design), installation and maintenance of green roofs can be found in SPD, the Mayor's Living Roofs and Walls Technical Report, the Mayor's Sustainable Design and Construction SPG, www.livingroofs.org, The Green Roof Centre, CIRIA and in the Environment Agency's Green Roof Toolkit.

3.1.30 Conditions will be used where appropriate to secure the proper installation, maintenance and responsibility for living roofs.

3.1.31 Living/green walls, which is vegetation over a building's vertical surfaces, may be an alternative if living roofs cannot be incorporated, but they need to be properly designed and maintained.

Policy Background	National: PPS1: Delivering Sustainable Development (2005) PPS1: Planning and Climate Change - Supplement to PPS1 (2007) Regional: London Plan (2011); policy 5.11
Targets and Monitoring	Number of green roofs permitted each year (no target)

Policy DM SD 6

Flood Risk

Development will be guided to areas of lower risk by applying the Sequential Test as set out in paragraph 3.1.35. Unacceptable developments and land uses will be restricted in line with PPS25 and as outlined below. Developments and Flood Risk Assessments must consider all sources of flooding and the likely impacts of climate change.

Where a Flood Risk Assessment is required and in addition to the Environment Agency's normal floodplain compensation requirement, attenuation areas to alleviate fluvial and/or surface water flooding must be considered where there is an opportunity. The onus is on the applicant/developer for proposals on sites of 10 dwellings or 1000sqm of non-residential development or more to provide evidence and justification if attenuation areas cannot be used.

In areas at risk of flooding, all proposals on sites of 10 dwellings or 1000sqm of non-residential development or more are required to submit a Flood Warning and Evacuation Plan.

	Land uses (refer to PPS25) and developments – restrictions	Sequential Test	Exception Test	Flood Risk Assessment
Zone 3b	<p>The functional floodplain as identified in the Borough's Strategic Flood Risk Assessment will be protected by <u>not permitting</u> any form of development on <u>undeveloped sites</u> unless it:</p> <ul style="list-style-type: none"> • is for water-compatible development; • is for essential utility infrastructure which has to be located in a flood risk area and no alternative locations are available and it can be demonstrated that the development would be safe, without increasing flood risk elsewhere and where possible would reduce flood risk overall. <p>Redevelopment of <u>existing developed</u> sites will only be supported if there is no land use intensification and a net flood risk reduction; the restoration of the functional floodplain to its original function will be supported.</p> <p>Proposals for the change of use or conversion to a use with a higher vulnerability classification will <u>not be permitted</u>.</p> <p>Basements, basement extensions, conversions of basements to a higher vulnerability classification or self-contained units will <u>not be permitted</u>.</p>	Required for essential utility infrastructure	Required for essential utility infrastructure	Required for all development proposals

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Zone 3a	Land uses are restricted to water compatible, less and more vulnerable development. Highly vulnerable developments will not be permitted. Self-contained residential basements and bedrooms at basement level will <u>not be permitted</u> . All basements, basement extensions and basement conversions must have internal access to a higher floor and flood resistant and resilient design techniques must be adopted.	Required for all developments unless exceptions outlined in the justification apply	Required for more vulnerable development	Required for all development proposals
Zone 2	No land use restrictions Self-contained residential basements and bedrooms at basement level will <u>not be permitted</u> . All basements, basement extensions and basement conversions must have internal access to a higher floor and flood resistant and resilient design techniques must be adopted.	Required for all developments unless exceptions outlined in the justification apply	Required for highly vulnerable development	Required for all development proposals unless for change of use from water compatible to less vulnerable
Zone 1	No land use restrictions	Not applicable	Not applicable	Required for sites greater than 1 ha Required for all other development proposals where there is evidence of a risk from other sources of flooding, including surface water, ground water and sewer flooding.

Local Flood Risk

3.1.32 Core Strategy Policy CP3 Climate Change – Adapting to the Effects sets out the Borough’s susceptibility to flooding and ensures that development in areas of high flood risk will be restricted.

3.1.33 Flood zone maps are produced by the Environment Agency with a nationally consistent delineation of “high” (flood zone 3), “medium” (flood zone 2) and “low” (flood zone 1) flood risk, and are published on a quarterly basis. In addition, the Borough’s Strategic Flood Risk Assessment, which is updated regularly, sub-delineates the high risk flood zone (zone 3) into “high probability” (zone 3a) and the “functional floodplain” (zone 3b). Applicants and developers need to use both flood maps to identify the flood risk to their site.

3.1.34 Definitions and explanations for the flood zones, land uses and their flood risk vulnerability, including definitions for essential infrastructure, highly vulnerable, more vulnerable, less vulnerable and water-compatible are set out in PPS25.

Sequential Test

3.1.35 Future development in zone 3a and zone 2 will only be considered if there has been a Sequential Test applied in accordance with PPS 25 and guidance contained within the SPD, however there will be some exceptions to this. The Sequential Test will not be required if it is not a major development ⁽³⁾ and at least one of the following applies:

- It is a LDF proposal site that has already been sequentially tested, unless the use of the site being proposed is not in accordance with the allocations in the LDF.
- It is within a town centre boundary⁽⁴⁾ as identified within the plan (Richmond, Twickenham, Teddington, Whitton and East Sheen).
- It is for residential development or a mixed use scheme and within the 400m buffer area identified within the plan or SPD surrounding the town centres referred to above.
- Redevelopment of an existing single residential property.
- Conversions and change of use.

The Sequential Test will be required in all other cases.

3.1.36 Around 23% of the borough's properties are located within flood zone 2 and around 16% of properties within flood zone 3, many of which are located in and around town centres. Relocating development from and around these centres (400m is considered to be walking distance from the town centres) is not a realistic option and in order to sustain the continuing role of these centres, development can be used as a way to help manage and reduce flood risk in these areas.

Functional Floodplain

3.1.37 The policy also seeks to ensure that the functional floodplain (zone 3b), as identified within the Council's SFRA, is both preserved, and where possible, such as through the redevelopment of existing developed sites within this zone, increased and the impedance to the flow of floodwater reduced. Redevelopment of existing developed sites (around 2,500 or 2.6% of the Borough's properties are within zone 3b) will only be supported if there is a net flood risk reduction. Net flood risk reduction includes both on- and off-site measures, including reducing the land use vulnerability, raising of floor levels, reduction in run-off, increasing flood storage capacity, reduced impedance to flood water flow and the incorporation of flood resilient and/or resistant measures. Finished floor levels are to be raised to a minimum of 300mm above the 1 in 100 fluvial or 1 in 200 tidal (whichever is greater) flood level, including an allowance for climate change, as recommended in the Richmond Strategic

3 Major development as defined in PPS 25: "Major development is defined in The Town and Country Planning (Flooding) (England) Direction 2007 as: (1) in respect of residential development, a development where the number of dwellings to be provided is 10 or more, or the site area is 0.5 hectares or more; or (2) in respect of non-residential development, a development where the new floorspace to be provided is 1,000 square metres or more, or the site area is 1 hectare or more."

4 Town centre boundaries as identified within the DMP. See the Core Policy CP8 Town and Local Centres and Policy DM TC 1 'Larger Town Centres' within this DMP.

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Flood Risk Assessment, or to the maximum acceptable height possible below this, should sufficient justification be provided. Opportunities to restore the functional floodplain to its original function are encouraged and will be supported.

3.1.38 Eel Pie Island is designated as a high probability flood risk area (zone 3a). However, the access and egress to and from the island is only via a pedestrian bridge, which has its foot on the Twickenham Embankment side in the functional floodplain (zone 3b). Therefore, for the purposes of new development, Eel Pie Island will be considered and treated as functional floodplain (zone 3b).

Flood Risk Assessments

3.1.39 The aim of this policy is to ensure that all developments, including extensions, conversions and change of use, consider the likely impacts of climate change and all sources of flooding. In addition to fluvial and tidal flooding, properties and infrastructure within the borough are also at risk of flooding from other, more localised sources of flooding, such as surface and groundwater flooding, and sewer flooding due to surcharging of sewers and drains or due to the failure of infrastructure. Flooding could also occur away from the floodplain as a result of development where off-site infrastructure is not in place ahead of development (also see Policy DM SD 10 'Water and Sewerage Provision'). Flood Risk Assessments prepared for all development proposals in flood risk areas are required to take account all sources of flooding. In addition, a Flood Risk Assessment is also required for smaller development proposals in flood zone 1, where there is evidence of a risk from other sources of flooding identified in the Strategic Flood Risk Assessment.

3.1.40 The policy also seeks to address the problem of basements in flood risk areas. Basements represent a particularly high risk to life within flood affected areas of the borough because they could be subject to very rapid inundation as floodwaters encroach across the floodplain. All basement properties should have adequate mitigation measures such as non-return valves or pumped sewage devices to prevent back flows from the system causing sewer flooding.

Flood Risk Management

3.1.41 This borough is particularly susceptible to surface water flooding and therefore, where a Flood Risk Assessment is required, and in addition to the Environment Agency's normal floodplain compensation requirement, on-site attenuation areas to alleviate fluvial and/or surface water flooding must be considered where there is an opportunity. The onus is on the applicant/developer for major development proposals to provide evidence and justification if attenuation areas cannot be used.

3.1.42 Flood resilient and resistant measures should be incorporated into the design of development proposals in any area susceptible to flooding to minimise and manage the risk of flooding.

3.1.43 PPS25 also seeks to positively reduce the risk of flooding posed to existing properties within the Borough. Therefore, retrofitting properties by integrating flood resilient and resistant measures could help to reduce the consequences of flooding and would ultimately contribute to positively managing flood risk in the Borough. See Policy DM SD 3 'Retrofitting'.

3.1.44 In line with PPS25, Flood Warning and Evacuation Plans should be in place for those areas at an identified risk of flooding. Developers should ensure that appropriate evacuation and flood response procedures are in place to manage the residual risk associated

with an extreme flood event, and include how such plans will be implemented. This will also need to be considered in locations where there is a residual risk of flooding due to the presence of defences. Therefore, all major development proposals in areas at risk of flooding are required to submit a Flood Warning and Evacuation Plan. Minor developments at risk of flooding are also encouraged to produce a Flood Warning and Evacuation Plan.

3.1.45 Applicants and developers are encouraged to use the Environment Agency's Flood Risk Standing Advice for planning applicants and their agents and early pre-application discussions with the Council and the Environment Agency are encouraged.

More detailed advice and guidance on how to apply this policy to assist applicants, developers and officers, including on Sequential Test, Flood Risk Assessments, mitigation measures for developments in flood zone 1 which could be affected by other sources of flooding, flood resilient and resistant measures and Flood Warning and Evacuation Plans will be included in advisory notes and SPDs.

Policy Background	<p>National: PPS1: Delivering Sustainable Development (2005) PPS1: Planning and Climate Change - Supplement to PPS1 (2007) PPS 25: Development and Flood Risk (2010) PPS 25: Development and Flood Risk Practice Guide (2009)</p> <p>Regional: London Plan (2011); policy 5.12</p> <p>Local: Core Strategy CP3 Climate Change - Adapting to the Effects</p>
Targets and Monitoring	Core Strategy Indicator for CP3

Policy DM SD 7

Sustainable Drainage

All development proposals are required to follow the drainage hierarchy (see below) when disposing of surface water and must utilise Sustainable Drainage Systems (SuDS) wherever practical. Any discharge should be reduced to greenfield run-off rates wherever feasible.

When discharging surface water to a public sewer, developers will be required to provide evidence that capacity exists in the public sewerage network to serve their development.

3.1.46 Recent flooding events in the borough, particularly the event in the summer of 2007, have shown that this borough is very susceptible to surface water flooding. This policy will lead to a steady reduction in the overall amount of rainfall being discharged to the drainage system and reduce the borough's susceptibility to surface water flooding.

3.1.47 Surface water flooding happens when the ground and rivers cannot absorb heavy rainfall and when man-made drainage systems have insufficient capacity to deal with the volume of rainfall. Typically this type of flooding is localised and happens very quickly, making it very difficult to predict and give warnings. With climate change predicting more frequent short-duration, high intensity rainfall and more frequent periods of long-duration rainfall, coupled with the Victorian sewer system and increasing pressure from growing populations, surface water flooding is likely to be an increasing problem.

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3.1.48 Therefore, to reduce the risk of surface water and sewer flooding, all development proposals in this borough are required to follow the London Plan drainage hierarchy:

- store rainwater for later use
- use infiltration techniques, such as porous surfaces in non-clay areas
- attenuate rainwater in ponds or open water features for gradual release to a watercourse
- attenuate rainwater by storing in tanks or sealed water features for gradual release to a watercourse
- discharge rainwater direct to a watercourse
- discharge rainwater to a surface water drain
- discharge rainwater to the combined sewer.

3.1.49 If discharging surface water to a public sewer, developers are required to provide evidence that capacity exists in the public sewerage network to serve their development in the form of written confirmation. See also Policy DM SD 10 'Water and Sewerage Provision'.

3.1.50 The Council's Strategic Flood Risk Assessment has identified that reducing the rate of discharge from development sites to greenfield runoff rates is one of the most effective ways of reducing and managing flood risk within the borough. Greenfield run-off is the surface water drainage regime from a site prior to development. To maintain the natural equilibrium of a site, the surface water discharge from a developed site should not exceed the natural greenfield run-off rate. Advice on allowable discharge rates to watercourses for sites or on the design criteria, technical feasibility and future sustainability of the drainage system can be found on the CIRIA website.

3.1.51 Wherever possible, Sustainable Drainage Systems (SuDS) techniques must be utilised. The surface water drainage techniques for a site, including SuDS, have to be decided at an early enough stage of the development so that sufficient space can be allocated. Sustainable drainage is integral to a development scheme and not an 'add-on'.

3.1.52 Applicants and developers will need to submit evidence, as part of Flood Risk Assessments and/or requirements set out in the Council's Sustainable Construction Checklist SPD, that the above drainage hierarchy has been followed and SuDS has been utilised. The use of SuDS must take into account potential land contamination and must ensure that water quality is protected, in line with PPS23. The Council will take into account relevant viability information. For details of SuDS see the glossary. See also Policy DM SD 5 'Living Roofs'.

3.1.53 There are numerous different ways that SuDS can be incorporated into a development. The appropriate application of a SuDS scheme to a specific development is heavily dependent upon the layout, topography and geology of the site and its surroundings. The London Plan drainage hierarchy should be followed and implemented. The developer should use and follow the guidance provided by CIRIA for design criteria, technical feasibility and to ensure the future sustainability of the drainage system. The Environment Agency may also be able to provide advice for larger development sites.

3.1.54 Applicants should submit a feasibility assessment of using SuDS with their proposal. The satisfactory performance of SuDS depends not only on good design but also adequate maintenance, and provision for adoption and maintenance must be made from the outset. The developer and the Council will agree who will adopt the SuDS scheme and be responsible for the on-going maintenance.

3.1.55 Conditions or agreements will be used where appropriate to secure implementing sustainable drainage and to ensure appropriate management, maintenance and adoption.

3.1.56 Guidance on the use of SuDS can be found in various CIRIA publications such as *The SuDS Manual (C697) (2007)*, in *the Interim Code of Practice for Sustainable Drainage Systems (2004)*, in *The use of SuDS in high density development – Guidance Manual (SR666)* by HR Wallingford (2005) and other subsequent guidance documents being developed.

3.1.57 The implementation of the Flood and Water Management Act 2010, which sets out a new process for the approval and adoption of SuDS, is forthcoming.

Policy Background	<p>National: PPS1: Delivering Sustainable Development (2005) PPS1: Planning and Climate Change - Supplement to PPS1 (2007) PPS 23: Planning and Pollution Control (2004) PPS 25: Development and Flood Risk (2010) PPS 25: Development and Flood Risk Practice Guide (2009) Flood and Water Management Act 2010</p> <p>Regional: London Plan (2011); policy 5.13</p> <p>Local: Core Strategy CP3 Climate Change - Adapting to the Effects</p>
Targets and Monitoring	<p>Indicator: Proportion of development with surface water run-off rates equivalent to or better than previous rates, as assessed under Code for Sustainable Homes / BREEAM</p> <p>Target: 80% of developments have surface water run-off rates equivalent to or better than previous rates</p>

Policy DM SD 8

Flood Defences

The effectiveness, stability and integrity of the flood defences, river banks and other formal and informal flood defence infrastructure within the borough will be retained and provision for maintenance and upgrading will be ensured. Setting back developments from river banks and existing flood defence infrastructure, where there are opportunities, will be encouraged. The removal of formal or informal flood defences is only acceptable if this is part of an agreed flood risk management strategy by the Environment Agency.

The Environment Agency must be consulted for any development that could affect a flood defence infrastructure.

3.1.58 The protection of people, properties and infrastructure from the risk of fluvial and tidal flooding is essential in this borough and the integrity of the flood defence infrastructure must therefore be maintained. Flood defence infrastructure includes formal and informal flood defences and such defences may not always be recognisable and can include mounds, buildings, walls and others.

3.1.59 There is a statutory requirement to consult the Environment Agency for any development that could affect a flood defence infrastructure. This also includes areas and sites as detailed in the Strategic Flood Risk Assessment, which are further than 20 metres

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away from the top of the bank of the main river Thames and are not covered by the Environment Agency's Flood Risk Standing Advice. Areas where flood defences are further than 20 metres away from the river are shown in the Strategic Flood Risk Assessment.

3.1.60 Proposals for redevelopment should seek opportunities to set back the development from existing flood defences, wherever practicable, to allow for their maintenance and future upgrading as well as for improvements to flood flow and flood storage capabilities.

3.1.61 Environment Agency consent is required for any development within 8 metres of the fluvial Thames and 16 metres of the tidal Thames and consent is required for any works that could affect flood defences.

Policy Background	National: PPS1: Delivering Sustainable Development (2005) PPS1: Planning and Climate Change - Supplement to PPS1 (2007) PPS 25: Development and Flood Risk (2010) PPS 25: Development and Flood Risk Practice Guide (2009) Regional: London Plan (2011); policy 5.12 Local: Core Strategy CP3 Climate Change - Adapting to the Effects
Targets and Monitoring	Core Strategy Indicator for CP3

Policy DM SD 9

Protecting Water Resources and Infrastructure

The borough's water resources and supplies will be protected by resisting development proposals that would pose an unacceptable threat to surface water and groundwater quantity and quality. This includes pollution caused by water run-off from developments into nearby waterways.

New developments must achieve a high standard of water efficiency by:

1. meeting the minimum mandatory target for water consumption as set out in the Code for Sustainable Homes, or
2. meeting a minimum of 2 credits on water consumption for other types of developments (BREEAM "excellent"), or
3. meeting a minimum of 3 credits on water consumption for conversions (EcoHomes "excellent"), and
4. utilising rainwater harvesting for all external water uses to reduce the consumption of potable water wherever possible.

The above requirements may be adjusted in future years to take into account the then prevailing standards and any other national guidance to ensure that these standards are met or exceeded.

New developments should also consider the following:

1. utilising rainwater harvesting and greywater recycling for all non-potable uses to reduce the consumption of potable water wherever possible, and
2. designing of landscaping to minimise water demand.

Proposals that seek to increase water availability or protect and improve the quality of rivers or groundwater will be encouraged.

The development or expansion of water supply or waste water facilities will normally be permitted, either where needed to serve existing or proposed new development, or in the interests of long term water supply and waste water management, provided that the need for such facilities outweighs any adverse land use or environmental impact.

The Council will support in principle the implementation of the Thames Tunnel project.

Where rivers have been classified by the Environment Agency as having 'poor' status (currently the River Crane, the Beverley Brook and the River Thames, upstream of Teddington), any development affecting such rivers is encouraged to improve the water quality in these areas.

Water quantity

3.1.62 Changing patterns of rainfall will have a significant impact on water resources and water quality; significant decreases in summer mean precipitation and an increase in winter mean precipitation are predicted for London. This means less water will be available during summers due to lower rainfall where at the same time the demand for water will increase.

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In addition London is amongst the driest capital cities in the world with water shortages happening quite regularly. Urban areas have little capacity to store drinking water and are more likely to experience shortages during droughts. The borough's estimated water supply availability (in a dry year) shows to be in a significant deficit.

3.1.63 For this borough, the predicted drier summers are likely to increase the pressure on water resources as the demand for water from people and wildlife grows. The water availability is likely to be affected because of reduced river flows, reduced groundwater charge, increased evaporation and increased loss from broken water mains due to increased subsidence. In addition, low flows in the borough's rivers during dry summers have knock-on impacts for water quality as the rivers are less able to dilute pollutants. Coupled with changing patterns of rainfall and impacts on water supply, the consumption of water per capita is higher in London (156 litres per day) compared to the national average (148 litres per day).

3.1.64 High standards of water efficiency will be required in new developments in order to address the fact that drinking water is becoming an increasingly limited resource in this borough. Therefore, new developments, in their design, landscaping, construction and operation, must incorporate measures to avoid water wastage. The current standard of a maximum of 105 litres of potable water per person per day for new homes is one of the mandatory standards required to meet Code for Sustainable Homes Level 3 and 4. A minimum of 2 credits on water consumption will be required for all other types of developments in order to achieve BREEAM "excellent". A minimum of 3 credits on water consumption (equivalent to a maximum of 115 litres of water per person per day) will be required to meet EcoHomes "excellent" standard. EcoHomes applies for conversions, renovations and extensions, which involve significant changes or rearrangements and does therefore not necessarily apply to all types of extensions and conversions. Where an EcoHomes assessment is not technically feasible, applicants should incorporate best practice water saving and recycling measures as outlined in the Sustainable Construction Checklist SPD.

3.1.65 An array of measures is required to achieve water saving and efficient developments and the maximum water consumption levels:

- There should be full use of water saving devices, water efficient fixtures and fittings.
- Rainwater and grey water recycling (water butts or more complex collection and treatment systems) can significantly reduce water consumption, particular potable water. Grey water recycling will need to be energy efficient.
- Landscaping and gardens should be designed to lower water demand.
- Sustainable Drainage Systems (SuDS), including rainwater harvesting and storage from roofs and other surfaces can significantly reduce demand for water.

3.1.66 See also Policy DM DC 4 'Trees and Landscape', which takes account of the impacts of climate change and the need to minimise water demand.

Water quality

3.1.67 The London Plan expects boroughs to seek to protect and improve water quality to ensure that the Blue Ribbon Network is healthy, attractive and offers a valuable series of habitats by refusing proposals that are likely to lead to a reduction in water quality.

3.1.68 The chemical and biological water quality of the borough's rivers is in need of improvement. River water quality is affected, among other things, by urban run-off and polluted surface water outfalls. Under the Water Framework Directive (WFD), there are four river water-bodies in this borough that have been classified under the WFD – the Beverley

Brook, the River Crane, the River Thames and the Portlane Brook (which includes the Longford River). The WFD classification scheme for water quality includes five status classes: high, good, moderate, poor and bad. All of the borough's water bodies fail to achieve the 'good' status under the WFD. The Beverley Brook, the Thames (upstream of Teddington) and the Crane water-bodies have been classified as having 'poor' ecological status and the Longford River has 'moderate' ecological status.

3.1.69 Some local surface waters and groundwater bodies in the gravel aquifer are hydraulically connected. Potentially contaminative uses will be directed away from locations that are particularly sensitive in terms of groundwater and surface water receptors in order to protect the surface water courses and the groundwater quality of the borough's aquifers.

Policy Background	<p>National: PPS1: Delivering Sustainable Development (2005) PPS1: Planning and Climate Change - Supplement to PPS1 (2007)</p> <p>Regional: London Plan (2011); policies 5.14, 5.15 Sustainable Design and Construction Supplementary Planning Guidance (2006) The London Climate Change Adaptation Strategy (draft, 2010) The Mayor's Water Strategy (draft, August 2009)</p> <p>Local: Core Strategy CP3 Climate Change - Adapting to the Effects</p>
Targets and Monitoring	<p>Indicator: River water-bodies classified under the Water Framework Directive to achieve good ecological status Target: River water-bodies classified under the Water Framework Directive to achieve good ecological status by 2027</p>

Policy DM SD 10

Water and Sewerage Provision

New development will need to ensure that there is adequate water supply, surface water, foul drainage and sewerage treatment capacity to serve the development.

Planning permission will only be granted for developments which increase the demand for off-site service infrastructure where:

1. sufficient capacity already exists, or
2. extra capacity can be provided in time to serve the development, which will ensure that the environment and the amenities of local residents are not adversely affected.

Developers will be required to provide evidence that capacity exists in the public sewerage and water supply network to serve their development.

Any new water supply, sewerage or waste water treatment infrastructure must be in place prior to occupation of the development. Financial contributions may be required for new developments towards the provision of, or improvements to such infrastructure.

3.1.70 Many existing water mains, sewage systems and treatment works are becoming overloaded. It is essential to ensure that such infrastructure is in place ahead of development to avoid unacceptable impacts on the environment such as sewage flooding of residential

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and commercial property, pollution of land and watercourses plus water shortages with associated low-pressure water supply problems. Consequently, development should only take place where the new demand upon existing infrastructure is taken into account.

3.1.71 Developers are required to provide evidence that adequate capacity exists in the public sewerage and water supply network to serve their development in the form of written confirmation. Where capacity does not exist and to avoid overloading of existing infrastructure, a drainage strategy should be provided to show the required infrastructure and its funding. Where there is a capacity problem and no improvements are programmed by Thames Water, the developer will be required to contact Thames Water to agree what improvements are required and how they will be funded. If improvements in off-site infrastructure are not programmed, planning permission will only be granted where the developer funds appropriate improvements. A contribution via planning obligations may be required towards the provision of, or improvements to infrastructure, as outlined in the Planning Obligations Strategy or any subsequent updates, including the Community Infrastructure Levy (CIL). Any sewerage/waste water treatment infrastructure must be in place prior to occupation of the development.

3.1.72 Richmond is well served by a well maintained system of sewers and these sewers and associated infrastructure will need to be protected from new construction and tree planting.

3.1.73 Water and sewerage undertakers have limited powers under the Water Industry Act to prevent connection ahead of infrastructure upgrades and therefore rely heavily on the planning system to ensure infrastructure is provided ahead of development either through phasing or the use of conditions.

Policy Background	National: PPS1: Delivering Sustainable Development (2005) PPS1: Planning and Climate Change - Supplement to PPS1 (2007) PPS 25: Development and Flood Risk (2010) Regional: London Plan (2011); policies 5.14, 5.15 Local: Core Strategy CP16: Local Services/Infrastructure
Targets and Monitoring	Indicator: Proportion of development with surface water run-off rates equivalent to or better than previous rates, as assessed under Code for Sustainable Homes / BREEAM Target: 80% of developments have surface water run-off rates equivalent to or better than previous rates

Protecting Local Character 4

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4 Protecting Local Character

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4 Protecting Local Character

4.0.1 The borough is recognised as having exceptional open and green spaces, parks and rivers. It is a key priority for the Council to protect and enhance these important open spaces and river corridors. The policies in this section cover designated open land, such as Metropolitan Open Land, Other Open Land of Townscape Importance and Historic Parks and Gardens, and excludes Green Belt, which will be dealt with in accordance with national and regional policy. The policies also address the protection, enhancement and new provision of Public Open Space, play and sport facilities, biodiversity features and habitats and allotments. The River Thames and its tributaries give this borough a distinctive character and policies for the Thames Policy Area, riverside uses and moorings are also set out in this section.

4.0.2 Protecting local character was identified as a theme of the Core Strategy recognising the borough's unique character. The Council wishes to conserve and enhance the best buildings, townscape, open areas, and riverside, while improving areas where the environment is poorer. An important aspect of this is ensure that new development is in tune with its setting. Section 4 expands on Core Strategy Policies CP7 to CP12.

4.1 Open Land and Rivers

Statement 1

Green Belt

For areas of Green Belt designated on the Proposals Map, PPG2 or any subsequent national planning policy guidance will apply. In addition, London Plan policy 7.16 and Core Strategy CP10 Open Land and Parks are also relevant.

The land at Twickenham and Fulwell golf courses is held under "The Green Belt (London and Home Counties) Act, 1938. An Act to make provision for the preservation from industrial or building development of areas of land in and around the administrative county of London." Under this Act owners are required to request permission from the Secretary of State to build on or dispose of this land. This requirement is separate from and in addition to any requirements for planning permission. Most of this land is protected in the Local Development Framework by its designation as Metropolitan Open Land under Policy DM OS 2, it is not covered in this LDF by any planning policy green belt designation in the terms described by PPG2.

Policy DM OS 1

Major Developed Site in the Green Belt

Part of the Hampton Water Treatment Works is recognised as a major developed site in the Green Belt and is identified on the Proposals Map for purposes described in paragraphs C3 and C4 of Annex C to Planning Policy Guidance Note 2: Green Belts. This policy is intended to meet the operational requirements for essential water treatment works at this site, subject to the limitations below and in particular the need to maintain the openness of the green belt.

The filter beds and reservoirs are major contributors to the open character and appearance of the site. The filter beds and other visually open areas are not considered to be part of the developed area for the purposes of this policy. Planning permission will be granted for limited infilling or partial redevelopment for essential water treatment related purposes, provided that:

1. It is within the Major Developed Site boundary shown on the Proposals Map.
2. It will have no greater impact than the existing development on the openness of the Green Belt and the purposes for including land within it.
3. It will not exceed the height of the existing buildings or lead to a major increase in the developed proportion of the site.
4. It will not obstruct the reinstatement to working order of the former light railway serving the works.

Policy Background	<p>National: PPG 2: Green Belt (2001)</p> <p>Regional: London Plan (2011); policy 7.16</p> <p>Local: Core Strategy CP10 Open Land and Parks</p>
Targets and Monitoring	Core Strategy Indicator for CP10

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Policy DM OS 2

Metropolitan Open Land

The borough's Metropolitan Open Land will be protected and retained in predominately open use. Appropriate uses include public and private open spaces and playing fields, open recreation and sport, biodiversity including rivers and bodies of water and open community uses including allotments and cemeteries.

It will be recognised that there may be exceptional cases where appropriate development such as small scale structures is acceptable, but only if it:

1. Does not harm the character and openness of the metropolitan open land; and
2. Is linked to the functional use of the Metropolitan Open Land or supports outdoor open space uses; or
3. Is for essential utility infrastructure and facilities, for which it needs to be demonstrated that no alternative locations are available and that they do not have any adverse impacts on the character and openness of the metropolitan open land.

Improvement and enhancement of the openness and character of the Metropolitan Open Land and measures to reduce visual impacts will be encouraged where appropriate.

When considering developments on sites outside Metropolitan Open Land, any possible visual impacts on the character and openness of the Metropolitan Open Land will be taken into account.

4.1.1 The Metropolitan Open Land (MOL) designation is unique to London and protects strategically important open spaces within the built environment. MOL, as shown on the Proposals Map, plays an important role as part of the borough's and London-wide green infrastructure network and improvements in its overall quality and accessibility are encouraged.

4.1.2 MOL is open land or water, either publicly or privately owned and with or without public access. The contribution of MOL is as vital as Green Belt and therefore it will be protected as a permanent feature and the policy guidance of PPG 2 on Green Belt applies equally to MOL.

4.1.3 The purpose of this policy is to safeguard this open land and protect and retain it in predominately open use. However, the policy also recognises that there may be exceptional cases where appropriate development could be acceptable, as outlined in the policy. Water, waste water treatment and sewage treatment plants, including any associated facilities, are considered to be essential utility infrastructure. Development that involves the loss of MOL in return for the creation of new open space elsewhere will not be considered appropriate. New uses will only be considered if they are by their nature open or depend upon open uses for their enjoyment and if they conserve and enhance the open nature, character and biodiversity interest of MOL.

4.1.4 Enhancement to MOL, where appropriate, for example by landscaping, removal or replacement of inappropriate fencing and screening, and reduction of the visual impact of traffic or car parking as well as opening up views into and out of MOL will be encouraged. Opportunities to increase the MOL's potential for wildlife will be maximised.

4.1.5 The borough's Green Chains are important to London's open space network, recreation and biodiversity. They consist of footpaths and the open spaces that they link, which are accessible to the public. Because of their Londonwide significance, the Green Chains are designated as MOL. Proposals to provide missing links within a green chain will be supported.

Policy Background	<p>National: PPS 1: Delivering Sustainable Development (2005) PPG 2: Green Belt (2001) PPS 9: Biodiversity and Geological Conservation (2005) PPG 17: Planning for Open Space, Sport and Recreation (2002)</p> <p>Regional: London Plan (2011); policy 7.17</p> <p>Local: Core Strategy CP10 Open Land and Parks</p>
Targets and Monitoring	Core Strategy Indicator for CP10

Policy DM OS 3

Other Open Land of Townscape Importance

Other open areas that are of townscape importance will be protected and enhanced in open use.

It will be recognised that there may be exceptional cases where appropriate development is acceptable. The following criteria must be taken into account when assessing appropriate development:

1. It must be linked to the functional use of the Other Open Land of Townscape Importance; or
2. It can only be a replacement or minor extension of existing built facilities;
3. In addition to 1. or 2., it does not harm the character and openness of the open land.

Improvement and enhancement of the openness and character of other open land and measures to open up views into and out of designated other open land will be encouraged where appropriate.

When considering developments on sites outside designated other open land, any possible visual impacts on the character and openness of the designated other open land will be taken into account.

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4.1.6 Other Open Land of Townscape Importance (OOLTI) can include public and private sports grounds, school playing fields, cemeteries, allotments, private gardens, areas of vegetation such as street verges and mature trees. The designated areas are shown on the Proposals Map but there will also be other areas which could be considered as being of local value to the area and townscape which merit protection.

4.1.7 In some parts of the borough, open areas, including larger blocks of back gardens, which are not extensive enough to be defined as green belt or metropolitan open land, act as pockets of greenery of local rather than London-wide significance. Many of these are of townscape importance, contributing to the local character and are valued by residents as open spaces in the built up area. Policy DM HO 2 'Infill Development' and Policy DM HO 3 'Backland Development' also recognise the importance of gardens, which will be considered as greenfield sites. Green oases are particularly important and will be protected in areas of high density development and town centres.

4.1.8 OOLTI should be predominantly open or natural in character. The following criteria are taken into account in defining OOLTI:

- Contribution to the local character and/or street scene, by virtue of its size, position and quality.
- Value to local people for its presence and openness.
- Immediate or longer views into and out of the site, including from surrounding properties.
- Value for biodiversity and nature conservation.

Note that the criteria are qualitative and not all need to be met.

4.1.9 The purpose of this policy is to safeguard this open land and ensure that it is not lost to other uses without good cause. Protecting and opening up views into and out of designated other open land is encouraged because of the contribution to the distinctive character of an area and the benefits to all. Where a comprehensive approach to redevelopment can be taken, such as on major schemes or regeneration proposals, or for social community or educational uses, it may be acceptable to re-distribute the open land within the site, providing that the new open area is equivalent or improved in terms of size, shape, location, quality and potential ecological value.

Policy Background	National: PPS 1: Delivering Sustainable Development (2005) PPS 9: Biodiversity and Geological Conservation (2005) PPG 17: Planning for Open Space, Sport and Recreation (2002) Regional: London Plan (2011); policy 7.18 Local: Core Strategy CP10 Open Land and Parks
Targets and Monitoring	Core Strategy Indicator for CP10

Policy DM OS 4

Historic Parks, Gardens and Landscapes

Parks and gardens as well as landscapes of special historic interest included in the Register compiled by English Heritage and other historic parks, gardens and landscapes referred to in para 4.1.11 below, will be protected and enhanced. Proposals which have an adverse effect on the settings, views, and vistas to and from historic parks and gardens, will not be permitted.

4.1.10 Historic parks, gardens and landscapes make a rich and varied contribution to Richmond's landscape. The "*Register of Parks and Gardens of Special Historic Interest*" in England was established and is maintained by English Heritage.

4.1.11 Richmond borough has currently 14 open spaces on the English Heritage register of historic parks and gardens, including Richmond Park, Bushy Park, Hampton Court Park, Royal Botanic Gardens Kew (including Old Deer Park), Ham House, Marble Hill House, Strawberry Hill, Hampton Court House, Richmond Terrace Walk, Pope's Garden, York House Gardens, Terrace Gardens and Buccleugh Gardens (Richmond Hill) and Teddington Cemetery. These areas are shown on the Proposals Map but there are also other areas which could be included on the Register and which merit protection and enhancement, including the following: Kew Green, Orleans House Gardens, Radnor Gardens and Richmond Green.

4.1.12 This policy ensures that the character, appearance, setting and views into and from the historic parks and gardens listed on this Register, including the other areas which merit protection, are protected from development that would adversely affect their character and historic interest. Proposals affecting historic parks, gardens and landscapes should preserve and enhance their historic character and appearance. Policy guidance of PPS 5 applies.

4.1.13 The Council will support National Heritage Lottery bids to help secure improvements to these important and recognised open spaces.

Policy Background	<p>National: PPS 5: Planning for the Historic Environment (2010)</p> <p>Regional: London Plan (2011); policy 7.8</p> <p>Local: Core Strategy CP10 Open Land and Parks</p>
Targets and Monitoring	Core Strategy Indicator for CP10

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Policy DM OS 5

Biodiversity and new development

All new development will be expected to preserve and where possible enhance existing habitats including river corridors and biodiversity features, including trees.

All developments will be required to enhance existing and incorporate new biodiversity features and habitats into the design of buildings themselves as well as in appropriate design and landscaping schemes of new developments with the aim to attract wildlife and promote biodiversity, where possible.

When designing new habitats and biodiversity features, consideration should be given to the use of native species as well as the adaptability to the likely effects of climate change.

New habitats and biodiversity features should make a positive contribution to and should be integrated and linked to the wider green and blue infrastructure network, including de-culverting rivers, where possible.

4.1.14 Core Strategy Policy CP4 Biodiversity sets out why biodiversity is important, its benefits and why it should be promoted. CP4 ensures that the borough's biodiversity including the SSSIs, Other Sites of Nature Importance, green corridors as well as open land, the rivers and their islands and banks will be safeguarded and enhanced.

4.1.15 The aim of this policy is to preserve and where possible enhance existing habitats and biodiversity features in non-designated areas and within a development site when proposing new developments, particularly in areas with less access to areas of nature conservation importance.

4.1.16 The promotion of nature conservation should be treated as integral to any new development scheme, not as an 'add-on'. Layout, design, buildings and landscaping schemes should take account of existing biodiversity features and habitats. New development should include new or enhanced features and habitats, design (such as green roofs) and landscaping (including trees) that promote biodiversity, including provision for their management. These features must also be protected during construction works, and this may be subject to a planning condition as will subsequent maintenance and monitoring.

4.1.17 This policy recognises that biodiversity interest is not just confined to designated nature conservation areas. Outside such designated areas, including on previously developed land or brownfield land, there is also an abundance of biodiversity features and habitats, including trees, hedges, wildlife gardens, allotments, ponds, green roofs, living walls, nesting and roosting boxes and bat boxes.

4.1.18 The London Plan stresses the importance of a valuable series of habitats. Priority should be placed on linking new features and habitats into the wider green and blue infrastructure network, connecting fragmented habitat and increasing the size of habitat areas, which in turn increases a species' resilience to climate change.

4.1.19 Any schemes for incorporating new biodiversity features or creating new habitats should take account of site constraints (such as utility infrastructure) and consider the use of native species. The species suitability and their adaptability to the likely effects of climate change need to be taken into account. Guidance on the use of native species and climate change can be found in the Borough's Tree Strategy, The Mayor's Biodiversity Strategy and The Mayor's London Tree and Woodland Framework.

4.1.20 When implementing the policy, reference will be made to the UK, London and Richmond upon Thames Biodiversity Action Plans. See also Policy DM SD 4 'Adapting to Higher Temperatures and Need for Cooling', which refers to the important contribution of urban greening to reduce temperatures and provide shading as well as to counteract the urban heat island effect, Policy DM DC 4 'Trees and Landscape', which protects and encourages tree planting, and Policy DM SD 5 'Living Roofs'.

Policy Background	<p>National: PPS 1: Delivering Sustainable Development (2005) PPS 9: Biodiversity and Geological Conservation (2005) PPG 17: Planning for Open Space, Sport and Recreation (2002)</p> <p>Regional: London Plan (2011); policies 7.19, 5.10, 5.11; also 2.18, 5.3, 5.7, 7.17, 7.18, 7.28 Mayor's Biodiversity Strategy (2002) London Rivers Action Plan</p> <p>Local: Core Strategy CP4 Biodiversity</p>
Targets and Monitoring	Core Strategy Indicators for CP4 and CP10

Policy DM OS 6

Public Open Space

Public Open Space will be protected and enhanced. Improvement of the openness and character of the Public Open Space including measures to allow for convenient access for all residents will be encouraged where appropriate.

New Public Open Space with convenient access for all will be provided where possible, or existing areas made more accessible, particularly in areas poorly provided with public open space. These will be linked to the wider network of open spaces. Financial contributions will be required for most new developments towards the provision of, or improvements to public open space.

Larger new developments will be expected to include open space provision within the scheme, with the aim to strike a balance between private, semi-private and public open space provision.

4.1.21 The intention of the policy is to maintain and improve the Public Open Space in the borough which contributes so greatly to its recreational and environmental character, and to secure additional open spaces in those areas that are relatively less well served and identified on the Proposals Map.

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4.1.22 Opportunities to create new Public Open Spaces will generally be limited in this borough as many areas are already developed or protected open land. However, existing areas can be made more accessible and dual use of school and private recreation facilities is also encouraged as a way of making the best use of open space and increasing availability.

4.1.23 A contribution via planning obligations will be required for most new developments towards the provision of, or improvements to Public Open Space, on a scale related to the size and type of development, as outlined in the Planning Obligations Strategy or any subsequent updates, including the Community Infrastructure Levy (CIL). For large developments (i.e. 10 or more units), consideration should be given to providing open space within the scheme, in lieu of some or all of the financial contribution. Where financial viability is an issue, an assessment may be made using the guidance within para 7.2.6 of the Core Strategy.

4.1.24 Regard should be had to the Mayor's Public Open Space Hierarchy, the Council's Open Space Strategy, the Open Space and Recreation Needs Assessment, the Council's Sport Strategy and the Public Space Design Guide.

Public Open Space Deficiency

4.1.25 The proposed areas deficient in public open space are derived by applying a 400m buffer area to designated Public Open Space. Adjustments to the 400m buffer area have been made at the following locations:

- Teddington (along Harrowdene Gardens, Fairfax Road) / Bushy Park: adjustments have been made at this location to take account of the combination of reduced accessibility over the railway line, and limited access points into Bushy Park
- Feltham/Hounslow Junction: the triangle of land has been included in the areas of POS deficiency to take into account reduced access due to the railway lines

Policy Background	National: PPS1: Delivering Sustainable Development (2005) PPG17: Planning for Open Space, Sport and Recreation (2002) Assessing Needs and Opportunities: A Companion Guide to PPG17 (2001) Regional: London Plan (2011); policy 7.18 Local: Core Strategy CP10 Open Land and Parks Open Space Strategy (2003) Borough's Open Space, Sport and Recreation Needs Assessment (2007)
Targets and Monitoring	Core Strategy Indicators for CP10

Policy DM OS 7

Children's and Young People's Play Facilities

Children's and young people's play facilities will be protected and the improvement and enhancement of existing facilities and their accessibility will be encouraged. New children's and young people's play facilities will be provided or existing spaces enhanced where possible, particularly in areas poorly provided with play facilities.

New developments must assess the needs arising from the new development by following the benchmark standards outlined in the Mayor's Supplementary Planning Guidance on Providing for Children and Young People's Play and Informal Recreation (see para 4.1.27).

All developments with an estimated child occupancy of ten children or more should seek to make appropriate play provision to meet the needs arising from the development. Where this provision cannot be met on-site or for developments yielding less than 10 children, the Council will seek an equivalent financial contribution to fund off-site provision.

4.1.26 The intention of the policy is to maintain and improve the children's and young people's play facilities in the borough, and to secure additional facilities in those areas that are relatively less well served and identified in the Council's Play Strategy. Areas poorly provided are defined as those further than 400m from an equipped play space. A contribution via planning obligations will be required for most new developments towards the provision of, or improvements to play facilities, depending on the estimated child occupancy and on a scale related to the size and type of development, as outlined in the Planning Obligations Strategy. The child occupancy multiplier should be specific to the Borough, either from the Planning Obligations Strategy or any subsequent updates, including the Community Infrastructure Levy (CIL).

4.1.27 The Mayor's Supplementary Planning Guidance on Providing for Children and Young People's Play and Informal Recreation, which outlines in five steps how to assess the needs arising from new development. The benchmark standard of 10sqm per child should be applied in assessing the play requirements arising from new developments in the area unless there is the opportunity to access existing provision.

4.1.28 Regard should also be had to the Council's Play Strategy, the Council's Open Space Strategy, the Open Space and Recreation Needs Assessment and the Council's Sport Strategy. Mixed use facilities such as church or community halls also provide for children's indoor play; these will generally be protected, see Policy DM SI 2 'Loss of Existing Social Infrastructure Provision'.

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Policy Background	<p>National: PPS 1: Delivering Sustainable Development (2005) PPG 17: Planning for Open Space, Sport and Recreation (2002) Assessing Needs and Opportunities: A Companion Guide to PPG17 (2001)</p> <p>Regional: London Plan (2011); policy 3.6 Mayor's SPG on Providing for Children and Young People's Play and Informal Recreation (2008) Mayor's Guide to Preparing Play Strategies (2005)</p> <p>Local: Core Strategy CP10 Open Land and Parks Open Space Strategy (2003) Borough's Open Space, Sport and Recreation Needs Assessment (2007) Borough's Play Strategy (2007) Borough's Sport Strategy (2007)</p>
Targets and Monitoring	Core Strategy Indicators for CP10

Policy DM OS 8

Sport and Recreation Facilities

Public and private sports grounds including playing fields and recreational areas, courts and greens as well as private open space in recreational use will be protected and enhanced. Owners of private facilities will be encouraged to make them available for public access and use.

4.1.29 Sports grounds and playing fields, games pitches, courts and outdoor swimming pools, including the many private facilities, provide facilities for Borough needs and assist towards meeting the wider sports needs of other Boroughs. They also, by their openness, make a significant contribution to the townscape and natural environment.

4.1.30 The Borough's Needs Assessment takes account population trends, such as an ageing population as well as changing levels of participation. There is evidence that a shortfall exists in the number of pitches available for some sports at peak times. It is therefore important that the recreational opportunities afforded by both public and private open sports facilities and their open character are not lost without good reason. The fact that playing fields have become disused is not sufficient reason to allow the use to be lost permanently or be a justification for building on them. Gaining more public access to private facilities and school/ educational establishments will allow higher levels of participation in recreation and ease pressures on public facilities at times of peak demand.

4.1.31 Advice of Sport England and the Local Sports Council (Sport Richmond) will be sought when considering the future of open recreational facilities. Regard should also be had to the Council's Sport Strategy.

Policy Background	<p>National: PPS 1: Delivering Sustainable Development (2005) PPG 17: Planning for Open Space, Sport and Recreation (2002) Assessing Needs and Opportunities: A Companion Guide to PPG17 (2001)</p> <p>Regional: London Plan (2011); policies 3.19; also 2.4 and 3.6 Mayor's SPG on Providing for Children and Young People's Play and Informal Recreation (2008)</p> <p>Local: Core Strategy CP10 Open Land and Parks Open Space Strategy (2003) Borough's Open Space, Sport and Recreation Needs Assessment (2007) Borough's Play Strategy (2007) Borough's Sport Strategy (2007)</p>
Targets and Monitoring	Core Strategy Indicator for CP10

Policy DM OS 9

Floodlighting

Floodlighting of sports pitches, courts and historic and other architectural features will be permitted unless there is demonstrable harm to character, biodiversity or residential amenity.

The following criteria will be taken into account when assessing floodlighting:

- benefits and impacts of the provision of floodlighting on the wider community
- benefits and effects on the use and viability of the facility
- impacts on biodiversity and wildlife
- impacts on residential amenity and wider public
- impacts on local character

Favourable consideration will be given to the replacement or improvement of existing lighting to minimise impacts.

4.1.32 Floodlighting can enable the full use of outdoor sport and leisure facilities, but consideration must be given to any demonstrable harm to biodiversity, residential amenity and local character.

4.1.33 Factors which will be taken into account when assessing proposals for floodlighting will be:

- The benefits: the need for lighting has to be demonstrated by the developer. Issues to consider are: how many people will use or enjoy the facility, for how many hours a week and for what; what would be the wider benefits of the provision; will it affect the viability of the facility; will it create fuller use of the facility; will it create sports development and health activities; will it create coaching or opportunities for youth activities; will it enhance the appreciation of the historic or architectural heritage of the borough; will it enhance security and safety;
- Effect on biodiversity: is it within an area designated as important for biodiversity (habitats and species); what would be the impacts on species and habitats;

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- Effect on the wider area: is it within a registered historic park, garden or landscape; within the Thames Policy Area or Green Belt; would it have a significant adverse effect on these features;
- Effect on residential amenity and local area of the lighting: effect and impacts when lit in terms of sky glow, glare, light trespass, noise and disturbance from users; the appearance of the installation when switched off;
- Energy usage and energy efficiency (the use of low energy lighting will be expected);
- Any planned mitigation measures such as restriction on lighting levels and hours of use.

4.1.34 It is important that floodlights are designed to be as unobtrusive as possible when unlit, in terms of number, height, width, design, colour and siting. Light pollution should be minimised to protect biodiversity as well as residents, passers by and vehicle users using best available lighting technologies in terms of impact and energy efficiency. Innovative, smart lighting technologies which create a better spread and focus and have less impact on the environment will be required. Applicants are referred to guidance notes published by the Institution of Lighting Engineers such as the Guidance Notes for the Reduction of Obtrusive Light (2005); applicants are advised to check for latest guidance.

4.1.35 If permission is granted, conditions or an agreement may be imposed to restrict the lighting levels and times of use, or to implement other measures to minimise possible adverse effects such as post-installation requirements and monitoring, both within the site and on adjoining land.

Policy Background	National: PPS 5: Planning for the Historic Environment (2010) PPG 17: Planning for Open Space, Sport and Recreation (2002) PPS 23: Planning and Pollution Control (2004) Regional: London Plan (2011); policy 3.19
Targets and Monitoring	N/A

Policy DM OS 10

Allotments and other food growing spaces

Existing allotments will be protected and enhanced. The provision of new allotments and other food growing spaces will be supported where opportunities arise.

4.1.36 Allotments are an important component of open space and offer a diverse range of benefits for people, communities and environments. They provide recreational value, support biodiversity and landscape quality, contribute to physical and mental wellbeing, provide the possibility to grow fresh produce and contribute towards a healthy lifestyle that is active, sustainable and socially inclusive.

4.1.37 There are currently 24 allotment sites (27 ha) in Richmond borough that are managed by the Council, nine of which are statutory. All apart from 3 sites are on Council owned land and the remainder are on Crown land. Statutory allotments have legal protection and these sites cannot be sold or used for other purposes without the consent of the Secretary of State.

Most of the non-statutory allotments are designated as other open land designations such as Green Belt, Metropolitan Open Land and Other Open Land of Townscape Importance and are as such protected from inappropriate development.

4.1.38 The Borough's Sport, Open Space and Recreation Needs Assessment (2008) identified an unmet demand for allotments and therefore the existing overall area of allotments should be retained. However, it is unlikely that the Council would acquire completely new sites to meet this fluctuating demand, but instead better use could be made of the existing sites by management measures, this is addressed in the Council's Allotment Strategy. This Strategy identified that it is not necessary to consider the expansion onto new sites beyond existing site boundaries, this position will be kept under review.

4.1.39 Where appropriate, the provision of new allotments or other food growing space, alongside the provision of other private, semi-private and public open spaces, will be supported if opportunities arise as part of new developments.

Policy Background	<p>National: PPG 17: Planning for Open Space, Sport and Recreation (2002)</p> <p>Regional: London Plan (201); policies 7.18, 7.22</p>
Targets and Monitoring	N/A

4 Protecting Local Character

Adopted Development Management Plan

Policy DM OS 11

Thames Policy Area

The special character of the Thames Policy Area (TPA), as identified on the Proposals Map, will be protected and enhanced by:

1. ensuring development protects the individuality and character, including the views and vistas, of the river and the identified individual reaches;
2. discouraging land infill and development which encroaches into the river and its foreshore other than in exceptional circumstances, which may include where necessary for the construction of river dependent structures such as bridges, tunnels, jetties, piers, slipways etc.;
3. ensuring development establishes a relationship with the river and takes full advantage of its location, addressing the river as a frontage, opening up views and access to it and taking account of the changed perspective with tides;
4. encouraging development which includes a mixture of uses, including uses which enable the public to enjoy the riverside, especially at ground level in buildings fronting the river;
5. protecting and promoting the history and heritage of the river, including landscape features, historic buildings, important structures and archaeological resources associated with the river and ensuring new development incorporates existing features;
6. protecting and improving existing access points to the River Thames, its foreshore and Thames Path, including paths, cycle routes, facilities for launching boats, slipways, stairs etc. and encouraging opening up existing access points to the public, both for pedestrians and boats;
7. requiring public access as part of new developments alongside and to the River Thames, including for pedestrians, boats and cyclists, where appropriate;
8. increasing access to and awareness of the river including from the town centres.

4.1.40 The Thames is a unique resource and the protection and enhancement of its special character is essential to the Borough and London as a whole. In line with the London Plan, the Borough has designated a Thames Policy Area (TPA) along the Thames.

4.1.41 The purpose of this policy is to ensure that development proposals within the TPA are appropriate in their use and design and establish a relationship with the river.

4.1.42 London Plan Blue Ribbon Network Policies seek to protect the River Thames and its natural value and landscape as part of London's open space network. In line with the London Plan, Boroughs should prepare detailed appraisals of their stretches of the river and its environs within the Thames Policy Area. The detailed appraisal for the stretch from Hampton to Kew is the Thames Landscape Strategy, and the Thames Strategy fulfils the function of the detailed appraisal for the stretch from Kew to Chelsea.

4.1.43 Development proposals within the Thames Policy Area must submit the following information with the planning application:

1. an assessment of scale, mass, height, silhouette, density, layout, materials and colour in relation to:

- the local context, including the river frontage
- impacts on local and strategic views, including views across, along and from the river
- the skyline; and
- local landmarks and historic buildings and structures

2. proposals for:

- river edge treatment
- visual and physical permeability and links with the river's hinterland;
- protecting and enhancing public access to and along the river, including public transport along the river
- landscaping, open spaces and street furniture; and
- lighting

4.1.44 The character of the River Thames within the borough varies according to the individual reaches and the contrast between the reaches and opposite banks makes a major contribution to the character of the river.

4.1.45 Development proposals must always take account of the character of the reach that provides their context, as forms appropriate for one reach may be unsuitable for another. Decisions will be based on analysis of the special character of each reach, as set out in the Thames Landscape Strategy and Thames Strategy, The Mayor's Assessment of Boatyard Facilities on the River Thames (2007), the Council's conservation area statements and studies, and any future appraisals and updates to be carried out as appropriate.

4.1.46 Development proposals on sites along the river must also take into account the changed perspective with tides and flood risk as well as policies on the protection of the floodplain and flood defences.

<p>Policy Background</p>	<p>National: PPS 1: Delivering Sustainable Development (2005) PPS 9: Biodiversity and Geological Conservation (2005) PPG 17: Planning for Open Space, Sport and Recreation (2002) PPS 25: Development and Flood Risk (2006) Regional: London Plan (2011); policies 7.24 to 7.30 Local: Core Strategy CP11 River Thames Corridor Core Strategy CP4 Biodiversity</p>
<p>Targets and Monitoring</p>	<p>Core Strategy Indicator for CP11</p>

4 Protecting Local Character

Adopted Development Management Plan

Policy DM OS 12

Riverside Uses

Existing river-dependent and river-related uses that contribute to the special character of the River Thames, including river-related industry (B2) and locally important wharves, boat building sheds and boatyards and other riverside facilities such as slipways, docks, jetties, piers and stairs will be protected and enhanced by:

1. ensuring development on sites along the river is functionally related to the river and includes river-dependent or river-related uses where possible, including gardens which are designed to embrace and enhance the river, and to be sensitive to its ecology;
2. requiring an assessment of the effect of the proposed development on any existing river-dependent uses or riverside gardens on the site and their associated facilities on- and off-site; or requiring an assessment of the potential of the site for river-dependent uses and facilities if there are none existing
3. ensuring that residential uses within mixed use schemes along the river are compatible with the operation of the established river-related and river-dependent uses;
4. ensuring that new riverside development incorporates existing river features and takes into account the changing perspective with tides, flood risk, climate change, biodiversity and navigation;
5. encouraging setting back development from river banks and existing flood defences along the River Thames, where practicable.

4.1.47 River-dependent uses are those whose primary purpose is dependent on the river for siting and function. They are defined as an activity which can only be conducted on, in, over or adjacent to the river because the activity requires direct access to the river and which involves as an integral part of the activity the use of the water.

4.1.48 River-related industrial and business uses, especially those involving the construction, repair and servicing of river craft, make a vital contribution to the continuation of the historic tradition and function of the Thames for transportation, communication and recreation and they also have a significant role in the local economy. River-related uses may include a garden or park designed to enhance public appreciation of the river and its ecology.

4.1.49 The Council will therefore protect the existing river-related industrial and business uses and ensure they are not lost to other uses. The redevelopment of existing river-related industrial and business sites to residential and non river-related business uses will not be permitted. In addition to their functional roles, river-related uses make an irreplaceable contribution to the character and contrasts of the individual reaches through the activity, distinctive building forms, varied visual interest and historical link they provide.

4.1.50 River-dependent facilities, such as boatyards and sheds, public and private wharves, slipways, wet and dry docks and cranes, as well as piers, pontoons, jetties and stairs are essential for the survival of the river-related industry and will therefore be protected and ensured they are not lost to other uses. The Council supports in principle the safeguarding of the sites identified in The Mayor's Assessment of Boatyard Facilities on the River Thames (2007).

4.1.51 Setting back built development from existing flood defences will be encouraged and supported in order to allow for the maintenance and future upgrading of the flood defences, to enhance biodiversity and to provide opportunities for increasing and opening up public access alongside and to the river. Environment Agency consent is required for any development within 8 metres of the fluvial Thames and 16 metres of the tidal Thames.

Policy Background	<p>National: PPS 1: Delivering Sustainable Development (2005) PPS 9: Biodiversity and Geological Conservation (2005) PPG 17: Planning for Open Space, Sport and Recreation (2002) PPS 25: Development and Flood Risk (2010)</p> <p>Regional: London Plan (2011); policies 7.24 to 7.30</p> <p>Local: Core Strategy CP11 River Thames Corridor Core Strategy CP4 Biodiversity</p>
Targets and Monitoring	Core Strategy Indicator for CP11

Policy DM OS 13

Moorings and Floating Structures

Existing houseboats, moorings and other floating structures are an established part of the river scene and will be protected. The River Thames is designated Metropolitan Open Land and the character and openness of the River Thames will be safeguarded from inappropriate uses.

Proposals for new houseboats including extensions to existing houseboats, moorings and other floating structures will only be permitted if they are appropriate developments compliant with Metropolitan Open Land policy. There may be exceptional cases where development is acceptable but only:

1. if it does not harm the character, openness and views of the river, by virtue of its design and height;
2. if the proposed use is river-dependent;
3. if it is a replacement of existing facilities;
4. if there is no interference with the recreational use of the river, riverside and navigation;
5. if there is adequate provision of land based infrastructure and support facilities; and
6. if the proposal is of wider benefits to the community.

4.1.52 The River Thames is designated Metropolitan Open Land and therefore the emphasis is on retaining the character and openness of the River Thames.

4.1.53 Existing visitor and pleasure craft moorings, which contribute to the recreational use of the river and are an established part of the river scene, will be protected where they meet the criteria outlined in the policy.

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4.1.54 Waterborne developments such as permanent moorings can interfere with transport craft and any new facilities should be off line from main navigation routes in order to increase the use of the river for passengers and tourism.

4.1.55 Some provision for new houseboat moorings may be appropriate when making provision for relocated craft displaced from other moorings, subject to visual impact and the impact on the natural river corridor. However, suitable sites for residential moorings are very difficult to find. Houseboats in particular can cause problems because of infrastructure provision (such as sewage, waste, water, secure storage and washing), provision of access, servicing and car parking, obstruction to navigation and public access to the river, interference with the recreational use of the river and its foreshores and impacts on the views, local character and amenity of the river.

4.1.56 Whilst planning has limited powers regarding the appearance of boats, planning permission is required for new moorings and change of use of the river bank and river bed for permanent mooring. The Environment Agency and the Port of London Authority require houseboats to be licensed and can object to them on navigational grounds. The Environment Agency is also able to object to houseboats on flood risk and biodiversity grounds.

Policy Background	National: PPS 1: Delivering Sustainable Development (2005) PPS 9: Biodiversity and Geological Conservation (2005) PPG 17: Planning for Open Space, Sport and Recreation (2002) PPS 25: Development and Flood Risk (2010) Regional: London Plan (2011); policies 7.24 to 7.30 Local: Core Strategy CP11 River Thames Corridor Core Strategy CP4 Biodiversity
Targets and Monitoring	Core Strategy Indicator for CP11

4.2 Shopping and Centres

4.2.1 These policies focus on the town centres of the borough: the major centre, Richmond, the district centres, Twickenham, East Sheen, Teddington and Whitton, and also the local centres, including small parades of shops and isolated shops and pubs.

4.2.2 The policies prioritise the larger town centres as the location for retail development and other appropriate town centre uses in line with the spatial strategy and CP8 of the Core Policy and delineate formal town centre boundaries as now required by national policy. The policies also state the types of development that may be suitable for the smaller centres. Within the centres, the longstanding shopping frontages policy has been reviewed and updated, and will continue to help protect the vitality and viability of the borough's centres. There is also protection for the more isolated shops and pubs serving very localised areas. Finally, there is added emphasis on the diversification of the evening economies of the town centres, to ensure their increased attractiveness to a wider range of people.

Policy DM TC 1

Larger Town Centres

To maintain and improve the town centres, the Council will require appropriate development to take place within the identified Town Centre Boundaries of the five main town centres. These are Richmond, the major centre, and the four district centres – Twickenham, East Sheen, Teddington and Whitton.

Proposals that contribute towards a suitable mix of uses will be approved, provided that they are appropriate to the function, character and scale of the centre. Acceptable town centre uses could include retail (if within or well related to designated frontages), business, leisure, tourism, community uses, health and residential development compatible with other development in the town centre.

Proposals will be acceptable within the Town Centre Boundaries if they:

- (a) Contribute towards meeting the future needs of the centres as identified in Core Policy 8 of the Core Strategy and so contribute to a mix that enhances the vibrancy and vitality of the centre.
- (b) Make more efficient use of land than previous development or bring about other benefits.
- (c) Reduce the need for travel, by providing accessibly located provision of goods and services and places of work, in units appropriate for the size of the centre, and do not add disproportionately to pressure on parking.
- (d) Are of a scale that enhances the vibrancy and vitality of the centre and do not erode the core function of the centre, or another neighbouring centre or compromise an existing use. This will apply to all proposed uses, including supermarkets.
- (e) Include where appropriate, units of a size suitable for modern retail needs (particularly in Richmond, where there is an identified shortage of retail units with larger floor-plates) whilst retaining sufficient traditional smaller units that add to local character and often house local businesses.
- (f) Maintain or enhance the amount of active frontage, subject to Policy DM TC 3 'Retail Frontages'.
- (g) Develop the range of leisure, cultural and tourism facilities.
- (h) Respect and enhance the heritage, character and local distinctiveness of the centre.

4.2.3 The town centres are defined as the areas within the Town Centre Boundaries, shown on the Proposals Map and identified in line with PPS 4 (Planning for Sustainable Economic Growth).

4.2.4 This policy builds on the vision of the Core Strategy (particularly policies CP8 and CP9) and reflects the guidance contained within the London Plan, PPS 4 and PPG 13 (Transport).

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4.2.5 The town centres of the borough are vital for the well being of the local residents and economy. They also play an important part in the wider London economy. It is important that they develop in a way that allows them to meet future changes and challenges, without losing their distinct character. The borough is characterised by some of the lowest population densities in London, which adds to the attractiveness of the borough and increases the development pressures faced. Focussing development in the town centres will result in sustainability benefits, including a reduction in the need to travel and also mitigate the effects of increasing population on the rest of the borough. However, town centre uses would only be appropriate within the defined boundaries of the five main town centres, should not result in densities that would damage local amenity and should comply with other relevant policies.

4.2.6 To retain and develop their vibrancy and vitality, centres must have an appropriate mix of goods and service provision. This must be at a level appropriate to the centre, and not of a kind that would damage the ability of the surrounding area, or other centres, to function. The size of units is also important: new developments in some centres (particularly Richmond) may include provision for larger retail units, but smaller units which “significantly enhance the character and vibrancy of the centre and make a valuable contribution to consumer choice” (PPS 4) should be retained. Fast food outlets and supermarkets may create problems of saturation and undermine the viability of local shops and the amenity of high streets. See Policy DM TC 3 'Retail Frontages', Policy DM HO 3 'Backland Development' and Policy DM DC 4 'Trees and Landscape'.

4.2.7 Development should make efficient use of buildings and/or land. This could be achieved by implementing appropriate density or by ensuring that space above ground floor level is well used – for example, by having office space above shops in the core of the town centres, or residential above the shops in other parts of the centres.

4.2.8 The borough faces strong development pressures, largely due to the desirability of the area to live in. This demand, managed incorrectly, has the potential to damage the special character of the borough. The traditional (Georgian – Victorian) form of many of the centres means that they are already denser than their surrounding hinterlands. The Council will encourage compatible development to take place in the town centres – both as a means of securing the health of the centres, and protecting the rest of the borough from inappropriately located higher density developments.

4.2.9 The new London Plan notes the special strengths of Richmond town centre and the potential to generate significant growth as a centre of greater than sub-regional importance in the area of leisure and tourism, in addition, most of the town centres fall within the London's Arcadia cultural zone. (see London Plan, map 4.2).

4.2.10 Each centre has its own distinct character. Development must respect and enhance this, whilst meeting modern needs for suitable provision.

4.2.11 Parking provision should respect and enhance the viability of town centres (see CP5) and for the approach towards each centre see CP8.

Policy Background	<p>National: PPS 4: Planning for Sustainable Economic Growth (2009) PPG 13: Planning for Transport (2011)</p> <p>Regional: London Plan (2011); policies 2.15, 2.16, 4.6, 4.7, 4.8, 4.9, Annex 2.</p> <p>Local: Core Strategy CP 5 Sustainable Travel, CP 7 Maintaining and Improving the Local Environment, CP 8 Town and Local Centres, CP 9 Twickenham Town Centre, CP 16 Local Services/Infrastructure, CP 19 Local Business</p>
Targets and Monitoring	Core Strategy Indicators for CP8

Policy DM TC 2

Local and Neighbourhood Centres and Areas of Mixed Use

The Council will protect and improve the provision of day-to-day goods and services in the local and neighbourhood centres of the borough (See Policy DM TC 3 'Retail Frontages'). These centres are often designated as Areas of Mixed Use and are thus seen as appropriate for a mix of uses that meet primarily local needs.

Proposals for development will be acceptable in the smaller centres if they:

- (a) Provide appropriate mixes of uses, or mixed-use schemes. Appropriate uses could be: new retail, business or employment developments, which should maintain suitable provision for small businesses and other uses which serve the community or attract visitors. Residential development could also be appropriate. See Core Policy 8 of the Core Strategy for appropriate levels of provision.
- (b) Are of a scale that enhances the vibrancy and vitality of the centre and do not erode the core function of the centre, or another neighbouring centre or compromise an existing use. This will apply to all proposed uses, including supermarkets.
- (c) Respect and enhance the heritage, character and local distinctiveness of the centre, whilst making the most efficient use of land.
- (d) Include overall improvements and enhancements of the small centres; or modernise outmoded premises. Development should improve and maintain commercial provision in the smaller centres, without significantly expanding it.
- (e) Locate retail in designated shopping frontages, or in a location well-related to them, and/or within an area of mixed use.
- (f) Do not add disproportionately to pressure on parking.

By supporting proposals that meet these criteria, the Council will ensure that the smaller town centres are self-supporting and reinforce themselves and the local community.

4.2.12 The smaller centres of the borough allow local and accessible provision of goods and services. This policy builds on policy and guidance contained within PPG 13, PPS 4, the London Plan and the Core Strategy of the LDF.

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4.2.13 In line with guidance contained in higher documents, these centres will typically serve an overwhelmingly local catchment area, and be easily accessible to pedestrians, cyclists and some are accessible by public transport. They provide mainly convenience shopping – ranging from top-up/emergency shopping through to providing for full weekly shopping needs. The centres are listed in Appendix 2.

4.2.14 The Areas of Mixed Use are identified on the Proposals Map. They delineate the areas surrounding the smaller centres of the borough that contain a mix of uses, and are seen as being able to either maintain or expand this aspect of their character.

4.2.15 These designated areas make an important contribution to the smaller centres, as they describe the current situation and guide future development into locations that are accessible, sustainable and at the centre of the community.

4.2.16 The successful function of the smaller centres of the borough is of special importance as the benefits for residents are large and are both quantifiable but can also be more intangible. In the case of the former, a successful local centre will provide goods and services that result in a reduced need to travel. A successful centre will support local business, which also benefits the wider community. In the case of the latter, the local centres can create or foster a sense of community and inclusiveness that adds to the cohesiveness of the surrounding community.

4.2.17 In the context of the smaller centres, “appropriate” development could include: retail, community uses or commercial development.

4.2.18 The smaller centres should provide a variety of goods and services. These typically operate from smaller units, which do add to the character of the smaller centres. Conditions will be used where appropriate to ensure that small shop units in new developments are not amalgamated into inappropriately large units. However, where a business is successful and expanding, the Council will support such modest expansion, provided the expansion is in line with other policies.

4.2.19 It is important that such mixed development is concentrated in central areas of each community to help reduce the need for travel by providing locally appropriate options, encourage healthier living by making it easier to walk or cycle to the local centre and to make the centres safer for all by reducing crime through passive surveillance.

4.2.20 It may be possible for mixed use schemes to make especially efficient use of land through measures such as sharing parking, refuse facilities and servicing, amongst other things. To achieve this, the design and layout are important considerations, as well as issues of neighbourliness when mixing certain uses.

Policy Background	National: PPS 4: Planning for Sustainable Economic Growth (2009) PPG 13: Planning for Transport (2001) Regional: London Plan (2011); policies 2.15, 2.16, 4.6, 4.7, 4.8, 4.9, Annex 2. Local: Core Strategy CP 5 Sustainable Travel, CP 7 Maintaining and Improving the Local Environment, CP 8 Town and Local Centres, CP 16 Local Services/Infrastructure, CP 19 Local Business
Targets and Monitoring	Core Strategy Indicator for CP8

Policy DM TC 3

Retail Frontages

The Council will act to protect the existing retail areas of the town centres by controlling changes of use from retail. The Council has designated parts of centres as Key Shopping Frontage or Secondary Shopping Frontage. These frontages can be viewed on the Proposals Map and in Appendix Three - List of Key and Secondary Shopping Frontages. 'Appendix Three - List of Key and Secondary Shopping Frontages' 'Appendix Three - List of Key and Secondary Shopping Frontages' 'Appendix Three - List of Key and Secondary Shopping Frontages' 'Appendix Three - List of Key and Secondary Shopping Frontages'

A. Key Shopping Frontages. Proposals that result in a loss of retail space in key shopping frontages will be generally resisted. The Council will support other uses converting to retail, subject to there being no adverse impact on the centre, and seek to retain key facilities, including Post Offices.

B. Secondary Shopping Frontages. Non-retail proposals will be acceptable in the secondary shopping frontages only if:

(a) The proposed new use meets community needs (dentist, clinic or health centre, veterinary surgery, gym, fitness studio, facilities which would enable the public better access to police services, or other community use directly serving the public (often D1 uses), or is a financial or professional service, café, restaurant, drinking establishment or takeaway (A2-A5 uses) and;

(b) The proposed use retains a “shop-like” appearance with an active frontage and will not have a detrimental visual impact on the shop-front and respect the heritage and character of the centre.

(c) They will not create an unbroken run of three or more non-shop units.

(d) They are complementary to the shopping function and provide a direct service to the public.

(e) They will not result in an over-concentration of such uses in the area.

(f) They will not detract from residential amenity, or unacceptably add to traffic and parking problems in the area.

C. Shops selling essential goods*/Post Offices

In designated frontages in smaller centres and local parades, changes of use from shops selling (or whose last occupant sold) essential goods* to other non-A1 uses will be generally resisted if there is no similar alternative within 400 metres. This applies even if the proposal is acceptable in terms of criteria (a) to (f) above.

*See Supporting Text for definition

D. Frontages/areas subject to specific restrictions:

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There are areas of the borough where certain changes of use will no longer be allowed due to existing concentrations. These include, but are not limited to:

Class to be restricted*	Location of zone
A3 and A4	112-196 (Even) High Street, Teddington
A3	90 - 112 (Even) Kew Road, Richmond
A3	27 - 32 (Consecutive) The Quadrant, Richmond
A3 and A4	Richmond Riverside -Thameside, south from Richmond Bridge as far as Buccleugh Gardens.
A4 and A5	1 - 59 (Odd) and 2-40 (Even) York Street, Twickenham
A4 and A5	1 - 65 (Odd) and 2-50 (Even) London Road, Twickenham
A5	148 - 182 (Even) 191 - 213 (Odd) Upper Richmond Road West, East Sheen

* Restaurants and cafes (A3), Drinking establishments (A4), Hot food take aways (A5)

These areas will be kept under review, looking at other changes of use that have occurred.

E. Changes of use in non-designated frontages where policy DM TC 4 does not apply

The Council will generally consider favourably applications for change of use to any non-shop use compatible with the retail function of the centre.

4.2.21 The frontages policy acts to highlight and emphasise the locations in the town centres where retail uses would best be located. In doing this it also serves to protect the existing retail uses from inappropriate or insensitive development. This policy builds on the vision of the Core Strategy to maintain, reinforce and strengthen the town centres, and reflects the guidance contained within the London Plan and PPS 4.

4.2.22 The shopping frontages are defined in 'Appendix Three - List of Key and Secondary Shopping Frontages' and shown on the Proposals Map and identified in line with PPS 4 (Planning for Sustainable Economic Growth). Key Shopping Frontages are located in the most central areas, where retail is already predominant. Secondary Shopping Frontages are located towards the edge of the shopping area. They support the Key Shopping Frontages and are also areas where some degree of diversification would be permitted, whilst still retaining their primarily retail function.

4.2.23 In this policy the word "retail" should be read as referring to class A1 of the Use Classes Order as amended. Examples are: shops, retail warehouses, hairdressers, undertakers, travel and ticket agencies, post offices, pet shops, sandwich bars, showrooms, domestic hire shops, dry cleaners and funeral directors. Where the policy indicates that A1

use should be retained, conversions which involve the reduction of A1 floorspace by changing the use of part of a unit will have to maintain a suitably sized and viable unit on the frontage and not detract from the centre's vitality and viability.

4.2.24 The key frontages have been designated on the parades that form the core of the retail centre, and as such they are mostly A1 retail. The loss of A1 space will generally be resisted, and conversions to A1 generally supported, whilst acknowledging the contribution that non-A1 units can make to a parade.

4.2.25 The secondary frontages have been designated on the parades that, whilst not core, still play an important supporting role to the retail centre. They are mostly retail, whilst a level of diversification may be allowed or encouraged in some circumstances. Additionally, secondary frontages may be designated on parades where diversification has already taken place. The designation would recognise the diversity but also prevent any further reduction of the retail character of that parade. Secondary frontages also prevent "clumps" of non-A1 uses forming – for example a proliferation of hot food take aways in centres that could restrict access to healthy, fresh food and encourage the consumption of unhealthy food.

4.2.26 The frontage policy is a long standing policy which has assisted in the consolidation of the centres and acts to help define the function of the centres in the London hierarchy of town centres.

4.2.27 Subsection C applies to all tiers of the hierarchy set out in policy CP8 below district centre level. By giving additional protection to shops which sell essential goods and Post Offices the Council aims to ensure that residents have access to local food shopping and an essential service. The Town and Country Planning (Use Classes) Order 1987 and Amendments allows for change between retailers selling different goods. This policy gives greater control to protect local food shopping. It applies where change of use is sought from a shop to another non-A1 use, and the existing or last use of the shop was selling essential goods defined as - a general grocer, newsagent, green grocer, baker, butcher, fishmonger, and chemist, or a Post Office. However, in order to prevent an unacceptable increase in vacant premises, exceptions will be made where satisfactory evidence exists of full and proper marketing, normally for at least 2 years.

4.2.28 For example, a change of use from a butcher to a dentist is sought in secondary frontage and the proposal meets the requirements of criteria (a) to (f). If there is no other butcher or shop selling a reasonable selection of fresh meat within 400 metres the proposal would fail on retail grounds unless adequate marketing were provided.

4.2.29 The frontages policy primarily protects the ground floor, street frontage part of a unit. Although the Council will seek to avoid the reduction of overall retail space, especially in Richmond town centre, it acknowledges that retail may not always be the most effective use of the upper floors of certain buildings. Providing that the viability of the ground floor unit to act in a retail capacity is not compromised (especially the case for anchor supermarkets in existing centres), changes of use away from retail on other floors would not be contrary to the frontage policy.

4.2.30 In areas not covered by designated frontages or by Policy DM TC 4, vacant shop units can provide employment/business opportunities. This may help to provide premises for small businesses and start-ups. The Council will consider favourably applications for such uses where the buildings can be satisfactorily converted, the proposed use will not adversely affect the functioning or appearance of the shopping centre or residential amenity

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and there is sufficient off street parking where needed. Examples are offices and small workshops, medical and veterinary surgeries, showrooms, solicitors and insurance brokers, etc.

Policy Background	National: PPS 4: Planning for Sustainable Economic Growth (2009) Local: Core Strategy policies CP 8 Town and Local Centres and CP 9 Twickenham Town Centre
Targets and Monitoring	Core Strategy Indicators for CP8 LDF Indicator: Number of A3, A4 and A5 uses in parts of Richmond, Twickenham, Teddington and East Sheen where restrictions apply (identified in policy DM TC 3). Target: No increase in A3, A4 and A5 uses in parts of Richmond, Twickenham, Teddington and East Sheen where restrictions apply (identified in policy DM TC 3).

Policy DM TC 4

Local Shops, Services and Public Houses

A - The Council will support isolated shops, small groups of shops and public houses which serve local needs, and will seek to ensure that there is provision of essential daily goods within reasonable walking distance around the borough.

Changes of use away from retail will not be permitted unless:

- (a) The unit is within 400 metres of a designated frontage or
- (b) The retail use is inappropriate in terms of access or neighbourliness or
- (c) The proposed use would provide a community service or function.

B - New retail units to serve new housing should normally take place within existing designated shopping centres (see Policy DM TC 1 'Larger Town Centres' & Policy DM TC 2 'Local and Neighbourhood Centres and Areas of Mixed Use') but where there is no shopping centre within reasonable walking distance new shops may be required as part of a new housing development.

Changes of use from public houses will not be permitted unless

- (a) there is another public house within convenient walking distance or
- (b) The public house use is inappropriate in terms of access or neighbourliness or
- (c) The proposed new use would provide a community service or function.

4.2.31 This policy is designed to ensure that all residents have a shop within walking distance and that local public houses are not lost to local communities;

4.2.32 The Council recognises that long-term changes in shopping patterns have reduced the need for the number of shop units that would have been necessary in the past. However, the Council recognises that local shops remain essential to many and serve an important community function. Policy will be rigorously applied, but especially where the proposal

would result in the loss of one of the following essential shops or services - general grocer, newsagent, green grocer, baker, butcher, fishmonger, post office, and chemist, where protection will take precedence over criterion A (c).

4.2.33 Local public houses also play an important role in their communities in central and accessible locations in the community, so if the pub function were to cease, the Council would require the replacement use to provide a community service or function, this could include affordable housing.

4.2.34 Local pubs and shops are especially important to elderly or less mobile shoppers, those with young children, those without cars, and are also useful to all others for their top-up and emergency shopping role.

4.2.35 Before accepting the loss of any local pub or shop unit, the Council will require satisfactory evidence of full and proper marketing normally for at least 2 years, and will need to be satisfied that reasonable endeavour has been made to find new occupants for a full range of appropriate uses. If the retention of the pub or shop use is proven to not be possible then other compatible uses should be considered before residential.

4.2.36 In this policy, “retail” or “shops” should be read as to mean all of the A class of the Use Classes Order (A1, A2, A3, A4 & A5), not only A1 as in Policy DM TC 3 'Retail Frontages'.

Policy Background	<p>National: PPS 4: Planning for Sustainable Economic Growth (2009)</p> <p>Regional: London Plan (2011); policy 4.8, 4.9</p> <p>Local: Core Strategy CP8 Town and Local Centres</p>
Targets and Monitoring	<p>LDF Indicator: No loss of isolated (more than 400 metres from designated shopping frontage) shops & services in use classes A1, A2, A3, A4 or A5.</p> <p>Target: Maintain level of isolated shops and services unless exceptions in policy DM TC 4 apply. [not to include change of use where a viable unit remains]</p>

Policy DM TC 5

The Evening Economy

Uses that support the evening economy such as cinemas, leisure, restaurants, bars, pubs or other similar uses will be supported if:

(a) They are compatible with other town centre policies including CP 5, 8, 9, and Policy DM TC 1 'Larger Town Centres', Policy DM TC 2 'Local and Neighbourhood Centres and Areas of Mixed Use', Policy DM TC 3 'Retail Frontages'. DM TC 1 is of especial importance, as it encourages the improvement of the provision of the leisure, cultural and tourism offer.

(b) They add diversity to the evening economies of those areas identified as requiring diversification (Richmond and Twickenham town centres).

(c) There is not an adverse effect on the amenity of nearby uses, and surrounding residential areas including a cumulative adverse effect.

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4.2.37 In suitable areas of the town centres the Council will encourage applications that add to the existing mix of uses, and would be particularly in favour of applications that would seek to expand the variety on offer in the evening and night-time economies of Richmond and Twickenham town centres. There is a trend towards multiple uses of some pubs, bars and similar establishments, where they may open for breakfast, serve coffee during the day – taking on a café aspect. Such trends will broadly be supported as they diversify the town centres and broaden the appeal of certain areas.

4.2.38 The Council will maintain, but not expand, the capacity of drinking establishments in Richmond town centre and will encourage the provision of a more diverse economy in Twickenham. In the other centres, large and small, the Council will limit drinking establishments to a scale compatible to local need. The impact of this policy on anti-social behaviour will be kept under review and a more restrictive approach will be taken, in conjunction with licensing controls, if problems persist.

4.2.39 Proposals must also be acceptable in terms of licensing policy, including the Cumulative Impact Zone policy. This policy reflects the Council's other powers, e.g., under the Licensing and Gambling Acts. The Council has designated two zones within Richmond and Twickenham town centres where the cumulative impact of licensing applications will be taken into account.

4.2.40 Impacts from the building, its curtilage (including gardens) and the surrounding environs, should not negatively affect the amenity of nearby areas, particularly residential areas. Negative impacts could include on street parking, noise and disturbance from equipment, music or customers smoking or drinking outside or leaving the premises.

Policy Background	National: PPS 4: Planning for Sustainable Economic Growth (2009) Regional: London Plan (2011); policy 4.6 Local: Core Strategy policies CP8 Town and Local Centres and CP9 Twickenham Town Centre
Targets and Monitoring	LDF Indicator: Overall number of primarily drinking establishments (A4 uses) within Richmond town centre boundary. Target: No overall increase in number of primarily drinking establishments within Richmond town centre boundary. LDF Indicator: Number and type of (i.e. nature of business and hours of operation) of new (including change of use) leisure/ A3,A4,A5 uses within Richmond and Twickenham town centre boundaries. Target: to be developed when time series data are available.

4.3 Heritage

4.3.1 These policies seek to protect and enhance the borough's built heritage when new development is considered. This is a very important issue in the borough which has a high quality environment with 72 Conservation Areas and over 1,200 listed buildings. National guidance provides a strong basis for these policies which cover Conservation Areas, Listed Buildings, Buildings of Townscape Merit, archaeology, a World Heritage site, war memorials, and views and vistas.

Policy DM HD 1

Conservation Areas - designation, protection and enhancement

The Council will continue to protect areas of special significance by designating Conservation Areas and extensions to existing Conservation Areas using the criteria as set out in PPS 5 and as advised by English Heritage.

The Council will prepare a Conservation Area Appraisal and Management Plan for each Conservation area, these will be used as a basis when determining proposals within or where it would affect the setting of, Conservation Areas together with other policy guidance.

Buildings or parts of buildings, street furniture, trees and other features which make a positive contribution to the character, appearance or significance of the area should be retained. New development (or redevelopment) or other proposals should conserve and enhance the character and appearance of the area.

4.3.2 There are now 72 Conservation Areas within the borough where the Council has stronger controls than elsewhere, for example over demolition and works to trees. The Council has a statutory duty to preserve and enhance these areas through its policy making and planning powers.

4.3.3 Conservation Area Appraisals define and record the features which make each Conservation Area important, and include an analysis of historical development, layout, plot configuration, buildings (including Listed Buildings and Buildings of Townscape Merit), shop fronts, memorials, other street furniture, walls and boundaries, open land and civic space. Conservation Management Plans (as advised by English Heritage's Guidance on Conservation Area Appraisals and the Management of Conservation Areas (2006)) set out proposals for the preservation and enhancement of the character and appearance of a conservation area. Conservation Area Appraisals and Management Plans should be complementary, and it is important that such studies inform any future changes, both within, adjacent to or impacting on conservation areas, together with CABE and English Heritage guidance, policy CP7 of the Core Strategy and relevant Supplementary Planning Documents, such as the Street Design Guide, Tree Strategy and guidance on development in Conservation Areas and Listed Buildings. All of these are or have been subject to public consultation and are publicly available.

4.3.4 It is particularly important that any scheme not only preserves but positively enhances the Conservation Area. Article 4(2) Directions will be used to withdraw permitted development rights where appropriate. These would be used to protect elements which make a key contribution to the character and appearance of a conservation area, local support for a Direction will be an important consideration.

4.3.5 High quality new development and exceptional design which responds to local and historic context can make a very positive contribution. The mis-use of metal, glass, wood cladding and non-traditional materials, where inappropriate, will not be permitted on, or in proximity to Listed Buildings, Buildings of Townscape Merit or in Conservation Areas. Proposals for any schemes within Conservation Areas must include an historical and architectural evaluation of the historic environment within the Design and Access Statement

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accompanying the planning application. Within this the applicant should provide a description of the significance of the heritage assets affected and the contribution of their setting to that significance. The information that has been considered and the expertise that has been consulted should be set out. As a minimum, the relevant historic environment record should have been consulted and the assets themselves should have been assessed. Outline applications will not be acceptable in Conservation Areas. The level of detail provided should be proportionate to the importance of the heritage asset.

Policy Background	National: Planning (Listed Buildings and Conservation Areas) Regs 1990, Circulars 01/01, 09/05, 01/07 and 07/09. PPS 1: Delivering Sustainable Development (2005) PPS 4: Planning for Sustainable Economic Development (2009) PPS 5: Planning for the Historic Environment (2010) PPS 5: Practice Guide (2010) Understanding Place: An Introduction, English Heritage (2009) Understanding Place: Historic Area Assessments in a Planning and Development Control Context, English Heritage (2010) PPS12: Local Spatial Planning (2008) Regional: London Plan (2011); policies 7.4, 7.5, 7.6, 7.8 and 7.9 Local: Core Strategy CP7 Maintaining and Improving the Local Environment
Targets and Monitoring	N/A

Policy DM HD 2

Conservation of Listed Buildings and Scheduled Ancient Monuments

The Council will require the preservation of Listed Buildings of special architectural or historic interest and Ancient Monuments and seek to ensure that they are kept in a good state of repair by the following means:

1. consent would only be granted for the demolition of Grade II Listed Buildings in exceptional circumstances and for Grade II* and Grade I Listed Buildings in wholly exceptional circumstances following a thorough assessment of their significance;
2. retention of the original use for which the listed building was built is preferred. Other uses will only be considered where the change of use can be justified, and where it can be proven that the original use cannot be sustained;
3. alterations and extensions including partial demolitions should be based on an accurate understanding of the significance of the asset including the structure, and respect the architectural character, historic fabric and detailing of the original building. With alterations, the Council will normally insist on the retention of the original structure, features, material and plan form or features that contribute to the significance of the asset. With repairs, the Council will expect retention and repair, rather than replacement of the structure, features, and materials of the building which contribute to its architectural and historic interest; and will require the use of appropriate traditional materials and techniques;
4. using its legal powers to take steps to secure the repair of Listed Buildings, where appropriate;
5. protecting the setting of Ancient Monuments and Listed Buildings where proposals could have an impact;
6. taking a practical approach towards the alteration of Listed Buildings to comply with the Disability Discrimination Act 2005 and subsequent amendments, provided that the building's special interest is not harmed, using English Heritage advice as a basis.

4.3.6 Listed Buildings and Ancient Monuments make a major contribution to the borough's heritage and the Council has a statutory duty to protect them. The borough's three Ancient Monuments are: The Brew House, Bushy Park; Hampton Court Palace; and Kew Palace; These come under the jurisdiction of the Department of Culture, Media and Sport for planning control purposes. There are currently over 1,600 Listed Buildings in the borough, generally the Council has power to grant listed building consent for demolition or works to these; with some categories this is subject to approval by English Heritage.

4.3.7 PPS 5 sets out a general presumption in favour of the conservation of such buildings and harm or loss should be wholly exceptional. Any such proposals would be subject to the tests within HE 9.2 of PPS 5. Generally, the original use for which historic buildings were designed and built should be continued because it will have the least impact on their character or appearance. However, there may be cases where a change of use may be the only viable

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way to keep them in active use. Where this is the case, the onus will be on the applicant to justify the new use, and to demonstrate on balance that it will be compatible with the fabric, exterior, interior and the setting of the historic building, and will not detract from other evidential, historic, aesthetic or communal heritage values, in line with HE 9.5 of PPS 5.

4.3.8 The character of historic buildings and their contribution to the townscape can be severely diminished through insensitive alteration, extension or neighbouring development, or through neglect and dilapidation. When considering proposals for works to, or within the settings of, Listed Buildings or Ancient Monuments, special attention will be paid to:

1. conserving original architectural features such as windows, doors, chimney stacks, walls and gates;
2. the scale, proportions, design and materials of new proposals in relation to the existing heritage asset;
3. retaining original or historic garden or landscape features;
4. the effect of development on the setting of the historic heritage asset;
5. detriment to the significance of the heritage asset.

4.3.9 Detailed guidance contained within the PPS 5 Practice Guide, Guidance on Alterations to Listed Buildings, will be followed in considering suitability of proposals. Legislation places upon those who own or manage Listed Buildings an obligation to ensure that they are properly maintained and where appropriate the Council will use its powers to ensure that this is done, particularly if the asset is on the Heritage at Risk register.

4.3.10 Various bodies make loans or give grants for the repair or replacement of original features using traditional or sympathetic materials or requiring the use of specialist materials and craftsmanship, and the Council may be able to assist owners to secure such assistance.

4.3.11 The Disability Discrimination Act 2005 does not just require physical access for disabled people, but also equal access to services. It is recognised that there may be difficulties in altering a Listed Building to meet modern day access standards and that sometimes a compromise is required. However, it must be demonstrated that any works of alteration to improve the accessibility of a listed building does not harm its special interest. The English Heritage Guidance “Easy Access to Historic Buildings” is recommended as a practical guide and is available free of charge from www.english-heritage.org.uk.

4.3.12 Applications for alterations and extensions to Listed Buildings need to be to a high standard of accuracy and detail. Drawings should therefore include sufficient information to convey the exact nature of the proposals and of the existing building and should include survey drawings and plans, elevations and sections at 1:100. Further drawings at 1:20 or full size may be required in certain cases. The Council has also produced supplementary planning guidance on the repair and maintenance of historic buildings. Further advice can be obtained from “A Stitch in Time” available free of charge from www.ihbc.org.uk.

Policy Background	<p>National: Planning (Listed Buildings and Conservation Areas) Regs 1990, Circulars 01/01, 09/05, 01/07 and 07/09. PPS 1: Delivering Sustainable Development (2005) PPS 5: Planning for the Historic Environment (2010) PPS 5: Practice Guide PPS 12: Local Spatial Planning (2008)</p> <p>Regional: London Plan (2011); policies 7.4, 7.5, 7.6, 7.8 and 7.9</p> <p>Local: Core Strategy CP7 Maintaining and Improving the Local Environment</p>
Targets and Monitoring	Core Strategy Indicator for CP7

Policy DM HD 3

Buildings of Townscape Merit

The Council will seek to ensure and encourage the preservation and enhancement of Buildings of Townscape Merit and will use its powers where possible to protect their significance, character and setting, by the following means:

1. consent will not normally be granted for the demolition of Buildings of Townscape Merit;
2. alterations and extensions should be based on an accurate understanding of the significance of the asset including the structure, and respect the architectural character, and detailing of the original building. The structure, features, and materials of the building which contribute to its architectural and historic interest should be retained or restored with appropriate traditional materials and techniques;
3. any proposals should protect and enhance the setting of Buildings of Townscape Merit;
4. taking a practical approach towards the alteration of Buildings of Townscape Merit to comply with the Disability Discrimination Act 2005 and subsequent amendments, provided that the building's special interest is not harmed, using English Heritage advice as a basis.

4.3.13 These are buildings, groups of buildings or structures of historic or architectural interest which have been identified as contributing significantly to the townscape but are not on the statutory list. However, these buildings are of considerable local importance.

4.3.14 The list of Buildings of Townscape Merit (BTMs) is maintained by the Council. An appraisal of the architectural or historic interest of a building, followed by a process of public consultation, should be undertaken before the designation of a new building of townscape merit. The following criteria will be used for designation of BTMs:

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1. Any building or structure which dates from before 1840;
2. Later buildings or structures which are considered to be of definite quality and character, including the work of important architects or builders. Particular attention will be paid to buildings which:
 - Have important historic associations, in terms of famous people or events;
 - Illustrates an important aspect of social or economic history or use;
 - Represent an exceptionally good example of a specific and distinctive architectural style;
 - Demonstrate excellence in building craftsmanship, use of materials, technical innovation, architectural features and detailing;
 - Form part of a distinctive and cohesive group of buildings;
 - Retain its original architectural interest and integrity, and not subject to insensitive alterations;
 - Have landmark quality or make a unique and positive contribution to the quality of the townscape or an open space.

4.3.15 The Council has control over the demolition of those Buildings of Townscape Merit which are in conservation areas, but elsewhere its powers are more limited. There will be a presumption against demolition of Buildings of Townscape Merit; both for townscape and sustainability reasons. However, should demolition prove necessary, a high standard of design, complementing the surrounding area, will be required in any replacement building.

4.3.16 Development proposals for alteration, extension or change of use to a Building of Townscape Merit or within its setting should protect the architectural integrity of the building, the existing balance between the building and its setting and be proportionate in scale to that of the original building. Architectural features, materials or detailing which contribute positively to the character of a Building of Townscape Merit, should be kept.

4.3.17 The Council will endeavour to protect the character and setting of Buildings of Townscape Merit by as far as possible treating proposals for works to or close to them, which would be visible from the street or any other place used by the public, as if they were Listed Buildings.

Policy Background	<p>National: Planning (Listed Buildings and Conservation Areas) Regs 1990, Circulars 01/01, 09/05, 01/07 and 07/09. PPS 1: Delivering Sustainable Development (2005) PPS 5: Planning for the Historic Environment (2010) PPS 5: Practice Guide (2010) PPS 12: Local Spatial Planning (2008)</p> <p>Regional: London Plan (2011); policies 7.4, 7.5, 7.6, 7.8, 7.9</p> <p>Local: Core Strategy CP7 Maintaining and Improving the Local Environment</p>
Targets and Monitoring	Core Strategy Indicator for CP7

Policy DM HD 4

Archaeological Sites

The Council will seek to protect, enhance and promote its archaeological heritage (both above and below ground), and will encourage its interpretation and presentation to the public. It will take the necessary measures required to safeguard the archaeological remains found, and refuse planning permission where proposals would adversely affect archaeological remains or their setting.

4.3.18 Archaeology can include industrial sites, buildings, machinery, artifacts, air raid shelters and modest domestic buildings. The preservation of archaeological remains is a material consideration when determining planning applications. As set out in PPS 5, there is a presumption in favour of preservation in-situ, where the remains are of national importance. While it is desirable to treat all remains in this manner, it is recognised that it may not always be practical to do so.



4.3.19 However, regardless of their status, established procedures of consultation and evaluation as set out in PPS 5 and other advice must be followed in preparing development proposals. Prospective developers should make an initial assessment of whether the site is known or likely to contain archaeological remains by consultation with the appropriate specialist bodies, normally English Heritage and the Greater London Archaeological Advisory Service. The Proposals Map identifies scheduled ancient monuments. The Archaeological Constraints map (Map 1) identifies areas with archaeological potential where sites of importance could exist, but not all sites of archaeological importance will necessarily be on the constraints map; developers should check the latest known information with English Heritage.

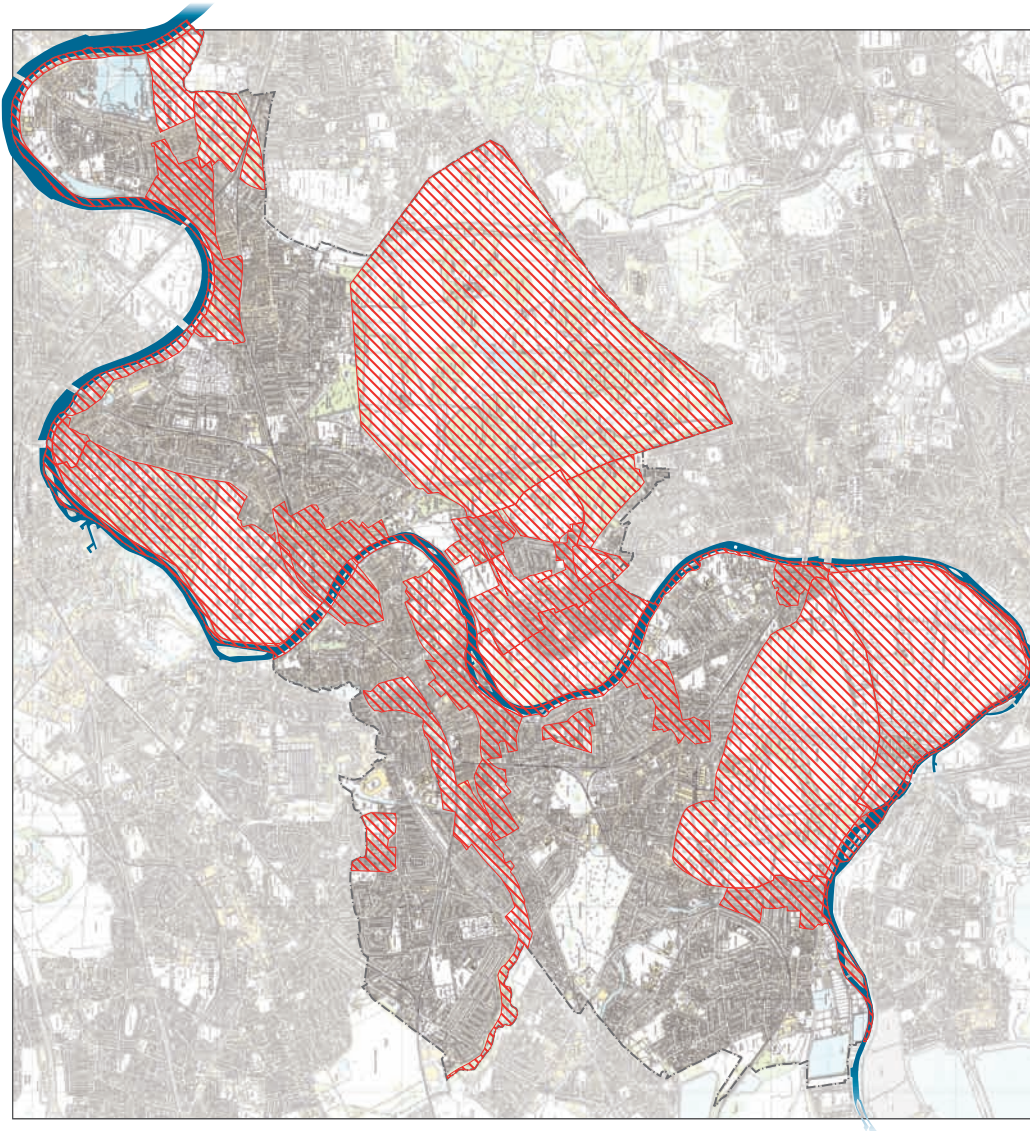
4.3.20 The Council wishes to endorse the spirit of the Code of Practice already established by The British Archaeologists and Developers Liaison Group and developers are also referred to advice published by English Heritage.


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MAP 1
ARCHAEOLOGICAL
PRIORITY AREAS

-  Archaeological Priority Areas
(Source: English Heritage
October 2010)
-  Borough boundary



 Not To Scale
LONDON BOROUGH OF
RICHMOND UPON THAMES
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Policy Background	National: Planning (Listed Buildings and Conservation Areas) Regs 1990, Circulars 01/01, 09/05, 01/07 and 07/09. PPS 1: Delivering Sustainable Development (2005); PPS 5: Planning for the Historic Environment (2010) PPS 5: Practice Guide (2010) PPS 12: Local Spatial Planning (2008) Regional: London Plan (2011); policy 7.8 Local: Core Strategy CP7
Targets and Monitoring	N/A

Policy DM HD 5

World Heritage Site

The Council will work with others, to protect, promote, interpret, sustainably use, conserve and where appropriate enhance the Royal Botanic Gardens Kew World Heritage Site and its setting including the buffer zone by conserving its Outstanding Universal Value, integrity, authenticity and significance.

Development proposals should not cause adverse impact to the World Heritage Site or its setting that would compromise its Outstanding Universal Value, integrity, authenticity and significance, and give appropriate weight to the World Heritage Site Management Plan.

4.3.21 The Royal Botanic Gardens Kew was inscribed on the UNESCO World Heritage Site List in 2003, in recognition of its outstanding and internationally significant universal value. In accordance with Planning Policy Statement 5: Planning for the Historic Environment (2010), the outstanding international importance of the World Heritage Site is a key material consideration to be taken into account by the Council when determining planning applications and listed building consents. The site should be protected for the benefit of future generations and development proposals affecting the site or its buffer zone will require careful scrutiny for their likely effect on the site or its setting.

4.3.22 The Royal Botanic Gardens, Kew World Heritage Site Management Plan (2003) and subsequent updates provides a framework for the activities that take place in the site whilst ensuring that these activities do not conflict with the need to protect the qualities which make Kew Gardens such a special and unique place.

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Policy Background	<p>National: Planning (Listed Buildings and Conservation Areas) Regs 1990, Circulars 01/01, 09/05, 01/07 and 07/09. PPS 1: Delivering Sustainable Development (2005); PPS 5: Planning for the Historic Environment (2010) PPS 5 Practice Guide (2010) PPS 12: Local Spatial Planning (2008) The Protection and Management of World Heritage Sites in England: English Heritage Guidance Note to Circular for England on the Protection of World Heritage Sites (2009)</p> <p>Regional: London Plan (2011); policy 7.10</p> <p>Local: Core Strategy CP7 Maintaining and Improving the Local Environment The Royal Botanic Gardens, Kew World Heritage Site Management Plan (2003 and any updates)</p>
Targets and Monitoring	N/A

Policy DM HD 6

War Memorials

The Council has recorded all Borough war memorials on a register. Memorials should be retained in situ, if possible or sensitively relocated

4.3.23 The Council has 115 War Memorials recorded, some of these are in public places and others on private premises, such as those for companies. It is important to ensure that these significant features, and where appropriate their settings, are protected and restored where necessary. Whilst preservation in situ is the ideal option, as the location is often of significance to the memorial, should it need to be removed the Council will require a sensitive relocation. (The GLA has a register.) Some of these could be designated as Buildings of Townscape Merit, others are already part of the fabric of Listed Buildings or BTMs.

Policy Background	<p>National: Planning (Listed Buildings and Conservation Areas) Regs 1990, Circulars 01/01, 09/05, 01/07 and 07/09. PPS 1: Delivering Sustainable Development (2005) PPS 5: Planning for the Historic Environment (2010) PPS 5: Practice Guide (2010) PPS12: Local Spatial Planning (2008)</p> <p>Regional: London Plan (2011); policies 7.4, 7.8</p> <p>Local: Core Strategy CP7</p>
Targets and Monitoring	N/A

Policy DM HD 7

Views and Vistas

The Council will seek to protect the quality of views indicated on the Proposals Map. It will also seek opportunities to create attractive new views and vistas and, where appropriate, improve any that have been obscured.

4.3.24 This policy will have implications for the quality of design of buildings and the configuration, height and site layout of new development. It may apply even where the viewpoint is a long way from the development, such as in the case of views from Richmond Hill and numerous vantage points in Richmond Park.

4.3.25 The Richmond, Petersham and Ham Open Spaces Act 1902, and various covenants were designed to protect views and prevent building in some areas. In some locations views have been obscured by fencing, buildings or overgrown trees. Appropriate opportunities will be taken to open up or enhance these views for the benefit of the general public.

4.3.26 The view from King Henry VIII's Mound to St Paul's Cathedral is the subject of a Direction made by the Secretary of State as part of strategic guidance (Supplementary Guidance on the Protection of Strategic Views) and is one of eight such strategic views of St Paul's from various viewpoints. The protection and enhancement of the strategic view from King Henry's Mound to St Paul's will be achieved by consultation between boroughs. This will be triggered by any proposal reaching or exceeding the height limitation of 45m AOD (Above Ordnance Datum) within the view cone as defined in the Direction described above, and shown on the Proposals Map, and 50m AOD within the area of backdrop protection. The Council can also define local views which may extend across borough boundaries. Protection of the strategic views defined within the London Plan and some local views will also require the co-operation of other authorities.

4.3.27 The London Plan Views Management Framework SPG will be used when considering applications affecting protected views.

<p>Policy Background</p>	<p>National: PPS 1: Delivering Sustainable Development (2005); PPS 5: Planning for the Historic Environment (2010) PPS 5: Practice Guide PPS12: Local Spatial Planning (2008) Regional: London Plan (2011); policies 7.4, 7.11, 7.12 The London View Management Framework SPG (2010) Local: Core Strategy CP7</p>
<p>Targets and Monitoring</p>	<p>N/A</p>

Meeting People's Needs 5

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5 Meeting People's Needs

5.0.1 A key principle of the Core Strategy is to provide opportunity for all, including ensuring suitable provision of housing and employment opportunities, with social and transport infrastructure. Policies in Section 5 expand on Core Strategy Policies CP13 to CP20.

5.1 Housing

5.1.1 There is a substantial housing need in the borough, but it is important that this does not lead to development that adversely impacts on local character and established residential areas. The quality of housing to be provided is as important as the quantity. Core Strategy Policies CP14 Housing and CP15 Affordable Housing set out the strategic approach. The Core Strategy sets out that within the expected housing capacity, consideration will be given to the range of housing, and its relationship with the wider issues of local character, sustainability, economic buoyancy, the labour market and supported independent living.

Policy DM HO 1

Existing Housing (including conversions, reversions and non self-contained accommodation)

Existing housing should be retained. Redevelopment of existing housing should normally only take place where:

1. it has first been demonstrated that the existing housing is incapable of improvement or conversion to a satisfactory standard to provide an equivalent scheme; and if this is the case:
2. the proposal improves the long-term sustainability of buildings on the site; and
3. the proposal does not have an adverse impact on local character; and
4. the proposal provides a reasonable standard of accommodation, including accessible design, as set out in Policy DM HO 4 'Housing Mix and Standards' and other policies.

5.1.2 Existing housing is valued in the borough due to the constraints of limited land supply and high land values. Changes of use to housing from other uses will normally be encouraged as far as is consistent with other policies, except for employment uses (see Employment policies). The retention of housing in town, local and neighbourhood centres will be encouraged including provision of housing on upper floors above retail, in accordance with DMP Retail Policies. Property owners will be encouraged to bring unused space above shops into use before proposing extensions. The provision of small units will be encouraged in sustainable locations in accordance with Policy DM HO 4 'Housing Mix and Standards' to create a mix of unit sizes.

5.1.3 As set out in the Core Strategy Policy CP1, 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. There should first be full consideration as to whether existing housing can be improved or converted to a satisfactory standard. Proposals for

5 Meeting People's Needs

Adopted Development Management Plan

redevelopment will be assessed for benefits on the balance of the quality of housing provision including sustainability, design and amenity considerations including impacts on traffic and parking, in accordance with other relevant policies.

5.1.4 There is a presumption against the loss of housing units but exceptions may be considered if other policy priorities are met and wider benefits considered e.g. increase in employment uses, affordable housing or housing to meet identified community needs, provision of health facilities, or infrastructure.

5.1.5 It is recognised that RSLs are subject to complex financial regulations and have to address specific needs. Therefore exceptions to policy will be considered in cases where conversions or redevelopment will result in units being retained and managed as affordable housing by a RSL or similar body, in furtherance of the Council's Housing and Supporting People Strategies.

5.1.6 Reversions of houses converted into flats back into a single family dwelling house may be considered acceptable if the property was originally a single family dwelling house and it can be demonstrated the loss of units will be outweighed by environmental, street scene, transport or parking benefits which could not be easily achieved without the reversion.

5.1.7 The conversion of larger types of houses to flats can make a contribution to meeting certain housing needs and provides the opportunity to meet the need for small units. However, it must be recognised that only certain types of property are suitable for conversion, and that there are some areas where conversions would be incompatible with the existing character of the area, or lead to unacceptable parking conditions. In considering in principle the suitability of a property for conversion the Council will take into account:

- the size of the property and its physical characteristics, including layout and size of rooms;
- on-street parking conditions and on-street parking restrictions; the adequacy of bus and rail transport and on-site parking proposed (see Policy DM TP 8 'Off Street Parking - Retention and New Provision');
- the amount of off-street parking which would be appropriate and its location, which must not unduly affect the amenities of adjoining premises;
- the location of the property and the need to protect the established character of existing residential areas, including that of specific roads;
- the effect on the amenities of adjoining premises, in accordance with Policy DM DC 5 'Neighbourliness, Sunlighting and Daylighting';
- the extent to which the property contributes to meeting specific community needs in accordance with Policy DM HO 5 'Housing to Meet Specific Community Needs', including the need for non self-contained accommodation.

5.1.8 In cases where the Council accepts that in principle a property may be suitable for conversion, the design of the conversion will be required to provide a satisfactory standard of accommodation and contribute positively to its surroundings. If a property is considered suitable for conversion, the Council will take account of the following design considerations in assessing the proposal:

- number of units in relation to size of property and layout in accordance with Policy DM HO 4 'Housing Mix and Standards' and the Residential Development Standards SPD;
- level of daylighting and sunlight and avoidance of overlooking, in accordance with Policy DM DC 5 'Neighbourliness, Sunlighting and Daylighting';

- mix of unit sizes, and particularly the need to increase the supply of small low cost units for rent and owner-occupation
- access to private amenity space in accordance with Policy DM HO 4 'Housing Mix and Standards' and the Residential Development Standards SPD
- environmental standards including refuse storage, in accordance with CP1;
- inclusive access, to address the requirements for wheelchair housing and Lifetimes Homes as set out in CP14, and ground floor provision for family use including access to a garden.

5.1.9 All housing, including conversions, will be subject to a level of S106 contribution to mitigate the impact of the development, in accordance with the Planning Obligations Strategy.

Policy Background	<p>National: PPS 3: Housing (2010)</p> <p>Regional: London Plan (2011); policy 3.14</p> <p>Local: Core Strategy CP1 and 8.3.2.9</p>
Targets and Monitoring	Core Strategy Indicator for CP14

Policy DM HO 2

Infill Development

All infill development must reflect the character of the surrounding area and protect the amenity of neighbours. In considering applications for infill development the following factors will be taken into account:

1. Plot width - plots must be sufficient width to allow a dwelling(s) to be sited with adequate separation between dwellings;
2. Spacing between dwelling - new dwellings must have similar spacing between buildings to any established spacing in the street;
3. Height - dwelling height should reflect the height of existing buildings;
4. Materials - where materials on existing dwellings are similar, new dwellings should reflect those materials;
5. Architectural details - new dwellings should incorporate or reflect traditional architectural features;
6. Trees, shrubs and wildlife habitats - features important to character, appearance or wildlife must be retained or re-provided;
7. Impact on neighbours - including loss of privacy to homes or gardens.

5.1.10 Infill development involves the development of a small gap in an otherwise built up frontage, this could be a separate unit or units or an extension to an existing unit, and could include side garden plots. It excludes back garden and other backland development which is subject to Policy DM HO 3 'Backland Development'. It can include garden land which is now excluded from the definition of previously developed land and there is now no automatic presumption that this land is suitable for housing development.

5.1.11 It is important that infill development reinforces the character of streets by reflecting the scale, mass, height, form, fenestration and architectural details of its neighbours.

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5.1.12 The character of streets has often been weakened by infilling space between dwellings. In considering new infill development the width of the remaining and the new plot should be similar to that prevailing in the immediate area and the established spacing between dwellings, building line and height should be maintained.

5.1.13 Character is also determined by materials and architectural details and these should reflect existing materials and predominant styles.

5.1.14 In considering infill schemes regard will be had to density and dwelling type, the London plan Density Matrix and public transport accessibility. Also relevant are Policy DM HO 4 'Housing Mix and Standards', Policy DM DC 1 'Design Quality' and Policy DM DC 5 'Neighbourliness, Sunlighting and Daylighting' and supplementary planning documents relating to Small and Medium Sized Housing Sites, Design Quality and Residential Development Standards. Transport issues including access and parking are covered by Policy DM TP 2 'Transport and New Development' and Policy DM TP 8 'Off Street Parking - Retention and New Provision'.

Policy Background	<p>National: PPS 3: Housing (2010)</p> <p>Regional: London Plan (2011); policy 3.5 Interim Housing SPG (April 2010)</p> <p>Local: Core Strategy CP14 Housing, CP7 Maintaining and Improving the Local Environment. Design Quality SPD (2006) Small and Medium Housing Sites SPD (2006) Residential Development Standards SPD (2010)</p>
Targets and Monitoring	<p>Proposed new LDF indicator: Percentage of housing development on backgarden land out of all housing completions</p> <p>Target:TBC (once time series data available)</p>

Policy DM HO 3

Backland Development

There will be a presumption against loss of back gardens due to the need to maintain local character, amenity space and biodiversity. In exceptional cases where it is considered that a limited scale of backland development may be acceptable it should not have a significantly adverse impact upon the following:

1. Garden land – rear garden land which contributes either individually or as part of a larger swathe of green space to amenity of residents or provides wildlife habitats must be retained;
2. Impact on neighbours – privacy of existing homes and gardens must be maintained and unacceptable light spillage avoided;
3. Vehicular access or car parking – these must not have an adverse impact on neighbours in terms of visual impact, noise or light. Access roads between dwellings and unnecessarily long access roads will not normally be acceptable;
4. Mass and scale of development – development on backland sites must be more intimate in scale and lower than frontage properties;
5. Trees, shrubs and wildlife habitats – features important to character, appearance or wildlife must be retained or re-provided.

5.1.15 Most backland development in the borough involves loss of garden land. The recent changes to PPS3 to exclude private residential gardens from the definition of previously developed land emphasise that there is no presumption that garden land is suitable for housing. In general the Council will not accept proposals for developments on back garden land but proposals for development of backland sites in other uses will be considered subject to the criteria above and other relevant policies. Side garden plots would be considered under Policy DM HO 2 'Infill Development'.

5.1.16 The restrictive approach reflects the direct and indirect value of gardens contributing to local character, providing safe and secure amenity and play space, supporting biodiversity, helping to reduce flood risk and mitigating the effects of climate change including the 'heat island' effect.

5.1.17 The London Plan review proposed greater recognition to the contribution of gardens (especially back gardens) and suggests a presumption against their loss where it can be locally justified. Given the limited contribution from back garden development and the direction of travel of the London Plan and emerging housing targets for the Borough (which have reduced the contribution from garden development), the Council will restrict garden development where gardens make a significant contribution to local character, ecology and/or the general environment. In assessing local ecological value the Council will take into account the length and overall size of the gardens and value of adjacent land as larger areas support a wider range and number of species. Gardens are also important in establishing the character of certain parts of the borough and this is recognised in the Design Quality Supplementary Planning Document and in various Conservation Area studies. The Council's Tree and Landscape Strategy recognises the value of mature trees in gardens. However, this consideration will need to be made on a case by case basis. These factors mean that developments that involve a significant loss of garden land will normally be unacceptable.

5.1.18 Other relevant policies and relevant supplementary planning documents are as per Policy DM HO 2 'Infill Development' above.

Policy Background	<p>National: PPS 3: Housing (2010)</p> <p>Regional: London Plan (2011); policy 3.5 Interim Housing SPG (April 2010)</p> <p>Local: Core Strategy CP14 Housing Core Strategy CP7 Maintaining and Improving the Local Environment. Design Quality SPD (2006) Small and Medium Housing Sites SPD (2006) Residential Development Standards SPD (2010)</p>
Targets and Monitoring	<p>Proposed new LDF indicator: Percentage of housing development on backgarden land out of all housing completions</p> <p>Target: TBC (once time series data available)</p>

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Policy DM HO 4

Housing Mix and Standards

Development should generally provide family sized accommodation, except within town centres where a higher proportion of small units would be appropriate. The housing mix should be appropriate to the location.

All new housing development, including conversions, are required to comply with external and internal space standards.

The Council will only grant planning permission for new dwellings that provide adequate internal space and appropriate external private and/ or communal amenity space to meet the needs generated by the development. Development must take account of accessible design as required by Policy CP14.

Amenity space for all new dwellings should be:

- private, usable, functional and safe;
- easily accessible from living areas;
- orientated to take account of need for sunlight and shading;
- of a sufficient size to meet the needs of the likely number of occupiers;
- accommodation likely to be occupied by families with young children should have direct and easy access to adequate private amenity space.

In areas of poor housing environment the Council will seek appropriate improvements by tree planting, provision of open space and play space, when opportunities arise.

5.1.19 In order to retain the character of established residential areas new development should provide family sized accommodation. This will provide for a range of family needs and single person households who need accommodation for visitors or home-working. There are an increasing proportion of one person households and on appropriate sites an element of small units (1 bedroom or bedsits) will also be required in accordance with Core Strategy Policy CP14.

5.1.20 Town centres provide the most appropriate locations for small units and schemes would be expected to provide more small units in the most accessible areas of Richmond and Twickenham town centres.

5.1.21 The appropriate mix of dwellings sizes for affordable housing is set out in Core Strategy Policy CP15 and the Sub-Regional Investment Framework. Mixed tenure schemes will be required to address the housing mix requirements for both the private and affordable elements to overall maximise provision to meet priority needs.

5.1.22 It is recognised that adequate space in the home has an effect on health, diversity and community cohesion and that insufficient space provision in the housing stock will therefore impact on local services. It is an important issue in the borough given the scarcity of housing land supply and particularly to prevent sub-standard accommodation in small units in the private rented sector. It is important to make efficient use of land and cater for changing lifestyles, including home working, and accord with requirements for Lifetimes Homes Standards and wheelchair housing as set out in Core Strategy CP14. Standards are

expected to be equivalent to those applied across London, which will also be used as a benchmark, but in some areas the Council may, based on local characteristics, set out specifically local priorities.

5.1.23 Affordable housing is covered by separate standards. RSLs have a duty to deliver high quality housing and to meet the standards defined by the Homes & Communities Agency. The Mayor is seeking to improve standards in private sector homes and have one set of standards for affordable and private sector. Narrowing the gap will increase flexibility into the system and potentially assist if tenure changes are considered, such as related to viability in different economic climates.

5.1.24 This policy applies to flats and houses. The Council's Residential Development Standards SPD (2010) sets out residential space standards. It includes baseline standards for the net internal floor area of flats, including for the kitchen/dining/living area.

5.1.25 For amenity space, there are general guidelines as the type and size of space will vary according to the size and use of the dwelling, set out in more detail in the Residential Development Standards SPD. Provision should ensure a balanced range of public, communal and private space. The aspect, usability, sense of enclosure and prevailing pattern established by local character will all be taken into account in assessing whether private gardens will provide sufficiently good living conditions. For houses a minimum total private space of 70sqm for 3 or more beds and 40sqm for 2 beds should be provided. To provide adequate private amenity space for development of flats, a minimum of 5sqm of private outdoor space for 1-2 person dwellings should be provided and an extra 1 sqm should be provided for each additional occupant (as set out in the Mayor's Housing Design Guide). Flats at upper levels may have a private balcony area, if in accordance with Policy DM DC 6 'Balconies and Upper Floor Terraces', and in addition should have access to communal open space.

5.1.26 There are additional requirements for play space. Accommodation likely to be occupied by families with young children should have direct and easy access to a private garden. Ground level family units within a block of flats should have larger private amenity spaces. Flats at upper levels may share play space as part of a community garden and/or have a private balcony area, as outlined in the paragraph above. As set out in CP17 and Policy DM OS 7 'Children's and Young People's Play Facilities', play space should be within a safe and convenient walking distance. There is further guidance in the London wide London Plan SPG Providing for Children and Young People's Play and Informal Recreation.

5.1.27 Parking standards and improvements for traffic management measures are covered by Policies CP5 and DMP transport policies.

5.1.28 Conversions are expected to comply with the same standards as new development. Where developments in town centre locations are not able to provide external amenity space on site the applicant should demonstrate that suitable alternatives such as usable roof terraces, roof gardens and balconies (in accordance with Policy DM DC 6 'Balconies and Upper Floor Terraces') have been considered and incorporated wherever possible. The onus is on the applicant to demonstrate if the standards cannot be met.

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Policy Background	National: PPS 3: Housing (2010) Regional: London Plan (2011); policy 3.5, 3.6 London Plan SPG Providing for Children and Young People's Play and Informal Recreation. Local: Core Strategy CP14 Residential Development Standards SPD (2010)
Targets and Monitoring	Core Strategy Indicator for CP7 New CLG Core Output Indicator (H7 Housing Quality – Building for Life Assessments Design): The number and proportion of total new build completions on housing sites reaching very good, good, average and poor ratings against the Building for Life criteria (for schemes of 10 or more units).

Policy DM HO 5

Housing to Meet Specific Community Needs

The loss of existing housing will be resisted where it meets identified specific community needs, unless it can be shown that:

- the accommodation is no longer needed, or
- that the existing accommodation will be adequately re-provided to an equivalent or greater standard in a different way or elsewhere, or
- the new accommodation will instead meet another identified priority local need.

Planning permission will be granted for new accommodation where housing is providing for an identified local need, across a range of tenures, providing they are on a site and in a location suitable for that particular use, and in accordance with other environmental, transport, parking and other relevant policies.

5.1.29 Different types of accommodation are recognised as important in the borough, particularly to provide affordable options and meet the needs of residents who may otherwise have difficulty finding alternative accommodation. These types of accommodation generally need to be protected and encouraged given the constraints of land supply and affordability issues in the borough. The limited land supply means that new developments must be directed at identified local needs.

5.1.30 Although there may not currently be a specific need within the borough, the range of housing to meet specific community needs can include sheltered housing with care support, staffed hostels, residential care homes/nursing homes, extra-care housing, provision by local colleges, hotels and other institutions for their students and/or staff. These include supported housing provision for children, older persons and other client groups. Each may have specific local needs and their requirements need to be recognised.

5.1.31 Local need can be identified on the basis of up to date evidential need and particularly related to the Council's Housing and Supporting People strategies, and any specific reviews concerning supported housing for specific client groups, and the investment priorities set out in the South West London Housing Partnership Investment Framework, or other relevant strategies.

5.1.32 The Investment Framework sets out the supported housing client groups that are a priority, currently 98% of homes for general needs (and of that 80% family housing) and 2% for supported housing.

5.1.33 The Older Peoples Supported Accommodation Review (2008) identified: no additional requirements for residential care in the borough; there are adequate premises with nursing care; and adequate affordable social sheltered accommodation. Other social care commissioning strategies, such as the people with learning disabilities (PLD) Accommodation Review and the Mental Health Accommodation Review, also highlight the need to move away from residential care to supported housing.

5.1.34 Current housing priorities include:

- remodelling of older peoples sheltered accommodation to provide self contained units.
- extra care housing which in some cases can be created from remodelling existing sheltered accommodation;
- private sheltered and extra care accommodation (but this would be a lower priority than affordable housing);
- supporting the PLD valuing people agenda to provide greater choice in supported housing options;
- student accommodation to meet needs of institutions within the borough.

5.1.35 Strategies produced by third parties demonstrating local need should have been subject to consultation with appropriate bodies or verification to demonstrate the robustness of the evidence to the Council. The use proposed for any site must be kept under regular review and not assumed to have stayed the same, as communities needs can change within a short time period. If there is no evidential need arising within the borough, other priorities should be addressed and the capacity for conventional housing should not be compromised. Limited land means that needs arising from outside the borough will not generally be supported.

5.1.36 Provision is encouraged in accessible locations and integrated within communities.

5.1.37 High quality design standards, relevant to client needs, are sought including inclusive design and provision of internal and external space e.g. for older people accommodation should address specific needs such as storage of electric buggies in dry locations, increasing wheelchair housing and turning circles for day centre buses.

Policy Background	<p>National: PPS 3: Housing (2010)</p> <p>Regional: London Plan (2011); policies 3.8, 3.14 London Housing Strategy</p> <p>Local: Housing Strategy 2008-12</p>
Targets and Monitoring	Core Strategy Indicator for CP15

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Affordable Housing

5.1.38 The ability to provide sufficient affordable housing in the borough continues to be a challenge. The need for affordable housing has been confirmed by local evidence, with the strategic approach to increasing provision set out in Core Strategy Policy CP15 and the Sub-Regional Investment Framework. This currently requires a tenure mix of 80% housing for social rent and 20% intermediate housing. Preference is for on-site provision and the affordable housing priority is for larger social rented units.

Policy DM HO 6

Delivering Affordable Housing

The Council will seek the maximum reasonable amount of affordable housing when negotiating on individual private residential and mixed-use schemes, having regard to the strategic borough-wide target and the individual circumstances of the site, in accordance with Policy CP15.

On sites capable of less than 10 units gross, a financial contribution to the Affordable Housing Fund commensurate with the scale of development will be required:

No of units	% Affordable Housing	AH Homes
9 units	45%	4.05
8 units	40%	3.20
7 units	35%	2.45
6 units	30%	1.8
5 units	25%	1.25
4 units	20%	0.8
3 units	15%	0.45
2 units	10%	0.20
1 unit	5%	0.05

The level of the contribution required will be based on the difference between the gross development value of the whole scheme as a market scheme and the equivalent as an affordable housing scheme, divided by the number of homes in the scheme, to give the subsidy per home, that will be multiplied by the number of AH Homes relating to the size of the scheme as set out above.

As outlined in Core Strategy Section 7.2 Costs and Viability, in considering proposals or financial contributions, the Council will have regard to:

- economic viability;
- individual site costs;
- the availability of public subsidy; and
- the overall mix of uses and other planning benefits.

5.1.39 In considering the maximum amount that can be achieved on site, the Council will have regard to the Core Strategy CP15, the suitability of the site for different forms of provision and the economics of site development. Particularly in the current uncertain economic climate, an assessment of economic viability is important which is sensitive to location and the nature

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of the existing use. Where affordable housing involves dwellings with larger numbers of habitable rooms per dwelling, or different sizes of habitable rooms with different tenures, it may be more appropriate for the calculation of the affordable housing proportion to be in terms of habitable rooms or floor space. The Council will nonetheless expect developers to have taken into consideration any abnormal costs in developing a site before negotiating or acquiring land or an option.

5.1.40 The threshold is expressed in terms of the capability of the site, in order to overcome attempts to evade thresholds. For example, these could be by lowering densities, failing to provide the required mix of units, phasing development, submitting subsequent applications on the same site or adjoining sites, or by incremental acquisition of sites.

Off-site Contributions from Small Sites

5.1.41 In the context of Richmond small sites make a significant contribution to housing supply and the cumulative impact of these sites should contribute to affordable housing provision. CP15 states that on sites below the threshold of 'capable of ten or more units gross', a financial contribution to the Affordable Housing Fund will be sought on sites involving new-build housing. Policy CP15 states the amount involved will be set out in this DPD and reviewed annually.

5.1.42 This policy sets out further details of the methodology for calculating the contribution: the amount is proportionate to strategic borough-wide target but applies a sliding scale that decreases with a decrease in total number of units proposed; the amount reflects local values and take account of other development costs, the focus is on achieving financial neutrality in terms of on or off-site provision; and contributions will only be spent on affordable housing that would be in addition to affordable housing that would be provided anyway. The principle is to capture the difference which the developer would have put in, had the scheme been entirely for affordable housing, applied to the sliding scale of contributions sought related to the size of the scheme.

5.1.43 As a benchmark, the GLA/Three Dragons Toolkit has borough-wide benchmark property prices for properties of different sizes and types. Variation may be applied on more location-specific values. Further detail including worked examples will be set out in Affordable Housing SPD.

5.1.44 Contribution will be secured via a legal agreement. All contributions made to the ring-fenced Affordable Housing Fund are re-used for new affordable housing, or for bringing existing private properties back into use as affordable housing, or for enhanced provision through re-modelling existing affordable units or supported schemes, in pursuance of housing and planning objectives. The financial contribution will not be converted into the actual delivery of units on an identified linked site, unless suitable, as it may be amalgamated to deliver affordable housing in the most effective way.

5.1.45 An annually updated schedule of costs will be published (as an appendix to the Planning Obligations Strategy SPD or Affordable Housing SPD).

5.1.46 This cost should be factored into negotiations on land values in the borough. The onus will be on developers to pay for viability assessments and any cost of independent assessment. The Council will only consider reducing planning obligations if fully justified through a financial appraisal model or other evidence. This will be the exception rather than the rule. The Council will expect this contribution in addition to any other requirements set out in the Planning Obligations Strategy SPD. If, due to viability, the Council will consider

accepting a reduction in contributions, consideration will be on a case by case basis as to whether to prioritise funding for affordable housing or other priorities such as education and transport. As an alternative to financial contributions provision could be made on site. Conversions are recognised as different because development costs are usually higher than with new build.

5.1.47 If the Community Infrastructure Levy is introduced within the borough, this policy will be subject to review.

Policy Background	<p>National: PPS 3: Housing (2010)</p> <p>Regional: London Plan (2011); policy 3.11 London Plan Housing SPG, Interim Housing SPG (April 2010)</p> <p>Local: Core Strategy CP15 Affordable Housing</p>
Targets and Monitoring	<p>Core Strategy Indicator for CP15</p> <p>Proposed New Indicator: Contributions and spending from Affordable Housing Fund.</p>

5.2 Social Infrastructure Provision

5.2.1 Social Infrastructure can be defined as physical facilities for different individuals and communities, that can be provided by a range of organisations (public, private and voluntary), and are generally organised by place, age or a defining group such as children or the disabled. These types of facilities and services are often at the heart of local communities, which contribute to creating a sense of belonging and turn residential areas into sustainable neighbourhoods and communities. It covers a broad range of facilities, including those identified in Core Strategy CP16, the London Plan and PPS 12 Local Spatial Planning. It includes public and private provision such as indoor recreation facilities. Elements of green infrastructure including open space and sport and recreation facilities are dealt with by specific policies in Section 4 'Protecting Local Character'.

5.2.2 Core Strategy Policy CP16 sets out the overall strategic approach to ensure the provision of services and facilities for the community. The Council, in working with other partners, will ensure the adequate provision of such services and facilities, especially in areas of relative deprivation, as set out in CP13. The strategic approach to health and social care facilities is set out in CP17 and to education and training facilities in CP18.

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Policy DM SI 1

Encouraging New Social Infrastructure Provision

Planning permission will be granted for new or extensions to existing social infrastructure where:

1. it provides for an identified need;
2. where practicable is provided in multi-use, flexible and adaptable buildings or co-located with other social infrastructure uses which encourage dual use and increase public access;
3. it is in a location that is accessible by public transport, walking and cycling;
4. is of high quality design providing inclusive access for all;
5. it does not have a significant adverse impact on residential character and amenity;
6. provision of car parking and effect on traffic movement and highway safety is in accordance with Policy DM TP 8 'Off Street Parking - Retention and New Provision'; and
7. is in accordance with other relevant policies.

Provision to meet local needs will be encouraged in areas of relative disadvantage which are identified in Core Policy 13.

5.2.3 There is a need for sufficient quality and quantity of social infrastructure to meet the needs of users. This will be identified on the basis of evidential need and related to the Council's and partners strategies and plans such as NHS Richmond's forthcoming Estates Strategy, Her Majesty's Court Service (London Region) emerging Magistrates' Court Estates Strategy, the Metropolitan Police Authority's Estate Strategy and Asset Management Plan for the London Borough of Richmond Upon Thames. The LSP will also play an important role in taking a joined up approach and using resources effectively. The needs identified at the time of writing the Core Strategy are largely consistent with the current position, which will continue to be kept under regular review and where appropriate sites will be identified in the Site Allocations DPD.

5.2.4 The emphasis should be on neighbourhood provision. Larger facilities that will be visited regularly and by a greater number of people should be located in areas of good public transport facilities or improvements will be made to existing public transport provision, and could benefit from forming part of a mixed use scheme. Proposed large scale developments need to ensure that sufficient contributions are made towards social infrastructure as the population expands. Other facilities such as doctors' and dentists' surgeries may serve a local catchment, which should normally be provided in existing centres, but exceptions may be made for proposals affecting residential properties of an appropriate size and location providing there is no significant deterioration of highway conditions or undue adverse effect on neighbouring amenity. Some community uses such as police front counters will be acceptable in secondary shopping frontages if the proposal is in accordance with Policy DM TC 3 'Retail Frontages'. In accordance with CP16, new developments will be expected to contribute to any additional infrastructure and community needs generated by the development. New development will have to take account of the requirements set out in the Planning Obligations Strategy SPD.

5.2.5 Access for all is important including for the young, old and disabled. The Council will encourage high quality and sustainable design of social infrastructure including designing out crime, and measures to improve the actual, and perception of, accessibility.

5.2.6 Policy CP1 promotes dual use or co-location as a way to make efficient use of land. Dual use means, for example, that a school uses the school and playing fields during the school day, during term time and by the community outside school hours i.e. evenings, weekends and during school holidays. Community use could be individuals, sports and arts clubs or private groups, and can range from informal/occasional bookings through to planned, professional activity. Dual use already exists in many forms within the borough. The Council will encourage and promote the dual use of premises including private schools and other private or commercial facilities for sports and community purposes, subject to appropriate management arrangements. It can be that dual-use facilities are configured on the same site or within the same building. The combined impact of dual-use facilities needs to be taken account, including shared parking, hours of use, and the impact these may have on the character and amenity of the are, as well as consideration as to how flexible spaces will be used e.g. sufficient storage for different users and security considerations.

5.2.7 The potential of re-using, refurbishing or redeveloping existing sites will be maximised in accordance with Policy DM SI 2 'Loss of Existing Social Infrastructure Provision'.

Policy Background	<p>National: PPS12: Local Spatial Planning (2008)</p> <p>Regional: London Plan (2011); policies 3.16, 3.17, 3.18, 3.19</p> <p>Local: Core Strategy CP16 Local Services/Infrastructure CP1 Sustainable Development CP18 Education and Training CP13 Opportunities for All (Tackling Relative Disadvantage)</p>
Targets and Monitoring	Core Strategy Indicators for CP17 and CP13

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Policy DM SI 2

Loss of Existing Social Infrastructure Provision

In accordance with the Core Strategy, the loss of social infrastructure 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 in a convenient alternative location. Where a particular social infrastructure use ceases, the Council will encourage an alternative social infrastructure use. If no alternative social infrastructure uses are suitable, residential development will normally be required (unless there is an opportunity for mixed-use development), including affordable housing in accordance with Policy CP15 and other relevant policies.

In considering applications involving the loss of social infrastructure the following evidence will be required:

1. that the existing facilities are no longer needed or do not meet the needs of users and cannot be adapted in any way; or
2. that the existing facilities are being adequately re-provided in a different way or elsewhere in a convenient alternative location, in accordance with Policy DM SI 1 'Encouraging New Social Infrastructure Provision'; or that there are sufficient suitable alternative facilities in the locality; and
3. the potential of re-using or redeveloping the existing site for the same or an alternative social infrastructure use has been fully considered.

5.2.8 Development pressures and high land costs in the borough mean there is pressure to redevelop sites and it can be difficult to find new sites for community use, especially for use by voluntary groups. There is a need to preserve a sufficient range and amount of social infrastructure across the borough. Where a property or land is declared surplus, the Council will require evidence that it is no longer an essential local facility. In some cases, change might be inevitable or desirable, for example to meet the changing needs of users or through dual-use to make provision more economically viable. Making more efficient use of land may reduce the overall need for land in community use while maintaining the same level of service provision.

5.2.9 To assess the loss of social infrastructure, the Council will require evidence to justify the loss. This should be based on evidential need and related to the Council's and partners strategies and plans, including their land disposal processes. Factors could include whether existing facilities can be made accessible to all, whether the location of the facilities is well located and sustainable. The LSP will play an important role in taking a joined up approach and using resources effectively, to assess whether alternative social infrastructure uses may be appropriate. The Council will need to be satisfied that there are no reasonable prospects of reuse by an alternative social infrastructure use i.e. evidence of disposal process or marketing evidence.

Policy Background	<p>National: PPS12: Local Spatial Planning (2008)</p> <p>Regional: London Plan (2011); policies 3.16, 3.17, 3.18, 3.19</p> <p>Local: Core Strategy CP16 Local Services/Infrastructure CP17 Health and Well-being CP18 Education and Training</p>
Targets and Monitoring	Core Strategy Indicator for CP16

5.3 Employment

5.3.1 The borough provides an attractive location for business, with its high quality environment and educated and skilled workforce. The thriving local economy is based largely upon the service sector with a high proportion of small businesses and many self employed residents. The policies seek to support the local economy and employment within the borough and take forward policies CP19 and CP20 of the Core Strategy.

Policy DM EM 1

Development for Offices, Industrial, Storage and Distribution uses

Planning permission will normally be approved for appropriate employment development. The Council will take account of the following factors:

- a) the accommodation should be flexible & suitable to meet future needs especially to provide for the requirements of local businesses and small firms;
- b) the scale, bulk and appearance of the proposal should be compatible with the character of its surroundings;
- c) the development must not significantly harm the amenities of nearby occupiers nor cause adverse environmental impact on the surrounding area;
- d) the scale of development should be compatible with the level of existing or potential public transport accessibility, and the on-street parking situation. Where additional infrastructure is required due to the scale of the development, such a development will be required to fund the necessary infrastructure to support it;
- e) the development should comply with the Council's transport, access, servicing, car and cycle parking standards and policies.

In addition

Larger scale new B1a Office development should generally be within the five main town centres.

Industrial, storage and distribution development, and improvement and expansion of such premises will normally be permitted, subject to a)-e) above. However, in considering such proposals the Council will take into account the need, if any, to improve the physical environment of the area.

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5.3.2 The Council seeks to encourage development for employment uses that meet local needs without causing undue environmental problems. The borough's economy is characterised by many small businesses working out of relatively small-scale premises (250 sq m or less). In support of this Core Strategy Policy CP19 seeks provision of small units to accommodate a variety of local firms.

5.3.3 The Council is particularly keen to accommodate commercial needs in terms of floor space within the borough for local businesses and small firms and afford the opportunity for residents to set up their own enterprise and perhaps work closer to home. B1 office space, which is compatible with residential areas, should be flexible enough to be used for light industrial, research, studio and office purposes and adaptable enough to meet future needs e.g. expansion of local firms. Scientific, innovation and research, provision of incubator units and laboratories will be supported.

5.3.4 Allowing firms to remain and expand within the borough helps to ensure that a variety and choice of employment opportunities and services are maintained. At the same time the Council seeks to discourage the unnecessary redevelopment of premises, in order to maximise the choice of resources and maintain a stock of cheaper accommodation. Smaller scale storage facilities that can provide jobs would be appropriate and can be shown to benefit the local economy and local business if they are situated in relatively accessible locations. When considering proposals for rebuilding or expansion of existing industrial and storage premises the Council will seek to secure improvements to the physical environment such as landscaping and screening of unsightly buildings.

5.3.5 There are an increasing proportion of business start-ups and growing numbers of people running part-time or full-time businesses from home. The Council supports new ways of working such as home working, or serviced office accommodation providing that it meets the criteria above so that no unacceptable harm results to the local amenity or environment. In many cases working from home will not constitute a material change of use requiring planning permission. Live-work units are encouraged on suitable sites but they are not normally appropriate on existing employment land where there is the expectation that dedicated workspace is required.

5.3.6 The borough is home to nationally important scientific institutions, such as The Royal Botanical Gardens at Kew, the National Physical Laboratory and head office of the Government Chemist (LGC), and other academic institutions with one university within and another close to its borders. Appropriate non-residential development, expansion and innovation such as provision of incubator units and laboratories will be supported.

5.3.7 This policy is concerned with uses within the B use class – however other uses important to local economy e.g. education, sports and leisure, arts, cultural, entertainment, creative, historic and river related uses that add to the overall economic diversity of the borough will be supported. Various leisure, cultural and historic sites such as Hampton Court Palace and Marble Hill House, the River Thames and its tributaries, and Richmond Park offer opportunities for economic spin offs as well contributing to the high quality and unique environment. Tourism and visitor accommodation is promoted within Policy CP 20 of the Core Strategy.

<p>Policy Background</p>	<p>National: PPS 1: Delivering Sustainable Development (2005) PPS 3: Housing (2011) PPS 4: Planning for Sustainable Economic Growth (2009) PPS 10: Planning for Sustainable Waste Management (2011) PPG 13: Transport (2011)</p> <p>Regional: The London Plan (2011); chapter 2, in particular policies 2.6, 2.7; chapter 4 South London Sub-Regional Development Framework London Plan Industrial Capacity SPG (2008) Grant Thornton & The Leisure & Tourism Authority, (2006) <i>Hotel Demand Study 2006</i>, GLA, London</p> <p>Local: Core Strategy CP19 Local Business and CP20 Visitors and Tourism</p>
<p>Targets and Monitoring</p>	<p>Core Strategy Indicator for CP19</p>

5 Meeting People's Needs

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Policy DM EM 2

Retention of Employment

The Council seeks to retain land, sites and buildings which were last used for employment purposes, in employment use. The use of employment land for other purposes will only be permitted where:

(a) There is satisfactory evidence of completion over an extended period of time of a full and proper marketing exercise of the site at realistic prices both for the existing use and for redevelopment (if appropriate) for other employment uses; or suitable alternative evidence; and either

(b) A sequential approach has been applied to the development of the site as follows:

- i) solely employment-based redevelopment;
- ii) mixed-use or other alternative employment creating uses, where the employment floorspace is retained. Such sites should maximise the amount of affordable housing provided as part of the mix;
- iii) maximum provision of affordable housing in accordance with CP19;

Or (c): The location has such exceptionally severe site restrictions due to very poor access and servicing arrangements that its continued employment use would be inappropriate.

Proposals for Mixed Use schemes must maintain or improve the amount of employment floorspace on site. Each proposal will be considered on its merits and the Council will take account of the following factors when considering mixed use applications:

- i) the amount of employment floorspace;
- ii) the type and mix of uses as existing and proposed;
- iii) likely access, parking and traffic implications;
- iv) compatibility with the policies for other land uses;
- v) design quality;
- vi) the type, size and tenure of residential provision which should be in accordance with policies and guidance in order to maximise the amount of affordable housing provision.

If the above steps have been applied and the Council accepts the site is unsuitable for continued employment or commercial use, or other employment generating uses then affordable housing should be maximised.

5.3.8 The Council's approach to the local economy is set out in Core Policy CP19. The borough has limited employment floor space, which is often found in many small sites scattered across the mixed-use and residential areas, and relatively few industrial areas.

The policy aims to ensure that employment remains located close to residential areas to provide local job opportunities and services easily accessed by residents. Cumulative loss of employment sites will have an adverse effect on business, employment and on the character of the borough.

5.3.9 Given the length of economic and development cycles, a site should be marketed for an extended period, normally a minimum of two years. The Council will decide if the marketing is sufficient and appropriate, and as a rule recommends inclusion of the subject property to the South London Business property website www.southlondonbusiness.co.uk, which is free to view by prospective purchasers and tenants as well as other agencies. The marketing of property should initially be for the site in existing use or for acceptable alternative employment uses, such as B1 offices and if these are not practicable then alternative employment generating uses for instance health clinics, nurseries and crèches, hotels and leisure facilities, or other uses identified for community purposes.

5.3.10 There may be some instances where other appropriate evidence relating to a particular employment site or premises will be considered by the Council (instead of marketing evidence). These could include:

- premises where changes are proposed to other employment generating uses such as education, day nurseries, medical and health services, community uses and veterinary premises;
- upper floors above shops where these are already vacant and it is recognised that residential would be an acceptable alternative use;
- listed buildings where the original use was residential.

5.3.11 Employment land demand forecasting models predict a gradual decline in demand for B2 uses and relatively flat demand for B8 uses in the period up to 2026. Due to the relative shortage of employment land stock in the borough the release of employment land to other uses should be restricted to land that is inherently unsuitable for employment uses. In times of waning demand related to economic recession, employment land should not be released to other uses because this reduction in demand is likely to be relatively short term and the loss of employment land is in effect irreversible. The Council is mindful also of the need to preserve some industrial land for infrastructure, waste treatment and support services, such as police bases.

5.3.12 There is a pressing need for future housing to be affordable as set out in Core Strategy Policy CP15. This will be provided through on-site provision on larger sites. However, the high land values resulting from the demand for open market residential development means that some employment land at existing use value may present one of the only sources of cheaper land that would be financially viable for affordable housing provision. If the Council deems that the retention of the site for employment use is not practicable and proposals for alternative employment generating uses are also not appropriate following marketing, then exceptionally the Council may permit residential development which maximises affordable housing above the normal requirements set out in Policy CP15. Where viability may be an issue, a financial viability assessment will be required taking account of paragraph 7.2.6 of the Core Strategy.

5 Meeting People's Needs

Adopted Development Management Plan

5.3.13 The Council will seek to protect existing stock of industrial, storage and distribution premises that meet local needs without causing undue environmental problems. The borough is categorised as “Restrictive Transfer” in the GLA Industrial Capacity Supplementary Planning Guidance, where the pressure of demand for industrial/warehousing land is high and therefore little, if any should be released for other uses.

5.3.14 Local service trades such as builders or car repairers provide useful services to residents and other businesses in the borough as well as a source of local employment opportunities. Small firms such as these often find it difficult to acquire suitable affordable premises and the higher value of land for other uses creates pressure for redevelopment for higher quality and priced accommodation even though many starter businesses require cheaper accommodation and small incubator units. Attempts to market poorer quality premises should be on the basis of their present condition, and not on their potential for redevelopment in other employment uses, or proposing housing as the only viable option.

5.3.15 There is potential for any surplus industrial land to help meet future strategic and local requirements for waste management, transport, and social infrastructure. It would be prudent to not release this scarce resource to competing land uses unless they appear to be intrinsically unsuitable for such purposes.

5.3.16 River related industries that support the use of river, and waterborne transport and freight contribute to the economy and distinct quality of the borough and their loss shall be strongly resisted.

Policy Background	<p>National: PPS 1: Delivering Sustainable Development (2005) PPS 3: Housing (2011) PPS 4: Planning for Sustainable Economic Growth (2009) PPS 10: Planning for Sustainable Waste Management (2011) PPG 13: Transport (2011)</p> <p>Regional: The London Plan (2011); chapter 2, in particular policies 2.6, 2.7; chapter 4 South London Sub-Regional Development Framework London Plan Industrial Capacity SPG (2008) Grant Thornton & The Leisure & Tourism Authority, (2006) <i>Hotel Demand Study 2006</i>, GLA, London</p> <p>Local: Core Strategy CP19 Local Business and CP20 Visitors and Tourism</p>
Targets and Monitoring	Core Strategy Indicator for CP19

5.4 Transport and Parking

5.4.1 The Development Management policies for Transport and Parking are designed to take forward Core Policy 5 and to complement the Borough’s Local Implementation Plan. The Core Policy (CP5), in line with National and Regional guidance and plans, seeks to promote sustainable travel by means of appropriate location, encouragement of the more sustainable modes of travel and other means to reduce the need to travel by private vehicle, with the aim of improving accessibility and reducing congestion and pollution.

5.4.2 The Development Management policies for Transport and Parking will be used when taking decisions on new developments and schemes – policies seek to match development to transport capacity, require transport assessments or statements for new development, improve links, interchanges and provision for walking and cycling and to provide or retain off street parking.

Policy DM TP 1

Matching Development to Transport Capacity

Higher trip generating development will only be permitted in areas which are, or at the time of implementation are, easily accessible by transport other than the private car, and well located with respect to local services.

5.4.3 Such development includes larger offices, shopping and leisure facilities and mixed use and higher density residential schemes where a large number of trips are generated each day. The spatial strategy aims to develop the potential of the 5 main town centres and CP1 directs developments to the town centres near to public transport to reduce the need to travel by car. This policy explains in more detail how accessibility will be determined when assessing development proposals.

5.4.4 The usual measure of accessibility is the PTAL (public transport accessibility level) which takes account of the accessibility of a location to public transport, in six broad bands, level 6 being the most accessible. Whilst in general higher PTALs are achieved in areas with good rail/tube connections, in this borough it is recognised that bus links are also important. Future improvements to accessibility will also be relevant, these might be planned changes by TfL, the Council, rail or bus companies or improvements which could be either designed into the new scheme or funded by the developer as part of a Section 106 agreement. There would need to be certainty that future improvements would be implemented in time to serve the development and are sustainable in the longer-term.

5.4.5 The Council will therefore use the site's PTAL as a starting point, but also consider the highway capacity, the proximity of cycle and walking routes as well as future improvements when evaluating development proposals.

<p>Policy Background</p>	<p>National: Traffic Management Act 2004 PPS 1: Delivering Sustainable Development (2005) PPS 4: Planning for Sustainable Economic Growth (2009) PPG 13: Transport (2011) Disability Discrimination Act 1995 (Provision of Goods and Facilities) Regional: London Plan (2011); chapter 6, in particular policies 6.1, 6.3 Mayor's Transport Strategy (2011) Sub-Regional Transport Plan South (2010) Local: Core Strategy CP5 Sustainable Travel</p>
<p>Targets and Monitoring</p>	<p>Indicator: Proportion of larger new developments of each use class in areas of higher PTAL (5 or above) Target: 95% of larger new developments of each use class in areas of higher PTAL</p>

5 Meeting People's Needs

Adopted Development Management Plan

Policy DM TP 2

Transport and New Development

The impact of new development on the transport network will be assessed against other plan policies and transport standards. All planning applications for major developments should be accompanied by a Transport Assessment and for smaller developments should be accompanied by a Transport Statement. Matters to be included are set out in DoT/TfL guidance.

Developers should also take account of the Council's SPD on Transport Standards.

5.4.6 It is necessary to consider the impact of any new development on the existing wider and local transport network for all modes, how it links to the network, impacts on highway safety, the impact of parking and servicing, and with larger developments what provision for movement and parking for cars, bicycles and coaches (if appropriate) is made within the development itself. London Plan policy 6.3 Assessing effects of Development on Transport Capacity deals with this issue and CP 5 requires all major developments to submit a Transport Assessment based on TfL's Best Practice Guidance (major developments are defined as those which exceed the thresholds of appendix B of the Department of Transport Circular 02/2007 (Guidance on Transport Assessment)).

5.4.7 For smaller developments the Transport Statement should include:

- Existing road, public transport, cycle and pedestrian networks
- Existing on street and other relevant parking provision and usage, parking standards
- Existing traffic and pedestrian flows, desire lines
- Additional trip generation and modal share
- Servicing arrangements, including timing
- Impacts on road network, public transport and pedestrian routes
- Travel plan (may or may not be required, depending on size of development)

5.4.8 The information and standards which must be met with regard to new development is to be set out in a Transport Standards SPD. This will include Construction Management Plans and Delivery and Servicing Plans.

Policy Background	<p>National: Traffic Management Act 2004 PPS 1: Delivering Sustainable Development (2005) PPS 4: Planning for Sustainable Economic Growth (2009) PPG 13: Transport (2011) Disability Discrimination Act 1995 (Provision of Goods and Facilities)</p> <p>Regional: London Plan (2011); chapter 6, in particular policies 6.1, 6.3; Parking Addendum to Chapter 6 Mayor's Transport Strategy (2011) Sub-Regional Transport Plan South (2010)</p> <p>Local: Core Strategy CP5 Sustainable Travel</p>
Targets and Monitoring	N/A

Policy DM TP 3

Enhancing Transport Links

New developments will be expected to create or improve links with the local and wider transport networks, including links to the cycle and pedestrian networks.

All new developments must be designed to improve accessibility including:-

1. Maximise permeability, with safe, convenient, accessible and appropriate road, cycle and pedestrian routes within and in the immediate vicinity of the scheme, as well as accessible walking and cycling links to the wider transport network including to public transport nodes and key land uses, taking account of the need to connect people to jobs, to town centres and to schools.
2. Gated developments will not be permitted.
3. Developments adjoining the River Thames must provide a public riverside walk.

5.4.9 The Council will support proposals which improve links within or between the Borough and other areas. Enhancing transport links can refer to physical proposals such as a new bridge or path; improving existing links e.g. by creating a new gate into a park, or increasing use of an existing link e.g. through the promotion of a route as a travel option through methods such as Smarter Travel and Legible London.

5.4.10 The London Plan encourages Councils to identify local links between and within boroughs. Whilst there is generally a high level of transport accessibility, the Borough is characterised by a large number of features which can act to sever areas from each other e.g. railway lines and rivers. Specific improvements to transport links may also be identified in the Site Allocation DPD or in planning briefs for specific areas.

5.4.11 There is also the opportunity for new development to bring about considerable improvements both within and close to the site. Developments should be integrated into their surroundings and existing local routes, for this reason gated developments which prevent permeability will not generally be permitted. Designers should consider how their scheme links to local amenities such as shops, community facilities and open spaces and provide direct and easy to use road, cycle and pedestrian access routes within the development and fund improved linkages for cyclists and pedestrians in the vicinity, and bus stops or bus standing facilities if agreed with TfL, in line with the Planning Obligations Strategy or any subsequent updates, including the Community Infrastructure Levy (CIL). New pedestrian routes should be based on the TfL guidance Improving Walkability. Cycle provision should take account of measures identified in the TfL Cycling Action Plan

5.4.12 The Council has secured considerable sections of public riverside walk over the last 25 years, by requiring a public path to be provided wherever a development adjoins the River Thames, such a route should be secured with a section 106 agreement, even if there is currently no public access to the route at either end.

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Policy Background	National: Traffic Management Act 2004 PPS 4: Planning for Sustainable Economic Growth (2009) PPG 13: Transport (2011) Regional: London Plan (2011); chapter 6, in particular policies 6.1, 6.4 Mayor's Transport Strategy (2011) Sub-Regional Transport Plan South (2010) Local: Core Strategy CP5 Sustainable Travel
Targets and Monitoring	Indicator: List enhancements to transport links associated with larger developments (housing developments of ten or more units, commercial developments of 250m ² or more). Target:: N/A

Policy DM TP 4

Integration of different types of Transport and Interchange Facilities

Developments will be expected to improve the quality and connectivity of transport interchanges of any scale, particularly in terms of

- Opportunities for interchange between different types of transport through the provision of appropriate facilities and good information.
- Ease of access to interchange points (e.g. stations/ bus stops) by various types of transport.
- Transport facilities which are well laid out and allow access to a wide range of users (e.g. level or with accessible lifts or ramps).
- Attractive and welcoming environment – well designed civic spaces, sun and rain shelter, high quality and well maintained hard and soft landscape
- Safe and secure environment – e.g. good lighting, CCTV, ticket barriers

5.4.13 The need for improved quality and connectivity of transport interchanges to improve movement in Outer London was identified in both the London Plan and by the Outer London Commission. In the local context “transport interchanges” refers to anywhere where more than one type of travel interact, from train and bus stations to bus stops.

5.4.14 The Council will be examining main transport interchanges in consultation with the operating companies and proposing improvements to be taken forward in the LIP and where appropriate in the Site Allocations DPD, and/or in planning briefs. See also TfL's Interchange Best Practice Guidelines which identifies the necessary and desirable features that need to be considered.

Policy Background	<p>National: Traffic Management Act 2004 PPS 1: Delivering Sustainable Development (2005) PPS 4: Planning for Sustainable Economic Growth (2009) PPG 13: Transport (2011) Disability Discrimination Act 1995 (Provision of Goods and Facilities)</p> <p>Regional: London Plan (2011); chapter 6, in particular policies 6.1, 6.4; and other policies to improve public transport Mayor's Transport Strategy (2011) Sub-Regional Transport Plan South (2010)</p> <p>Local: Core Strategy CP5 Sustainable Travel</p>
Targets and Monitoring	N/A

Policy DM TP 5

Taxis and Private Hire Vehicles

Taxi ranks should be conveniently located and accessible for all with adequate space for customers to queue, well lit and with good CCTV facilities. Ranks must not adversely impact on pedestrian movement or road safety.

The Council will consider applications for offices for private hire vehicles against relevant policies of the plan, and subject to them not having an adverse impact on other types of transport including walking and cycling, on-street parking and highway safety or causing disturbance to residents.

5.4.15 Taxis and private hire vehicles are an important part of transport provision. Black taxis generally use ranks which need to be positioned close to their customers, generally at the busier stations or town centres. They should be located where there is sufficient space for customers to queue safely and conveniently without adversely affecting transport movement.

5.4.16 Private hire vehicles are controlled from offices and the vehicles may or may not be parked nearby. The presence of a private hire office open at night at a rail station or anywhere else, can improve security and add a measure of natural surveillance, which is welcome in certain areas. However private hire offices can cause disruption to residents with frequent traffic movements, impact on parking and late night noise and disturbance. These impacts will be controlled through the policy and conditions.

Policy Background	<p>Regional: London Plan (2011); chapter 6 Mayor's Transport Strategy (2011) Sub-Regional Transport Plan South (2010)</p> <p>Local: Core Strategy CP5 Sustainable Travel</p>
Targets and Monitoring	N/A

5 Meeting People's Needs

Adopted Development Management Plan

Policy DM TP 6

Walking and the Pedestrian Environment

To protect, maintain and improve the pedestrian environment, the Council will ensure that:-

1. New development and schemes protect, maintain and, where appropriate, improve the existing pedestrian infrastructure, including the Rights of Way network.
2. New development does not adversely impact on the pedestrian environment and provides appropriate pedestrian access (see Policy DM TP 3 'Enhancing Transport Links').
3. New development and schemes improve the safety and security of the pedestrian environment where appropriate.

5.4.17 This is very important as nearly everyone is a pedestrian at some stage, for some or all of their journey. Civic space (i.e. public areas) should be accessible and inclusive, a good walking environment has been proved to be not only beneficial to an individual's health and social life, but also brings economic benefits to town centres.

5.4.18 By encouraging the provision of a range of uses within the local town centres the Core Policy aims to ensure that residents can easily reach the facilities they need without travelling long distance. For many this will mean walking for some or all of the journey, so it is important to ensure that the pedestrian environment is of a high standard.

5.4.19 Providing access from and within new development is also covered in TP 3. Whilst most pedestrian journeys are on pavements, the Council has a network of 250 public rights of way, most of these are public footpaths. In line with the Countryside and Rights of Way Act 2000 (CROW Act), the Council is producing a Rights of Way Improvement Plan, which will include measures to record, improve and promote the network.

5.4.20 A safe network means safety from other users such as busy traffic or cyclists as well as actual and perceived security from crime and antisocial behaviour. Management of other users including speed restrictions, sufficient widths, segregation where appropriate and well designed and positioned crossing facilities can reduce conflict between users. Well designed paths, natural surveillance, appropriate levels of lighting, CCTV and good levels of maintenance can improve actual and perceived security. The Public Space Design Guide includes advice with respect to the amenity of the pedestrian environment. Secured by Design and Safer Places principles should be followed. Schemes to improve the network are most likely to be implemented via Environmental or Transport Improvement Schemes, funded through TfL or section 106 funding.

5.4.21 The Council, as Highway Authority will regularly audit the existing pedestrian network to identify areas for improvement in terms of links, signage, amenity, accessibility and promoted routes in line with the Borough Walking Strategy, the Rights of Way Improvement Plan, the Walking Plan for London and TfL guidance Improving Walkability.

5.4.22 The Council will ensure that there is signage and way marking of the three strategic walking routes identified in the London Plan, which run through the borough – the Thames Path National Trail, the Capital Ring and the London Loop, and the other promoted routes – the River Crane Walk and Beverley Brook Walk which together form a network of leisure routes which most residents can reach.

Policy Background	<p>National: Traffic Management Act 2004 PPS 1: Delivering Sustainable Development (2005) PPS 4: Planning for Sustainable Economic Growth (2009) PPG 13: Transport (2011) Disability Discrimination Act 1995 (Provision of Goods and Facilities)</p> <p>Regional: London Plan (2011); chapter 6, in particular policies 6.1, 6.10 Mayor's Transport Strategy (2011) Sub-Regional Transport Plan South (2010)</p> <p>Local: Core Strategy CP5 Sustainable Travel</p>
Targets and Monitoring	Core Strategy Indicator for CP 5

Policy DM TP 7

Cycling

To maintain and improve conditions for cyclists, the Council will ensure that new development or schemes do not adversely impact on the cycling network or cyclists and provide appropriate cycle access and sufficient, secure cycle parking facilities, see Policy DM TP 3 'Enhancing Transport Links' and Policy DM TP 8 'Off Street Parking - Retention and New Provision'.

5.4.23 Cycling is increasing in popularity and this borough has the highest proportion of cyclists in London. There is potential for more use of cycling as an alternative to the car for shorter journeys in the Borough. By encouraging the provision of a range of uses within the local town centres the Core Policy aims to ensure that residents can easily reach the facilities they need without travelling long distances, this will mean that some of these journeys could be made by cycling.

5.4.24 The Council will identify and implement high quality, direct, cycling routes, where possible segregated from motorised traffic, or on quieter routes, giving access to public transport nodes, town centres and key land uses. Since 2006 Sustrans has been working with the borough on a network of Greenway walking and cycling routes. Where off road or segregated routes are not possible, consideration could be given to traffic calming or segregation from motor traffic at junctions. Cycle parking standards are covered in Policy DM TP 8 'Off Street Parking - Retention and New Provision'. Where appropriate, larger non-residential development should provide on site changing and showering facilities to encourage cycling.

5.4.25 Schemes to improve the network are most likely to be implemented via Environmental or Transport Improvement Schemes, funded through TfL or Section 106 funding.

5 Meeting People's Needs

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5.4.26 A large part of encouraging cycling is new physical provision, the signage and promotion of cycle routes and cycle safety training.

Policy Background	<p>National: PPS 1: Delivering Sustainable Development (2005) PPS 4: Planning for Sustainable Economic Growth (2009) PPG 13: Transport (2011)</p> <p>Regional: London Plan (2011); chapter 6, in particular policy 6.3 (Cycle Parking Standards) Mayor's Transport Strategy (2011) Sub-Regional Transport Plan South (2010)</p> <p>Local: Core Strategy CP5 Sustainable Travel</p>
Targets and Monitoring	N/A

Policy DM TP 8

Off Street Parking - Retention and New Provision

Developments, redevelopments, conversions and extensions will have to demonstrate that the new scheme provides an appropriate level of off street parking to avoid an unacceptable impact on on-street parking conditions and local traffic conditions.

A set of maximum car parking standards and minimum cycle parking standards are set out in Appendix Four - Parking Standards 'Appendix Four - Parking Standards' for all types of development, these take into account bus, rail and tube accessibility as well as local highway and traffic conditions including demand for on-street parking. These standards will be expected to be met, unless it can be shown that in proposing levels of parking applicants can demonstrate that there would be no adverse impact on the area in terms of street scene or on-street parking.

5.4.27 The borough has high levels of car ownership and use with fairly densely developed residential areas with some narrow streets and many older houses without off street parking. This has led to high levels of on street parking, worsened in areas where there is a demand for commuter parking. The standards set are maximum parking levels as required by the London Plan, car parking provision should not be at a level less than these standards, unless an exceptional circumstance is demonstrated. The approach aims to ensure that sufficient on-site car parking is provided to meet the needs of the occupiers of the new development, but also to ensure that excessive parking demand is not created which could have an adverse impact on the local highway/traffic conditions and street scene.

5.4.28 This policy covers the parking standards for new developments of all types. Parking must be sensitively located and designed and suitably landscaped to minimise visual intrusion and disturbance. Forecourt parking is covered in Policy DM TP 9 'Forecourt Parking'. To maintain sufficient parking space, with new development the parking provision will be expected to be legally tied to the development that it serves. In areas controlled by a Community Parking Zone, occupiers of new residential developments may not be eligible for on street parking permits where existing levels of on street parking are very high, this restriction would be secured by a section 106 agreement.

5.4.29 Developers may only provide fewer parking spaces, including car free schemes, if they can show that there would be no adverse impact on amenity, street scene, road safety or emergency access in the surrounding area or a generation of unacceptable overspill of on-street parking in the vicinity. In general it is expected that in low PTAL areas (1-4) the standards should be met, but in higher PTAL areas (5-6), such as Richmond and Twickenham town centres, parking provision at a level lower than the standard or a car free development, perhaps with a car club, may be appropriate in exceptional circumstances.

5.4.30 Within the town centres the standards reflect the approach of the Core Strategy in that further expansion of car parking (particularly within Richmond and Twickenham) will be limited and that management policies will be used to help maintain viability and vitality of the centres. The Core Strategy also recognises that there is relatively limited public parking within East Sheen and Whitton and this is reflected in the more generous standards where the parking is for the benefit of the centre as a whole. In these centres loss of off street parking will be resisted, especially in relation to large supermarkets and pub or hotel developments.

5.4.31 Car share facilities and car clubs will be encouraged, but these will not obviate the need for adequate off street parking provision. Charging facilities for electric vehicles will be welcomed where there is a demand and this does not affect overall viability.

<p>Policy Background</p>	<p>National: Traffic Management Act 2004 PPS 1: Delivering Sustainable Development (2005) PPS 4: Planning for Sustainable Economic Growth (2009) PPG 13: Transport (2011) Disability Discrimination Act 1995 (Provision of Goods and Facilities) Regional: London Plan (2011); chapter 6, in particular policy 6.13, table 6.2 (Parking Standards) and table 6.3 (Cycle Parking Standards) Mayor's Transport Strategy (2011) Sub-Regional Transport Plan South (2010) Local Core Strategy CP5 Sustainable Travel SPD Car Clubs and Car Free Development</p>
<p>Targets and Monitoring</p>	<p>Core Strategy Indicator for CP5</p>

5 Meeting People's Needs

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Policy DM TP 9

Forecourt Parking

The parking of vehicles in existing front gardens will be discouraged, especially where

- this would result in the removal of architectural features such as walls, gates and paving, or of existing trees and other vegetation or,
- where such parking would detract from the streetscape or setting of the property or,
- where the use of the access would create a road or pedestrian safety problem or
- where the width of the proposed entrance will be greater than the width of a normal driveway.

For any proposal the area of impermeable paving should be minimised and soft landscaping maximised.

The Council will seek to restrict permitted development rights for forecourt parking through Article 4 directions, where important townscape or surface water flooding issues exist. The Council will have regard to the impact of forecourt parking in considering proposals to extend or convert existing residential property.

5.4.32 There is increasing demand for forecourt parking, particularly where properties have no off street parking, often aggravated by the introduction of parking controls. This has often been achieved without consideration for its impact on the surrounding environment, both in terms of the loss of individual front garden features and in damaging the unity and character of groups of houses and the streetscape in general, and the increase in impermeable paved areas which cumulatively have an impact on surface water drainage. Recent changes to Permitted Development rights have increased controls over forecourt parking, and the Council will use its powers to the maximum extent subject to the established wishes of local communities.

5.4.33 The aim of any design for parking in front gardens should be to maintain as much sense of enclosure as is practical, through the retention of existing walls or fences, the provision of gates, and generous planting. Particular attention will need to be paid in to preserve the character within Conservation Areas. In order to minimise visual intrusion, crossovers must be constructed in materials that match surrounding paving.

5.4.34 In order to draw the public's attention to this matter and to encourage an environmentally acceptable solution to the problem the Council has produced planning guidance – “Front Garden and Other Off – Street Parking Standards” . In cases where forecourt parking involves the creation of a vehicular access that requires planning permission, such applications would be refused where the use of the access is likely to adversely affect road and pedestrian safety or where the proposal would be detrimental to the environment. Properties on the Transport for London Road Network (TLRN) are required to seek permission from TfL for construction of crossovers, and there may be different requirements, for example with respect to gates on the TLRN. The Council may discourage extensions when this results in an unacceptable loss of existing off-street parking spaces. When forecourt parking is unavoidable as a result of the extension or conversion of large properties, the Council will

apply the guidelines in full. Regard must be taken of requirements set out in the Supplementary Planning Document which will be a material consideration in determining planning applications.

Policy Background	National PPS 1: Delivering Sustainable Development (2005) Local Core Strategy CP 7 SPD – Front Garden and other Off Street Parking Standards
Indicators and targets	N/A

Detailed Generic Policies 6

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6 Detailed Generic Policies

6.0.1 These policies are more detailed generic policies which will apply to most types of development. They take forward the principles of many of the policies in the Core Strategy. They cover the Design Quality, Layout and Design of Mixed Use Schemes, Taller Buildings, Trees and Landscape, Neighbourliness/Sunlighting/Daylighting, Balconies and Upper Floor Terraces, Shopfronts and Shopsigns, Advertisements and Hoardings, and a Planning Application Checklist. Many of these policies refer to Supplementary Planning Documents, which provide much more detailed advice, as well as advice from the GLA and other relevant organisations.

6.1 Detailed Generic Policies

Policy DM DC 1

Design Quality

New development must be of a high architectural and urban design quality based on sustainable design principles. Development must be inclusive, respect local character including the nature of a particular road, and connect with, and contribute positively, to its surroundings based on a thorough understanding of the site and its context.

In assessing the design quality of a proposal the Council will have regard to the following:

- compatibility with local character including relationship to existing townscape and frontages, scale, height, massing, proportions and form
- sustainable development and adaptability, subject to aesthetic considerations
- layout and access
- space between buildings and relationship to the public realm
- detailing and materials

6.1.1 This policy is intended to encourage site specific design responses, for both building and landscape proposals, (including alterations and extensions) not to restrict design freedom. The Council does not wish to encourage a particular architectural style or approach but expects each scheme to be justified as a result of a sound understanding of the site and its context. Schemes that are not of a high design quality, and will not result in the improvement of the area where they will be built or implemented, will not be acceptable, nor will schemes which depart from the coherent and predominant character of a road or neighbourhood where this is of merit.

Design Guidance

6.1.2 The Council has adopted a Design Quality SPD which promotes high quality sustainable architecture and urban design. It gives advice on how to deal with design at the early stage of a proposal and the material the Council will expect to be submitted in support of an application, including what should be included in a design and access statement. It describes 12 distinct character areas within the borough and details how the Council will assess the architecture and urban design quality of a proposal in relation to the following seven 'Principles of Good Design':

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- Character
- Continuity and enclosure
- Public realm
- Ease of movement
- Legibility
- Adaptability
- Diversity

Sustainable Development and adaptability

6.1.3 In line with PPS 1 and CP 1, the Council places importance on promoting sustainable development. The proposed uses and activities on the site are important and the Council will give consideration to the mix of uses proposed and how they will support and connect into the local area (see also Policy DM DC 2 'Layout and Design of Mixed Use Schemes'). Proposals should maximise the opportunities the site holds to generate a design which will minimise its environmental impact. Simple design decisions at an early stage, such as the orientation of a building, can reduce energy consumption through responding positively to climatic conditions. The Council has adopted a Sustainable Construction Checklist SPD which gives further guidance on this and policy CP 2 deals specifically with renewable energy sources, recycling and energy and water conservation. Within this DPD, also relevant are Policy DM SD 1 'Sustainable Construction', Policy DM SD 3 'Retrofitting', and Policy DM SD 4 'Adapting to Higher Temperatures and Need for Cooling'.

Local Character and Relationship to surroundings with respect to height, scale and design

6.1.4 The Council will generally be opposed to any development or re-development that will be out of scale with existing surrounding development. Given the built up nature of the borough it is anticipated that most new buildings will be in the form of redevelopment where compatibility with the existing urban fabric is a key consideration.

6.1.5 The Design Quality SPD identifies three main types of context within the borough - homogeneous, mixed and creative. Where the existing context is of merit and has character and uniformity this will set the parameters for the design response. In other situations there will be an opportunity to create an enhancement to the local character.

6.1.6 Where a building or plot is part of an existing pattern of development with an identifiable and consistent form, there will be a presumption against its replacement with a unit or units which do not reflect the prevailing pattern of development and local character, including garden land. In established residential areas it will normally be expected that any new development would be in the physical form of houses rather than blocks of flats. This may be expressed through maintaining characteristic plot or building sizes, the relationship of plots including garden land or buildings to each other, and the relationship of buildings to their plots, or all of these. This is particularly important when development is proposed on backland sites which will normally be resisted. In exceptional cases, where such development is acceptable, it is expected to be more intimate and the height lower to reduce impact on the character of the street and existing properties.

6.1.7 The purpose is to maintain an environment where residential streets have a clear identity. The policy is intended to encourage analysis and sympathy with existing layout and massing, while respecting important historical styles. New design does not have to imitate architectural forms or features, but should recognise the rhythm, height, proportion and plot relationships of existing properties.

6.1.8 Where a street has no dominant pattern or form of development, or this has already been radically altered, new development should still generally reflect the pattern of development of its wider context.

6.1.9 Development should respect the scale and alignment of the street of which it is part. This usually means building to the same frontage as the existing buildings, keeping any angles which may reflect earlier subdivisions. Very good reasons would be needed to justify a substantial deviation from the existing building alignment. Building extensions may, however, be set back from the main building line to allow a clear visual break between existing buildings and the new work. The harmony of space between buildings will be respected and flat roofed or hip to gable extensions which affect the existing roof line between detached or semi-detached properties, that impact on the harmony of the street scene will be resisted.

6.1.10 Development should be in harmony with surrounding buildings. Elements such as windows, roofs, shop-fronts, doors, etc. should relate to one another in such a way as to maintain or complement the proportions of the surroundings, particularly as expressed in the relationship between solids and voids. Skillful design is necessary to reduce the impact of the wide and low floors of new shops and offices so that they can be integrated with the proportions of surrounding development. Development should be in scale with the adjoining buildings and in proportion to the average street width as defined by building frontages. Where uniform building height is part of the character of a street it will not normally be appropriate to permit abrupt variations in the general roof line or eaves line, while in other areas irregular building height might be encouraged.

6.1.11 See also Policy DM HO 2 'Infill Development', Policy DM HO 3 'Backland Development' and The Small and Medium Housing Sites SPD which give detail on how the Council will evaluate infill and backland housing schemes, see also Policy DM DC 5 'Neighbourliness, Sunlighting and Daylighting'.

Layout and access

6.1.12 Where new routes are proposed it is important that these are welcoming, understandable and easy to use, including by disabled people. New access, including drives to enable backland development, will not be acceptable where they visually disrupt the character and appearance of an existing street frontage. New road layouts will need to prioritise safe, easy and direct pedestrian movement, generally gated developments will not be encouraged. Further guidance is given in the Design Quality SPD. The Council will generally be opposed to any development where the layout is dominated by the requirements of cars or service vehicles. Car free development may be acceptable in areas where there is excellent public transport and the Council will expect new development to show how it relates to existing public transport, pedestrian and cycle networks (at least two modes).

Space between buildings and relationship to the public realm

6.1.13 The design of the spaces between buildings, both private and public, are key to the quality of the environment and the experience of those who use them. This includes hard and soft landscape, art/sculpture, floorscapes and planting as well as boundary treatments,

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bin and cycle enclosures and lighting. Landscape design and the intended use of any open spaces must form an integral part of any proposals, considered in relation to the development as a whole at the start of a project. Particular attention needs to be given to the interface between the public and private space and how an area will connect or relate to the wider open space network.

Materials and Planting

6.1.14 The Council will expect the use of high quality materials, and planting, in all schemes. Materials should be appropriate to the local character of the area. Wherever possible materials should be from renewable sources or recycled, because of declining natural resources and disposal problems of materials such as PVC, and should be selected to minimise energy use in manufacture and the operation of the building. Inappropriate use of metal, PVC or glass will be discouraged where they would be out of character in residential areas.

Information to be provided

6.1.15 Applicants must show how a design has evolved from an understanding of the site and provide illustrative material on how a proposal will relate to its context in the Design and Access Statement. In order to safeguard design quality through the development process adequate material showing important detailed elements of the design will need to be submitted as part of the application. Adjoining buildings must always be shown, and accurately scaled, so that the effect of the proposed building in its setting can be judged. See the Design Quality SPD for further information.

6.1.16 In order to assist these objectives, the Council has issued a comprehensive range of Design Guidance.

Policy Background	National: PPS 1: Delivering Sustainable Development (2005) Regional: The London Plan (2011); policies 3.4,7.4,7.5, 7.6 The London Plan - Interim Housing SPG (draft, 2010) London Housing Design Guide (2010) Local: Core Strategy CP 7
Targets and monitoring	Core Strategy Indicator for CP7

Policy DM DC 2

Layout and Design of Mixed Use Schemes

Within appropriate areas, mixed use schemes will be permitted if they:

1. Include a suitable and compatible mix of uses
2. Add to the vitality and convenience of the area
3. Take account of any potential adverse impacts of the juxtaposition of uses through the layout, design and operation of the area
4. Make the best use of land by sharing facilities and areas such as for parking, servicing, entrance-ways and amenity space where appropriate

6.1.17 Appropriate areas for such schemes include Areas of Mixed Use (see Policy DM TC 2 'Local and Neighbourhood Centres and Areas of Mixed Use') and other areas where non residential uses might be acceptable, including airspace developments over existing uses such as retail.

6.1.18 Further advice will be given in the SPD on Design for Mixed Use Schemes (to be produced). Suitable uses will depend on the location and could include a combination of residential, retail, office, leisure and entertainment uses. It is not always necessary to include residential within a mixed scheme, and in some circumstances the inclusion of residential might render the other uses inoperable. A well designed mixed scheme could add to the liveliness of an area by providing an active frontage at ground floor level and evening presence in the upper floors.

6.1.19 The design and layout should minimise conflict between uses and users and ensure that noisy or polluting activities or features such as plant are positioned away from sensitive areas to avoid environmental health, neighbourliness or amenity issues. Account should be taken of potential disabled occupiers or visitors. The sharing of facilities and areas is encouraged, arrangements for this together with insulation, fire safety and health and safety issues should be addressed at application stage. Residential accommodation in mixed development should have a separate access, preferably from the front of the building.

6.1.20 Any proposals will need to conform with other policies, particularly those for neighbourliness and design quality and residential design standards. The density of proposals will be assessed in accordance with other relevant policies. The provision of play/amenity space is required in accordance with Policy DM HO 4 'Housing Mix and Standards'.

Policy Background	<p>National: PPS 1: Delivering Sustainable Development (2005)</p> <p>Regional: The London Plan (2011); policies 3.4, 4.3, 7.4,7.5, 7.6 The London Plan - Interim Housing SPG (draft, 2010) The London Plan - Sustainable Design and Construction SPG London Housing Design Guide (2010)</p> <p>Local: Core Strategy CP7</p>
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Targets and Monitoring	N/A
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Policy DM DC 3

Taller Buildings

Taller Buildings will be inappropriate in all areas of the borough except the identified areas within Twickenham and Richmond (Maps 2 and 3). Proposals for taller buildings within these areas will need to:

- be well designed and to make a positive contribution towards the skyline and the surrounding area;
- respect, preserve and enhance the borough's heritage assets, their significance and wider historic environment including The Royal Botanic Gardens Kew World Heritage Site, Listed Buildings, Registered Parks and Gardens, Conservation Areas, Buildings of Townscape Merit, their settings and views of local and strategic importance, including the view from Richmond Hill
- respect the local context and character and to be designed in a way that relates to the scale, height, mass, urban pattern and grain, materials, streetscape, open spaces and built form of an area, and the wider townscape, riverscape and landscape, including the impact on parking
- respect the amenity and privacy of nearby residential areas, including microclimate and overshadowing
- demonstrate a high level commitment to sustainable design and construction
- include a mix of uses, including functions that are accessible to the public, particularly at ground floor level (such as restaurants), in order to ensure successful integration into the surrounding area;
- include safe, attractive, comfortable and accessible amenity/open spaces designed to support social interaction and engender a sense of place.
- buildings will require a full design justification based on a thorough townscape appraisal and historic area assessment, and will be evaluated using the criteria for evaluation identified in CABI/ English Heritage Guidance 2007 and local guidance.

Twickenham (Supplementary Policy Document published with detailed design guidance):

- On the station – buildings up to 4/5 storeys at the highest point and should step down to 2/3 storeys towards Cole Park Road;
- On the Sorting Office – buildings up to 4/5 storeys at the highest point and should step down towards the west end of the site to 3 storeys and 2/3 storeys towards Heatham House, whose setting should be conserved and enhanced;
- On Station Yard buildings should not exceed 3/4 storeys to prevent adverse impacts on the residential context;
- On garages in Mary's Terrace buildings should not exceed 2.5 storeys with development on the front of the site in line with existing houses in Mary's Terrace

Richmond Station

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- New buildings up to 6 storeys in height on strictly limited parts of the site, stepping down towards surrounding buildings

Any buildings or features taller than the above will only be acceptable subject to a full design justification based on a comprehensive townscape appraisal and there being significant local community support for the public benefits of the overall scheme.

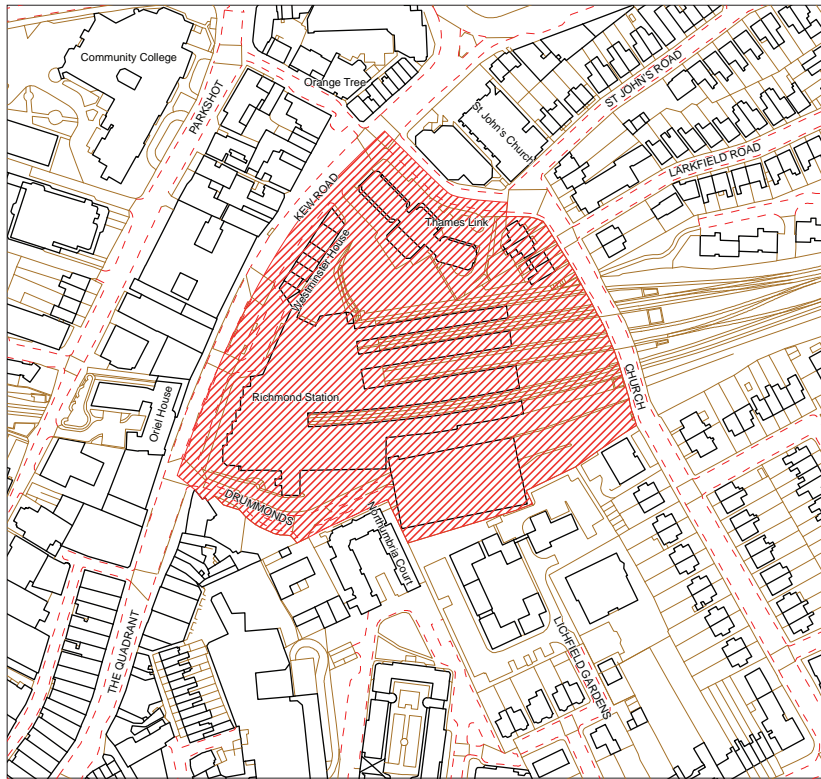
6.1.21 CP7 was informed by the LBRuT Borough-wide Sustainable Urban Development Study (2008) by Turley Associates. The recommendations are that taller buildings may be suitable in Richmond and Twickenham town centres close to the stations. The study identifies the boundaries of these areas which are reproduced in Maps 2 and 3. Elsewhere it is considered that taller buildings would be out of character with the historic context and local distinctiveness of the borough and are therefore inappropriate outside of the designated areas in Maps 2 and 3.

6.1.22 Taller buildings will need to have a design justification and will be assessed using CABE/English Heritage Guidance on Tall Buildings (2007), and local guidance. Taller buildings or features will only be acceptable subject to a full design justification based on a comprehensive townscape appraisal and there being significant local community support. The local guidance will include supplementary planning guidance for the Twickenham and Richmond Station areas. The levels within these areas may vary due to bridging over railway lines, therefore for the avoidance of doubt, all heights referred to in this policy are measured from ground level, and storey heights refer to conventional single storeys.

6.1.23 Policies within PPS 5 seek to conserve and enhance all heritage assets and their settings including Conservation Areas (CA) and Listed Buildings. Views into and out of the area should be considered when assessing development proposals. PPS 5 and the PPS5 Practice Guide also emphasise that new development should make a positive contribution to the character and local distinctiveness of the historic environment – design considerations should include scale, height, massing, alignment, style materials and use.

6.1.24 The London Plan policy on Tall Buildings, policy 7.7, includes rigorous requirements for proposals for tall buildings, recognising that areas may be suitable, inappropriate or sensitive for tall buildings and includes criteria for assessing when proposals would be unacceptable.

Policy Background	<p>National: PPS 1: Delivering Sustainable Development (2005) PPS 5: Planning for the Historic Environment (2010) PPS 5 Practice Guide (2010) CABE and English Heritage joint Guidance on Tall Buildings (2007)</p> <p>Regional: The London Plan (2011); policy 7.7</p> <p>Local: Core Strategy CP 7</p>
Targets and Monitoring	N/A



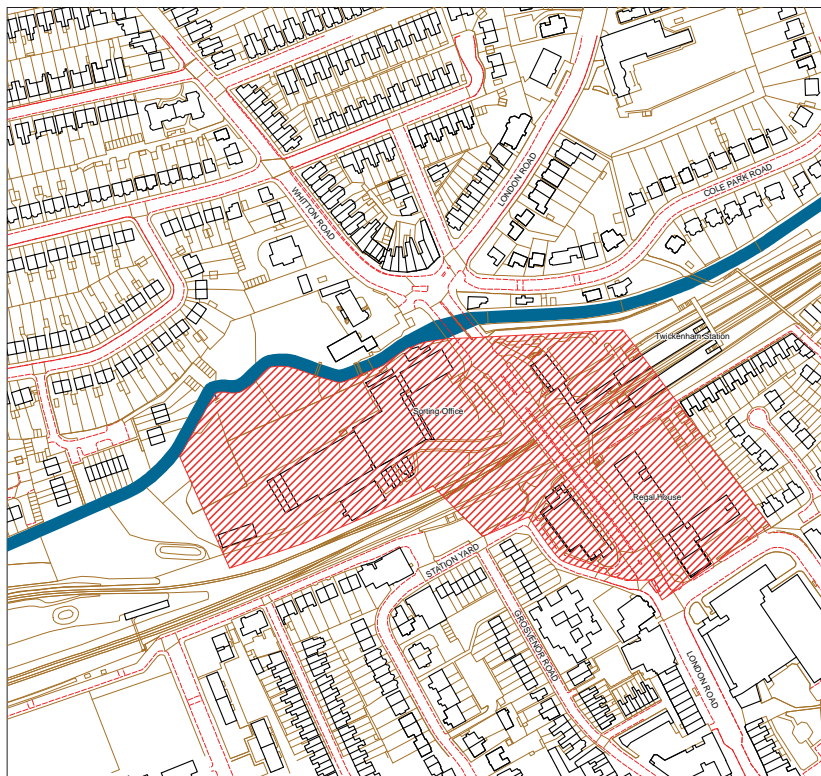
MAP 2
RICHMOND
POLICY DMDC3

 Area in Richmond where policy DMDC3 "Taller Buildings" applies

 Not To Scale

LONDON BOROUGH OF
RICHMOND UPON THAMES

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MAP 3
TWICKENHAM
POLICY DMDC3

 Area in Twickenham where policy DMDC3 "Taller Buildings" applies

 Not To Scale

LONDON BOROUGH OF
RICHMOND UPON THAMES

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Policy DM DC 4

Trees and Landscape

The boroughs trees and landscape will be protected and enhanced by:

- The use of Tree Preservation Orders (TPOs) where appropriate;
- Planting and encouraging others to plant trees, clumps and thickets particularly in areas of deficiency as shown on the Proposals Map and of a type and species as set out in the Borough's Tree Strategy.
- continuing to maintain trees in streets and public open spaces and of selectively clearing and replanting trees;
- requiring landscape proposals in submissions for new development, which retain existing trees and other important landscape features where practicable and include new trees and other planting. Where trees are removed, appropriate replacement planting will normally be required. There will be a presumption against schemes that result in a significant loss of trees, unless replacements are proposed and there is good reason such as the health of the trees, public amenity, street scene or restoration of an historic garden. Landscaping schemes should take account of the Borough's Tree Strategy.

6.1.25 The abundance of trees in the borough is a great asset to its environment, softening the hardness of buildings and streets, adding life, colour and character to the urban landscape and enhancing open spaces and the riverside landscape. Trees and other planting including contiguous gardens and green oases, also provide an important habitat for wildlife, and reduce levels of airborne pollution, and increase the supply of oxygen, they are also important for shade for streets, open areas and for buildings and may reduce the use of air conditioning. Landscape design can be used to reduce surface water run off rates (see Policy DM SD 7 'Sustainable Drainage').

6.1.26 Many trees are already protected by Tree Preservation Orders (TPOs), and the Council will continue to make TPOs where trees of environmental importance are threatened. Trees in Conservation Areas are, with some exceptions, automatically protected, as six weeks notice must be given in writing to the Council before any proposed works are carried out. Unauthorised works to protected trees can result in substantial fines. Where trees are felled, the Council will normally require that an appropriate replacement be planted. Historic Parks, Gardens and Landscapes are covered in Policy DM OS 4 'Historic Parks, Gardens and Landscapes'. It is recognised that in some historic restoration schemes there may be some removal of trees.

6.1.27 The areas shown on the Proposals Map are those in which the Council considers further planting is most needed, but planting will also be encouraged throughout the borough. In some woodland areas periodic thinning and clearing may be necessary to ensure the overall health of the wood. In streets it is important that species are chosen that are appropriate to the scale of their surroundings and public amenity. Planting will be in consultation with statutory undertakers to safeguard underground apparatus.

6.1.28 The term "landscape" is taken to refer to the design of all space between buildings, and includes walls and boundaries and paving materials, as well as planting. These considerations are often vital in creating an appropriate setting to new developments and in

integrating new development to its surroundings. Landscape design must form an integral part of any proposals and needs to be considered in relation to the development as a whole at the start of a project. It should also relate to the character of the area.

6.1.29 The Council has produced a Tree Strategy for the borough, covering detailed guidance on the implementation of this policy both on public and private land including landscaping schemes as part of new development. The Tree Strategy suggests appropriate species for each area to reinforce character and biodiversity and encourages the planting of appropriate native trees and species which take account of present and future climate. London's Tree and Woodland Management Framework is also use relevant. The Mayor intends to plant 10,000 street trees and an additional 2 million trees elsewhere in London by 2025 to help both with mitigation and adaptation to climate change – see also Policy DM SD 4 'Adapting to Higher Temperatures and Need for Cooling' which refers to the importance of trees for shading and their contribution to counteracting the urban heat island effect. The Council has set a target of 250 new trees to be planted per annum.

Policy Background	<p>National: PPS 1: Delivering Sustainable Development (2005)</p> <p>Regional: The London Plan (2011); policy 7. 21</p> <p>Local: Core Strategy CP7 Borough Tree Strategy (1999)</p>
Targets and Monitoring	<p>Indicator: Number of street trees planted per annum</p> <p>Target: 250 trees per annum (target already agreed for Parks Dept)</p>

Policy DM DC 5

Neighbourliness, Sunlighting and Daylighting

In considering proposals for development the Council will seek to protect adjoining properties from unreasonable loss of privacy, pollution, visual intrusion, noise and disturbance.

To protect privacy, for residential development there should normally be a minimum distance of 20 m between main facing windows of habitable rooms.

The Council will generally seek to ensure that the design and layout of buildings enables sufficient sunlight and daylight to penetrate into and between buildings, and that adjoining land or properties are protected from overshadowing in accordance with established standards.

6.1.30 This policy covers all development including extensions and alterations. The aim is to protect existing occupiers as far as possible from the unreasonable impacts of new development. Adverse impact on neighbouring properties, including on the most well used part of gardens, can include actual and perceived loss of light including on solar panels, overlooking, loss of privacy, alteration to micro-climate, pollution from noise or light and overpowering or obtrusive development. This could be from the new development itself and also from associated uses such as ancillary buildings, parking areas, access ways, gardens and hard and soft landscaping. Whilst there may be some impact from any new development, the test is one of reasonableness, and the impact on habitable rooms (all separate living

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rooms and bedrooms, plus kitchens with a floor area of 13 square metres or more) will be given the most weight. The suggested minimum distance of 20m between habitable rooms within residential development is for privacy reasons, a greater distance may be required for other reasons, or a lesser distance may be acceptable in some circumstances, for example where there is a historical street pattern of buildings closer together. Such exceptions will not be permitted to allow backland development. See also Policy DM HO 2 'Infill Development', Policy DM HO 3 'Backland Development', Policy DM HO 4 'Housing Mix and Standards' and the Residential Development Standards SPD.

6.1.31 With respect to light, the Council will be guided in general terms by the standards set out in Site Layout, Planning for Sunlight and Daylight, and in Sun on Ground Indicators (BRE 1991); or any standards replacing them, to ensure this.

Policy Background	National: PPS 1: Delivering Sustainable Development (2005) Regional: The London Plan (2011); policies 3.4, 7.4 The London Plan - Interim Housing SPG (draft, 2010) London Housing Design Guide (2010) Local: Core Strategy CP 7
Targets and Indicators	Core Strategy Indicator for CP7

Policy DM DC 6

Balconies and Upper Floor Terraces

Purpose built, well designed and positioned balconies or terraces are encouraged where new residential units are on upper floors. They should be:

- sufficiently deep to allow adequate access and circulation around furniture.
- preferably located next to a dining or living space
- preferably receive direct sunlight
- designed to provide some shelter and privacy to neighbouring properties, either by using screens or by setting the balcony back within the façade
- balustrades designed to screen stored items from view
- designed for security and safety

The addition of balconies and upper floor terraces to existing properties will not generally be permitted unless the above apply and they do not adversely affect neighbourliness (see Policy DM DC 5 'Neighbourliness, Sunlighting and Daylighting').

6.1.32 Balconies and terraces are encouraged by the London Plan where access to a garden is not possible, and further information on appropriate design requirements for purpose designed features is included within the London Plan SPD on Residential Design Standards. Purpose designed balconies should follow the guidance. They are particularly encouraged in higher density areas where there is proportionately less open space and for residents who do not have access to private gardens, and can also provide space for food growing.

6.1.33 With existing properties the addition of such features is often problematic as they very often cause overlooking or unreasonable disturbance to neighbouring properties, in these cases Policy DM DC 5 'Neighbourliness, Sunlighting and Daylighting' should also apply.

Policy Background	<p>National: PPS 1: Delivering Sustainable Development (2005)</p> <p>Regional: The London Plan (2011) London Housing Design Guide (2010)</p> <p>Local: Core Strategy CP7</p>
Targets and Indicators	N/A

Policy DM DC 7

Shop fronts and shop signs

The Council will resist the removal of shop fronts of architectural or historic interest.

The Council will expect proposals for new shop fronts or alterations to existing shop fronts to demonstrate a high quality of design, which complements the original design, proportions, materials and detailing of the shop front, surrounding streetscene and the building of which it forms part.

Blinds, canopies or shutters where acceptable in principle must be appropriate to the character of the shop-front and its setting; external security grilles will not normally be permitted; in sensitive areas, rigid and gloss finish blinds will generally be unacceptable;

Signage and illumination to shop fronts must demonstrate a high quality of design, which complements the character and materials of the shop front and surrounding streetscene, and does not compromise public safety. Large illuminated fascias will not normally be permitted, even if these are in the "house style" of a particular store.

New shop fronts must be designed to allow equal access for all users, and can incorporate flood protection measures where appropriate. Proposals should take account of the Councils SPD on Shop fronts and Shop Signs.

The Council will welcome proposals from groups of shops to add character to the street scene by the use of harmonious high quality design, colours and materials for their shop fronts.

6.1.34 Shop fronts of architectural or historic interest make an important contribution to the character and appearance of the borough. The design of new shopfronts and alterations to existing shopfronts is important both to the appearance of the individual property and to the maintenance of the character and appearance of commercial areas. The use of crafted woodwork and metalwork will be encouraged.

6.1.35 Poorly sited or badly designed shop signs, including projecting signs, and illumination can have a detrimental effect on the character and appearance of areas and may raise issues of public safety.

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6.1.36 Any change should improve accessibility and take into account the objectives of the Disability Discrimination Act 2005. Where areas have been identified (e.g. in the Borough's Strategic Flood Risk Assessment) as being susceptible to flooding particularly from surface water, appropriately designed measures (which do not compromise accessibility) to prevent inundation via shop doorways, will be encouraged.

6.1.37 The Council will pay due regard to the Supplementary Planning Document on Shopfronts when assessing proposals concerning shop fronts and shop signs.

Policy Background	<p>National: PPS 1: Delivering Sustainable Development (2005)</p> <p>Regional: The London Plan (2011); policies 7.4, 7.6</p> <p>Local: Core Strategy CP7 Shop Fronts SPD (2010)</p>
Targets and Monitoring	N/A

Policy DM DC 8

Advertisements and Hoardings

The Council will exercise strict control over the design and siting of advertisement hoardings and other advertisements to ensure that the character of individual buildings and streets is not demonstrably harmed, having regard to the interests of amenity and public safety, including for disabled people, and highway safety.

Powers will be used to remove any advertisement or hoarding erected without permission and where appropriate and practical, to challenge existing hoardings and advertisements that cause substantial injury to visual amenity and public safety, including for disabled people.

6.1.38 Advertising is closely associated with urban life and can be one of the most dominant elements of the environment. It can enhance the appearance and vitality of a street but can also cause considerable damage to visual amenity by cluttering the built environment and detracting from the quality of the area. Advertisements (defined under Advertisement Regulations) include not only hoardings, but blinds and canopies with lettering, flags with logos, balloons etc. In considering proposals for an advertising hoarding or other advertisement, including blinds and canopies where relevant, or in deciding whether to take action to remove an existing advertisement, the Council will have regard to the following criteria:

1. hoardings should be of good design and in scale with their surroundings;
2. any advertisement display must not have an adverse effect upon road traffic conditions, public safety including for disabled people, or highway safety;
3. advertising displays will not be permitted where they would have an adverse effect upon:
 - a Conservation Area;
 - Listed Buildings or Buildings of Townscape Merit;

- views from or within open spaces or along the Thames riverside and its tributaries;
 - predominantly residential areas;
4. high level, brightly illuminated, or flashing advertisements will not normally be permitted especially where they might disturb residents.

6.1.39 As a general rule, advertisement displays will be restricted to shopping, commercial, industrial or transport locations where they comply with the above criteria and do not cause excessive visual clutter. It must be borne in mind that the Council's level of control is limited and that a number of advertisements do not require formal consent from the local authority. A-boards will be discouraged where the Council has powers to do so.

Policy Background	<p>National: PPS 1: Delivering Sustainable Development (2005) The Town and Country Planning (Control of Advertisements) (England) Regulations 2007</p> <p>Regional: The London Plan (2011); policies 7.4, 7.5</p> <p>Local: Core Strategy CP7</p>
Targets and Monitoring	N/A

Statement 2

Telecommunications

All applications for telecommunications apparatus will be considered in accordance with PPG 8 Telecommunications and any other relevant present or subsequent national planning policy guidance.

Policy DM DC 9

Planning Application Checklist

All applications for planning permission should include a planning application checklist, which shows how the submission complies with national and local requirements for validation.

6.1.40 The checklist, obtainable from the Planning Department, will be applicable to all applications, including for extensions and changes of use. Completion and submission of the checklist will ensure that the following issues have been addressed, either within the plans or the Design and Access Statement;- effect on adjoining buildings, servicing, parking, storage, refuse, recycling, accessibility (in a wider sense), servicing, landscape design designing out crime etc.

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Policy Background	National: PPS 1: Delivering Sustainable Development (2005) Local: Core Strategy CP 7
Indicators and Targets	N/A

Appendix One - Saved UDP policies superseded

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Appendix One - Saved UDP policies superseded

GENERAL APPROACH AND STRATEGIC POLICIES

- STG 5 Mixed use development
- STG 9 Recreation, culture and entertainment
- STG 14 Monitoring and review

IMPLEMENTATION

- IMP 2 Mixed uses

OPEN ENVIRONMENT

- ENV 1 Metropolitan open land
- ENV 2 Green belt
- ENV 2A Major Developed Site in the Green belt
- ENV 3 Other open land of townscape importance
- ENV 5 Protection of views and vistas
- ENV 6 Green chains
- ENV 7 Contaminated land
- ENV 8 Cemeteries and crematoria
- ENV 9 Trees in town and landscape
- ENV 10 Historic parks, gardens and landscapes
- ENV 11 Retention and improvement of public open space
- ENV 13 Lighting including floodlighting
- ENV 14 Sports stadia/spectator sports
- ENV 15 Retention of recreation facilities
- ENV 16 Bridleways
- ENV 17 Retention and provision of allotments
- ENV 18 Sites of special scientific interest and other sites of nature importance
- ENV 19 Nature conservation and development proposals
- ENV 20 Green corridors
- ENV 23 Aims for monitoring and liaising with other nature conservation authorities
- ENV 24 Species protection
- ENV 25 Local nature reserves
- ENV 26 Thames Policy Area
- ENV 27 Access to the river Thames and the Thames Path national trail
- ENV 28 Encouragement of the recreational use of the river Thames, tributaries and riverbanks
- ENV 29 Jetties and Pontoons
- ENV 30 Passenger and hire boats
- ENV 31 Riverside uses
- ENV 32 Permanent mooring of houseboats and other craft
- ENV 33 Nature conservation on the river
- ENV 34 Protection of the floodplain and urban washlands
- ENV 35 Surface water run-off
- ENV 36 Tidal defences
- ENV 37 Culverting of water courses

- ENV 38 Riverbank and water pollution
- ENV 39 Clean water, foul sewers and sewage treatment
- ENV 40 Quality of groundwater

THE BUILT ENVIRONMENT

- BLT 1 Designation of conservation areas
- BLT 2 Protection and enhancement of conservation areas
- BLT 3 Preservation of listed buildings and ancient monuments
- BLT 4 Protection of buildings of townscape merit
- BLT 5 Use of historic buildings
- BLT 7 Archaeological sites
- BLT 8 Evaluation of archaeological sites
- BLT 9 Development of archaeological sites
- BLT 10 Vernacular buildings
- BLT 11 Design considerations
- BLT 12 Accessible environment
- BLT 13 Planning guidance
- BLT 14 Landscape and development
- BLT 15 Daylighting and sunlighting
- BLT 16 'Un-neighbourliness'
- BLT 17 Crime and public safety
- BLT 19 Provision of art schemes in new development
- BLT 20 Shop-fronts of architectural interest
- BLT 21 New and altered shop-fronts
- BLT 22 Signs and illumination
- BLT 23 Advertisements and hoardings
- BLT 24 Telecommunications
- BLT 25 Street furniture and townscape materials
- BLT 28 Forecourt parking
- BLT 29 Existing injurious uses
- BLT 30 Protection from pollution in new development

TRANSPORT

- TRN 2 Transport and new developments
- TRN 4 Car and bicycle parking standards
- TRN 5 Retention of off-street parking
- TRN 6 Traffic management and road safety
- TRN 7 Pedestrian safety
- TRN 8 Pedestrian routes and security
- TRN 9 Pedestrian environment
- TRN 10 Public rights of way
- TRN 11 Cycling
- TRN 12 Public transport improvements
- TRN 13 Public transport movement
- TRN 14 Transport interchanges
- TRN 17 Traffic congestion
- TRN 18 Highway improvement and safeguarding lines

Appendix One - Saved UDP policies superseded

Adopted Development Management Plan

- TRN 21 On-street parking
- TRN 22 Off-street parking
- TRN 23 Station parking
- TRN 27 Rail and waterborne freight

HOUSING

- HSG 2 Existing housing
- HSG 3 Retention of residential use
- HSG 4 Residential areas
- HSG 5 Residential in areas of mixed use
- HSG 9 Supported housing
- HSG 10 Hostels and homes
- HSG 11 Residential density and mix
- HSG 12 Backland and infill development
- HSG 13 Conversions - suitability of property
- HSG 14 Conversions - design considerations
- HSG 15 Non self-contained accommodation
- HSG 17 Quality of the residential environment
- HSG 18 Additional residential standards
- HSG 19 Community facilities

EMPLOYMENT AND ECONOMIC ACTIVITY

- EMP 1 New development
- EMP 2 Business developments
- EMP 3 Provision, improvement and expansion of industrial, and storage and distribution premises
- EMP 4 Retention of employment uses
- EMP 5 Home working
- EMP 7 Small and growing businesses
- EMP 9 Hotels and guest houses

COMMUNITY, CULTURE AND ENTERTAINMENT

- CCE 2 Provision of new public services
- CCE 3 Use of surplus sites and premises
- CCE 6 Location of doctors' and dentists' surgeries
- CCE 9 Dual use of facilities
- CCE 10 Children's play facilities
- CCE 11 Provision for early years
- CCE 12 Youth centres
- CCE 13 Nature study facilities
- CCE 14 Libraries
- CCE 15 Retention of indoor recreation, cultural and entertainment facilities
- CCE 16 Provision of new recreation facilities
- CCE 17 Provision of new arts facilities
- CCE 18 New or extended entertainment facilities
- CCE 19 Local studies museum
- CCE 20 Community centres and public halls

- CCE 21 Public conveniences
- CCE 23 Recycling sites and kerbside collections
- CCE 24 Location, Design and landscaping of Recycling Facilities
- CCE 25 Anaerobic Digestion Schemes and Home Composting

TOWN CENTRES AND RETAILING

- TC 2 New shopping development in Richmond and the four district centres
- TC 3 Development in small centres
- TC 4 Facilities in new retail developments
- TC 5 Key Shopping Frontages
- TC 6 Change of use in secondary frontages
- TC 7 Isolated shops and small groups of shops serving local needs
- TC 8 Change of use in other shopping frontages
- TC 9 Other considerations and conditions for non-A1 uses
- TC 10 Motor vehicle sales and showrooms

Appendix A – Car Parking Standards

Appendix B – List of Key and Secondary Shopping Frontages

Appendix C - Highway Improvement Lines

Appendix D - Supplementary Planning Guidance

Glossary

Appendix Two - Centres Hierarchy

Adopted Development Management Plan

Appendix Two - Centres Hierarchy

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

Appendix Three - List of Key and Secondary Shopping Frontages

Adopted Development Management Plan

Appendix Three - List of Key and Secondary Shopping Frontages

Key Frontage	Secondary Frontage
ASHBURNHAM ROAD	
Ashburnham Road Nos. 171-185 (odd)	
BARNES	
Barnes High Street Nos. 3- 25 (consecutive) Nos. 51-64 (consecutive) Church Road Nos. 125-145 (odd) Nos. 54-102 (even) Nos. 49-85 (odd)	Barnes High Street Nos. 1,1a,1b,1c,2, (consecutive) Nos. 65-69 (consecutive) Nos. 33-36a (consecutive) Church Road Nos. 145a-175 (odd) Rocks Lane Nos. 1-9
CASTELNAU	
Castelnau Nos.174-202 (even) Nos.185-201 (odd)	
EAST SHEEN	
Sheen Lane Nos. 137-141 (odd) Parkway House Upper Richmond Road West Nos. 220-254 (even) Nos. 256-296 (even) Nos. 341-361 (odd) Nos. 363-445 (odd)	Sheen Lane Nos. 105-135 (odd) Nos. 28-40 (even) Nos. 31-63 (odd) Nos. 65A-77 (odd) Upper Richmond Road West Nos. 184-218 (even) Nos. 215-339 (odd) Nos. 298-318 (even) Nos. 447-501 (odd) Nos. 1- 10 Grand Parade (consecutive)
EAST TWICKENHAM	
Richmond Road Nos. 344-380 (even)	Richmond Road Nos. 359-387 (odd) Nos. 417-447 (odd) not including 439 Nos. 332-342 (even) Nos. 382-428 (even)
FRIARS STILE ROAD	
Friars Stile Road Nos. 19-23A (odd) Nos. 36-56 (even)	

Appendix Three - List of Key and Secondary Shopping Frontages

Adopted Development Management Plan

Key Frontage	Secondary Frontage
FULWELL	
Hampton Road Nos. 206-224 (even)	
HAM STREET / BACK LANE	
Ashburnham Road Nos. 2-16 (even)	Back Lane Nos. 4-14 (even)
Ham Street Nos. 63-71 (odd)	
HAM COMMON	
Upper Ham Road Parkleys Parade 1-6 (consecutive) Nos. 21-31 (odd)	Richmond Road Nos. 406-414a (even)
Richmond Road Nos. 299-323 (odd) Nos. 414-432 (even)	
HAMPTON HILL	
High Street Nos. 50-78 (even) Nos. 169-183 (odd)	High Street Nos. 73-83;101-111;131-143 Nos. 185-201; 203-217(odd) Nos. 10-48; 118a-118e Nos. 120-122 (even)
HAMPTON NURSERY LANDS	
Tangley Park Road Nos. 26-30 (consecutive)	
HAMPTON VILLAGE	
Milton Road Nos. 70-76 (even)	Milton Road Nos. 78-82 (even)
Station Road Nos. 70-82 (even) Nos. 92-100 (even)	Ashley Road Nos. 27-37 (odd)
Station Approach Nos. 1-3 (consecutive)	Station Approach Nos. 4-9
Wensleydale Road Nos. 1-13 (odd)	Oldfield Road Nos. 55-63 (odd)
Priory Road Nos. 33-41 (odd)	Percy Road No. 31

Appendix Three - List of Key and Secondary Shopping Frontages

Adopted Development Management Plan

Key Frontage	Secondary Frontage
HAMPTON WICK	
High Street Nos.32-48 (even) No. 56-58 (even)	
HEATHSIDE	
Powder Mill Lane Nos.222-226 (even) Nos.221-247 (odd)	Hanworth Road Nos.646-670 (even)
HOSPITAL BRIDGE ROAD	
Staines Road Nos.326-336 (even)	
KEW GARDENS STATION	
Station Approach Nos. 1-9 (consecutive)	North Road Nos. 102-109 (consecutive)
Station Parade Nos. 1-17 (odd) Nos. 2-18 (even)	Royal Parade Nos. 1-9 (consecutive)
KEW GREEN	
Mortlake Terrace Nos. 1-9 (consecutive)	
KEW ROAD	
	Kew Road Nos. 101-145 (odd) Nos. 84-112 (even)
KINGSTON ROAD	
Kingston Road Nos. 149-161 (odd) Nos. 190-208 (even)	Kingston Road Nos. 210-216 (even) Bushy Park Road Nos. 1-5 The Pavement (consecutive)
LOWER MORTLAKE ROAD	
Lower Mortlake Road Nos. 203-223 (odd)	Lower Mortlake Road Nos. 225-231 (odd)
NELSON ROAD	
Nelson Road Nos.300-310 (even) Nos.314-322 (even)	
RICHMOND TOWN	

Appendix Three - List of Key and Secondary Shopping Frontages

Adopted Development Management Plan

Key Frontage	Secondary Frontage
<p>Brewers Lane Nos. 2-18 (even) Nos. 3-13 (odd)</p>	<p>Duke Street Nos. 1-6 (consecutive) No. 8</p>
<p>Bridge Street Nos. 1-2 (consecutive)</p>	<p>Eton Street Nos. 1-3 (odd)</p>
<p>Dome Buildings Nos. 1-6 (consecutive)</p>	<p>Nos. 2-18 (even)</p>
<p>George Street Nos. 1-84 (consecutive)</p>	<p>Hill Rise Nos. 1-17 (odd)</p>
<p>Lower George Street Nos. 1-8 (consecutive)</p>	<p>Kew Road Nos.1-61 (odd)</p>
<p>Church Court Nos. 1-6 (even)</p>	<p>Petersham Road Nos. 1-13 (odd)</p>
<p>Golden Court Parade Nos. 1-9 (odd) premises adj. to 27-28 The Green & fronting Golden Court</p>	<p>The Quadrant Nos. 19-32 (consecutive)</p>
<p>The Green Nos. 13, 26-29 (consecutive)</p>	<p>Richmond Hill Nos. 6-26 (even)</p>
<p>Hill Rise Nos. 2-32 (even) Nos. 40-86 (even)</p>	<p>Red Lion Street Nos. 10-32 (even)</p>
<p>Hill Street Nos. 1-23 (odd) Nos. 2-74 (even)</p>	<p>Sheen Road Nos. 15-21 (odd)</p>
<p>King Street Nos. 4-16 (consecutive) Nos. 19-19a, 20-26 (consecutive)</p>	<p>Westminster House Nos. 1-7 (consecutive)</p>
<p>Lichfield Court Parade, Sheen Road Nos. 1-16 (consecutive)</p>	
<p>The Passage</p>	
<p>Paved Court Nos. 1-17 (consecutive)</p>	
<p>The Quadrant Nos. 1-18 (consecutive) Nos. 33-50 (consecutive)</p>	
<p>Red Lion Street Nos. 1-3 (odd) Nos. 2-8 (even)</p>	
<p>Sheen Road Nos. 1-13 (odd) Nos. 2-4 (even)</p>	
<p>The Square</p>	

Appendix Three - List of Key and Secondary Shopping Frontages

Adopted Development Management Plan

Key Frontage	Secondary Frontage
Nos. 1-4 (consecutive) Former public convenience	
ST MARGARETS	
Crown Road Nos. 2-24 (even)	Amyand Park Road Nos. 208, 210
St. Margarets Road Nos. 125-155 (odd) Nos. 109-119 (odd)	Crown Road Nos. 26-32 (even) Nos. 35-43 (odd) Nos. 34-48 (even)
	St Margarets Road No. 123 Station Kiosks Nos. 116-126A (even) Nos. 157-165 (odd)
ST MARGARETS ROAD	
	St Margarets Road Nos. 379-391 (odd)
SANDYCOMBE ROAD	
Sandycombe Road Nos. 293-303 (odd)	Sandycombe Road Nos.2 96-308 (even)
SHEEN ROAD	
Sheen Road Nos. 106-124 (even)	Sheen Road Nos. 80-94
STANLEY ROAD	
Stanley Road Nos. 176-184 (even) Nos. 91-121 (odd)	Stanley Road Nos. 186-192 (even) Nos. 139-147 (odd)
STRAWBERRY HILL	
Tower Road Nos.50-56 (even) Nos.70-74 (even) Nos.39-45 (odd)	
Wellesley Parade Nos.1-6 (consecutive)	
TEDDINGTON	

Appendix Three - List of Key and Secondary Shopping Frontages

Adopted Development Management Plan

Key Frontage	Secondary Frontage
<p>Broad Street Nos. 17-67 (odd) Nos. 8-72 (even)</p> <p>High Street Nos. 6-42 (even) Nos. 70-98 (even) Nos. 19-67 (odd) Nos. 73-121 (odd)</p> <p>Station Road No. 1</p>	<p>Broad Street Nos. 1-15 (odd) [including Oval Court] Nos. 2-6 (even) Nos. 74-86 (even)</p> <p>Church Road Nos. 1-13 (odd) Nos. 6-16 (even)</p> <p>High Street Nos. 100-160 (even)</p> <p>The Causeway Nos. 2-28 (even) Nos. 1-13 (odd)</p>
TWICKENHAM GREEN	
<p>Staines Road Nos. 8-38a (even)</p>	
TWICKENHAM	
<p>Church Street Nos. 9-28 (consecutive) Nos. 31-58 (consecutive)</p> <p>Heath Road Nos. 2-44 (even)</p> <p>King Street Nos. 1-39 (odd) Nos. 2-62 (even)</p> <p>London Road Nos. 1-9 (odd) Nos. 2-50 (even)</p> <p>York Street Nos. 1-19 (odd) No. 2</p>	<p>Heath Road Nos. 46-164 (even) Nos. 1-85 (odd) Nos. 149-157 (odd)</p> <p>King Street Nos. 41-59 (odd)</p> <p>London Road Nos. 11-65 (odd)</p> <p>York Street Nos. 4-18 (even)</p>
WALDEGRAVE ROAD	
<p>Waldegrave Road Nos. 150-158 (even) Nos. 197-207 (odd)</p>	<p>Waldegrave Road No. 189-195 (odd)</p>
WHITE HART LANE	
<p>White Hart Lane Nos. 36-78 (even) Nos. 147-153 (odd)</p>	<p>The Broadway Nos. 1-10 (consecutive)</p> <p>White Hart Lane Nos. 1-7 (odd)</p> <p>Upper Richmond Road West Nos. 42-48 (even)</p>

Appendix Three - List of Key and Secondary Shopping Frontages

Adopted Development Management Plan

Key Frontage	Secondary Frontage
WHITTON	
<p>High Street Nos. 24-58 Nos. 60-106 (even) Nos. 37-103 (odd)</p>	<p>High Street Nos. 1-35 (including 35a) (odd) Nos. 105-113 (odd) Nos. 115-123 (odd) Nos. 16-22 (even) Nos. 108-114 (even) Nos. 120-136 (even)</p> <p>Bridge Way Bridge Way House</p> <p>Nelson Road Nos. 109-121 (odd)</p>
WHITTON ROAD	
<p>Whitton Road Nos. 97-105 (odd)</p>	

Appendix Four - Parking Standards

Adopted Development Management Plan

Appendix Four - Parking Standards

Adopted Development Management Plan

Appendix Four - Parking Standards

LAND USE	VEHICLE PARKING SPACE REQUIRED (all floor space referred to is gross)		CYCLE PARKING (all floor space referred to is gross)
	CONTROLLED PARKING ZONES (Maximum unless otherwise stated)	THE REMAINDER OF THE BOROUGH	SPACE REQUIRED (Minimum)
USE CLASS A1- SHOPS			
GENERAL RETAIL (RICHMOND & TWICKENHAM TOWN CENTRES)	Operational parking standard only of 1 space per 500 sqm	N/A	1 per 100sqm
GENERAL RETAIL	1 space per 100sqm	as CPZ	1 per 200sqm
(A) OTHER DISTRICT CENTRES - TEDDINGTON, EAST SHEEN & WHITTON	Up to 1 space per 20m ² will be acceptable where the parking can provide for the needs of the centre as a whole.		
(B) (ELSEWHERE)	1 space per 50sqm ,	as CPZ	
ALSO (A) & (B) (OPERATIONAL PARKING)	Operational parking standard only of 1 space per 500 sqm PLUS 1 lorry space per 500 sqm.	as CPZ	
SUPER STORES	For superstores (over 2500sqm) the number of car spaces will be judged on merit, but not exceeding 1 space per 20 sq m, having regard to the nature and location of the development, accessibility by public transport and its likely traffic generation. PLUS 1 lorry space per 500sqm.	as CPZ	1 per 200 sqm
NON FOOD RETAIL WAREHOUSES			
(a) DIY stores (b) Garden Centres	1 car space per 30 sqm is given as a guide, but each site will be considered on its merits. PLUS 1 lorry space per 500sqm	as CPZ	1 per 200sqm
USE CLASS A2			

Appendix Four - Parking Standards

Adopted Development Management Plan

LAND USE	VEHICLE PARKING SPACE REQUIRED (all floor space referred to is gross)		CYCLE PARKING (all floor space referred to is gross)
	CONTROLLED PARKING ZONES (Maximum unless otherwise stated)	THE REMAINDER OF THE BOROUGH	SPACE REQUIRED (Minimum)
FINANCIAL AND PROFESSIONAL SERVICES	1 space per 600sqm	Within 400m of a rail station, 1 space per 450sqm Elsewhere 1 per 300sqm	1 per 125 sqm
USE CLASS A 3, A4 and A5			
FOOD AND DRINK			
(a) A3	1 space per 16sqm of net dining floor area	1 space per 8sqm of net dining floor area	1 per 20 staff + 1 per 20 customers
(b) A4	1 space per 16sqm of public area excluding WCs	1 space per 8 sqm of public area excluding WCs	1 per 100sqm
(c) A5	Off street provision for delivery vehicles/motor cycles/scooters	as CPZ	1 per 50sqm
USE CLASS B1			
BUSINESS			
Offices, Light Industrial High Tech Science Parks and Business Parks	1 space per 300sqm PLUS 1 lorry parking space per 2500sqm (minimum 1 per unit)	Within 400m of a rail station, 1 space per 200sqm Elsewhere 1 per 100sqm PLUS 1 lorry parking space per 2500sqm (minimum 1 per unit)	1 per 200 sqm
USE CLASS B2			
GENERAL INDUSTRIAL	1 space per 600sqm PLUS 1 lorry parking space per 2500sqm (minimum 1per unit)	Within 400m of a rail station, 1 space per 450sqm Elsewhere 1 per 200sqm PLUS 1 lorry parking space per 2500sqm (minimum 1 per unit)	1 per 200sqm
USE CLASS B3 - B7			

Appendix Four - Parking Standards

Adopted Development Management Plan

LAND USE	VEHICLE PARKING SPACE REQUIRED (all floor space referred to is gross)		CYCLE PARKING (all floor space referred to is gross)
	CONTROLLED PARKING ZONES (Maximum unless otherwise stated)	THE REMAINDER OF THE BOROUGH	SPACE REQUIRED (Minimum)
SPECIAL INDUSTRIAL	Parking requirement for use within these categories will be assessed on their merits	as CPZ	1 per 200sqm
USE CLASS B8			
STORAGE AND DISTRIBUTION	1 space per 600sqm PLUS 1 lorry parking space per 2500sqm (minimum 1per unit)	Within 400m of a rail station, 1 space per 450sqm Elsewhere 1 per 200sqm PLUS 1 lorry parking space per 2500sqm (minimum 1 per unit)	1 per 200sqm
USE CLASS C1			
HOTELS AND HOSTELS			
(a) Hotels	1 space per 5 bedrooms , plus allowance for other facilities available to the public based upon the relevant standards.	1 space per bedroom , plus allowance for other facilities available to the public based upon the relevant standards.	1 per 2 units of staff accommodation
	1 coach parking/setting down space of 1 space per 100 bedrooms, also allowance must be made for setting down by taxis	1 coach parking/setting down space of 1space per 100 bedrooms, also allowance must be made for setting down by taxis	
(b) Residential Hostels	1 space per 4-6 occupants depending on type of hostel	as CPZ	1 per 2 occupants
LAND USE	VEHICLE PARKING SPACE REQUIRED		CYCLE PARKING
	CONTROLLED PARKING ZONES	THE REMAINDER OF THE BOROUGH	SPACE REQUIRED
USE CLASS C2			
RESIDENTIAL INSTITUTIONS			

Appendix Four - Parking Standards

Adopted Development Management Plan

LAND USE	VEHICLE PARKING SPACE REQUIRED (all floor space referred to is gross)		CYCLE PARKING (all floor space referred to is gross)
	CONTROLLED PARKING ZONES (Maximum unless otherwise stated)	THE REMAINDER OF THE BOROUGH	SPACE REQUIRED (Minimum)
(a) Residential Care Homes or Nursing Homes	1 space per 5 residents plus 0.5 spaces per unit of staff accommodation	as CPZ	0.5 spaces per unit of staff accommodation
(b) Hospitals	0.5-1.0 spaces per bed	as CPZ	1 per 200sqm
(c) Residential Colleges or Educational Centres	0.5 spaces per bedroom	as CPZ	0.5 spaces per bedroom
NOTE: Each case will be considered on its merits having regard to the nature of services being provided.			
USE CLASS C3			
STANDARD RESIDENTIAL	In CPZs occupiers of new residential developments may not be eligible for on street parking permits where existing levels of on street parking are very high. (Blue Badge holders exempt) There are exceptions to this rule which are detailed in Policy DM TP 8. Garages will be treated as parking spaces.		
	1- 2 bedrooms 1 space	1-2 bedrooms 1 space	1 space
	3 bedrooms For 1 unit, 2 spaces; for two or more units 1 allocated space plus sufficient unallocated spaces to provide a total of 1.5 spaces overall per unit	3 bedrooms For 1 unit, 2 spaces; for two or more units 1 allocated space plus sufficient unallocated spaces to provide a total of 1.5 spaces overall per unit	1 space
	4+ bedrooms 2 spaces	4+ bedrooms 2 spaces (negotiable)	2 spaces
Conversion and/or extension of existing residential units	Parking will be assessed in accordance with the standard for each size of unit	As CPZ	To be assessed in accordance with the standards as specified above
RETIREMENT HOUSING			
Self contained units with some communal facilities, but without a resident warden	1 space per 2 dwellings (unassigned) . Subject to the future tenure and age of prospective occupants.	as CPZ	Optional figure of 1 space per 4 dwellings

Appendix Four - Parking Standards

Adopted Development Management Plan

LAND USE	VEHICLE PARKING SPACE REQUIRED (all floor space referred to is gross)		CYCLE PARKING (all floor space referred to is gross)
	CONTROLLED PARKING ZONES (Maximum unless otherwise stated)	THE REMAINDER OF THE BOROUGH	SPACE REQUIRED (Minimum)
	Retired persons are considered to be over		
SHELTERED HOUSING			
Self contained units with some communal facilities, but without a resident warden	1 space per 4 dwellings plus 1 space for resident wardens unit. All spaces except the wardens unit shall be unassigned	as CPZ	1 space for resident warden
REGISTERED PROVIDER DEVELOPMENT	1 space per dwelling (unassigned)		1 space per dwelling
USE CLASS D1			
NON RESIDENTIAL INSTITUTIONS	The variety of categories of use within this use are such that it is inappropriate to define standards. Each application will therefore be judged on its merits	as CPZ	To be judged on its merits
Clinics, Health Centres, Dentists/Doctors Surgeries	1 space per consulting room	4 spaces per consulting room	1 per consulting room
Parent and toddler groups	1 per 4 staff plus adequate space for delivery and collection of children maximum	1 space per 4 staff	1 per 3 staff
Public Halls	1 space per 10 persons/seats PLUS 1 coach space per 50 persons/seats	1 space per 5 persons/seats	1 per 20 persons/seats
Places of Worship	1 per 10 seats	as CPZ	1 per 20 seats
Play groups and day nurseries	1 space per 4 staff. Adequate setting down areas for cars shall be provided at establishments which cater for more than 20 children	1 space per 2 staff (full time equivalent)	1 per 3 staff

Appendix Four - Parking Standards

Adopted Development Management Plan

LAND USE	VEHICLE PARKING SPACE REQUIRED (all floor space referred to is gross)		CYCLE PARKING (all floor space referred to is gross)
	CONTROLLED PARKING ZONES (Maximum unless otherwise stated)	THE REMAINDER OF THE BOROUGH	SPACE REQUIRED (Minimum)
Schools	1 space per 2 staff. Arrangements must also be made for adequate setting down areas and visitor parking spaces Adequate facilities for the setting down of coaches shall also be considered	1 space per 2 staff	5 spaces per classroom depending on the nature of the school
USE CLASS D2			
ASSEMBLY AND LEISURE	NOTE: The variety of facilities which may be offered are such that alternatives may be justified. The following standards are reproduced for the guidance of developers:		
(a) Places of entertainment, Theatres, Cinemas, Bingo Clubs, Dance Halls	1 space per 10 persons	1 space per 5 persons	1 per 50 persons
(b) Conference Centres	1 space per 10 persons PLUS 1 coach space per 150 seats	1 space per 5 persons	1 per 50 seats
(c) Exhibition Halls	1 space per 50 sqm PLUS 1 coach space per 300sqm	1 space per 25 sq m	1 per 200sqm
(d) Sports and Leisure Complexes			
Leisure Centres & Swimming Pools	1 space per 50 sqm Adequate setting down and parking facilities for coaches	1 space per 25 sq m	1 per 10 staff + 1 per 20 peak period visitors
Tennis & Badminton Courts	1 space per court	3 spaces per court	2 per court
Squash Courts	1 space per court	2 spaces per court	1 per court
OTHER USES			
(a) Repair Garages			
Petrol Filling Stations	1 per 4 staff	as CPZ	1 per 2 staff
Repair Workshops	6 spaces per repair bay	as CPZ	1 per 2 staff
MOT Testing Centres	6 spaces	as CPZ	1 per 2 staff

Appendix Four - Parking Standards

Adopted Development Management Plan

LAND USE	VEHICLE PARKING SPACE REQUIRED (all floor space referred to is gross)		CYCLE PARKING (all floor space referred to is gross)
	CONTROLLED PARKING ZONES (Maximum unless otherwise stated)	THE REMAINDER OF THE BOROUGH	SPACE REQUIRED (Minimum)
Car Wash	4 Off-street queueing spaces	as CPZ	1 per 2 staff
Tyre Exhaust Fitting Centres	3 spaces per bay	as CPZ	1 per 2 staff
NOTE: If any of the above are combined under one management then the parking provision may be reduced by one third.			
(b) Car Sales			
Showrooms	1 space per 75sqm of car display area to be set aside for the parking of visitors cars	as CPZ	1 per 2 staff

Glossary

Adopted Development Management Plan

Glossary

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:

- Meet the needs of eligible households including availability at a cost low enough for them to afford, determined with regard to local incomes and local house prices.
- Include provision for the home to remain at an affordable price for future eligible households or, if these restrictions are lifted, for the subsidy to be recycled for alternative affordable housing provision."

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, including the links and interactions between all of these.

Blue Ribbon Network

A spatial policy element of the London Plan covering London's waterways and water spaces, including land alongside them. Aside from the River Thames, the other major components of the network within the borough of Richmond are the River Crane and Beverley Brook.

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

BREEAM (Building Research Establishment Environmental Assessment Method) is the leading and most widely used environmental assessment method for buildings within the UK. It sets the standard for best practice in sustainable design and has become the de facto measure used to describe a building's environmental performance. It assesses the performance of buildings in the following areas: management, energy use, health and well-being, pollution, transport, land use and ecology, waste, materials and water.

Brownfield Site (see Previously Developed Land)

Code for Sustainable Homes

Adopted Development Management Plan

The Code for Sustainable Homes is the national standard for the sustainable design and construction of new homes, which aims to reduce carbon emissions and create homes that are more sustainable. It became operational in England in April 2007 and a Code rating for new build homes became mandatory from 1 May 2008. The Code measures the sustainability of a new home against categories of sustainable design, rating the 'whole home' as a complete package. The Code uses a 1 to 6 star rating system to communicate the overall sustainability performance of a new home.

Combined Heat and Power (also see Decentralised Energy)

Combined Heat and Power (CHP) is the use of a single piece of plant to generate both heat and electricity. In conventional power generation large quantities of energy in the form of heat are wasted. The waste heat from the CHP plant's engine is utilised for a heating application such as making hot water or space heating.

Community Plan

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

- Tackling disadvantage and inequalities
- Being the greenest borough in London
- Being the safest London borough for all our communities
- Growing up in Richmond upon Thames
- Creating a healthy and caring Richmond upon Thames
- Creating a vibrant and prosperous Richmond upon Thames
- Improving access and participation

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. It is advisable to consult the Council before carrying out property alterations or tree pruning work within a Conservation Area.

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. All other Development Plan Documents must be in conformity with the adopted Core Strategy.

Decentralised Energy (also see Combined Heat and Power)

A Decentralised Energy (DE) scheme provides heat and/or power from a central source at or near the point of consumption to more than one building, dwelling or customer. It includes high efficiency co-generation or Combined Heat and Power (CHP), on-site renewable energy systems and/or energy recycling systems. It is 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.

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.

Design and Access Statements

Design and Access Statements cover design concepts and principles as well as access issues. They must be submitted for some types of planning application, and in some designated areas. The statutory requirements for design and access statements are set out in Article 4C of the GDPO.

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 Management Policies and sometimes Area Action Plans.

District Centre (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.

EcoHomes (see BREEAM and Code for Sustainable Homes)

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EcoHomes was a version of BREEAM for new, converted or renovated homes, covering houses, flats and apartments. In April 2007 the Code for Sustainable Homes replaced EcoHomes for the assessment of new housing in England, but it is continued to be used for refurbished housing in England.

Employment Land / Site

Land/sites defined by the Local Planning Authority for employment uses. Includes, but is not exclusive to, land lawfully used for general industrial, light industrial, business, and office use, storage and distribution, business parks, specialist technology, research and development.

Environmental Impact Assessment (EIA)

EIAs are required by the European Directive 85/337/EEC. The procedures have been transposed into UK legislation; in relation to planning, EIAs are covered by a separate Regulation: The Town and Country Planning (Environmental Impact Assessment) (England and Wales) Regulations 2011. These regulations set out when an EIA has to be carried out and submitted.

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.

Evaporation

The physical process by which a liquid (i.e. water) is transformed to the gaseous state/vapour.

Evapo - transpiration

The sum of evaporation and transpiration, which means the discharge of water from the earth's surface to the atmosphere by evaporation from surface water and soil surfaces and by transpiration from plants (plants emitting water vapour from their leaves).

Family housing

Family housing is generally defined as having three or more bedrooms, however if of a suitable size (meeting the required amenity standards) a two bedroom property can be designed for 3 or 4 persons and would be considered as family housing.

Green Belt

National policy designations that help to contain development, protect the countryside and promote brownfield development, and assists in the urban renaissance. There is a general presumption against inappropriate development in the Green Belt.

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.

Habitable Rooms

Reception rooms, kitchens over 13 sqm and bedrooms

Health Impact Assessment (HIA)

HIAs are a method of estimating the potential health effects of the implementation of a plan or programme; they may be required on larger schemes.

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.

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.

London Plan

The London Plan is the spatial development strategy for the Greater London area and the Mayor of London is responsible for producing this planning strategy. It replaced the previous strategic planning guidance for London (known as RPG3), issued by the Secretary of State. The London Plan deals with matters of strategic importance to the area. The plan was first published by the Greater London Authority in 2004 and has been amended in 2008. The current adopted version is the London Plan 2011.

Main Windows

The primary window in a room, generally, but not always, in the front or rear elevations.

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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.

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

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 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 can include public and private sports grounds, some school playing fields, cemeteries, allotments, private gardens, areas of vegetation such as street verges and mature trees.

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.

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.

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.

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.

Registered Social Landlord (RSL) - see Registered Providers**Registered Providers**

The technical name for social landlords, that are registered with the Tenant Services Authority - most are housing associations, but there are also trusts, co-operatives and companies, that own or manage affordable housing. From April 2010, the name has been replaced with Registered Providers of social housing, which permits profit-making register providers, but the term RSL continues to be commonly used.

Adopted Development Management Plan

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 (SFRA)

Planning Policy Statement 25 (PPS25): Development & Flood Risk requires Local Planning Authorities to appraise the risk of flooding in their areas by undertaking a Strategic Flood Risk Assessment (SFRA). The aim is to avoid inappropriate development in areas at risk of flooding, and to direct development away from areas at highest risk. A Level 1 SFRA has been carried out for the Council by Jacobs in June 2008 and it has been used as important background evidence document for the Council's Local Development Framework, and in particular for the Core Strategy. In August 2010, the London Borough of Richmond upon Thames has completed the update to the 2008 SFRA. The Level 1 Update of the SFRA is a report which includes a series of maps that define areas of flooding in the borough according to various levels of risk and from the River Thames, its tributaries and other sources. The Level 1 SFRA Update supersedes the previous June 2008 SFRA. This SFRA will be used to inform land allocations, to facilitate the application of the Sequential Test and in particular, advise Development Management, Emergency Planners and developers on flood risk matters.

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 (SA)

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. SuDS aims to control surface water runoff as close to its origin as possible, which involves moving away from traditional piped drainage systems to schemes that mimic natural drainage regimes. SuDS have many benefits such as reducing flood risk, improving water quality, encouraging groundwater recharge and providing amenity and wildlife benefits.

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 Heat Island Effect

The urban heat island effect describes the characteristic warmth of the surfaces and atmosphere that urban areas often experience in comparison to the rural areas that surround them. On an average summer day, the fabric of the buildings and roads that make up the urban realm absorb solar energy. By early evening, the buildings and roads start to radiate this stored energy as heat, which escapes slowly, especially in narrow or tall streets where it is reabsorbed and re-radiated from the buildings that line the street. This absorption and retention of heat results in urban areas becoming warmer at night than rural areas and is known as the urban heat island effect.

Urban Village

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Adopted Development Management Plan

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 service.

Zero Carbon

(The following is subject to the Government's final definition for zero carbon.)

A zero carbon development is one whose net carbon dioxide emissions, taking account of emissions associated with all energy use, is equal to zero or negative across the year. The definition of 'energy use' will cover both energy uses currently regulated by the Building Regulations and other energy used in the home.s for the immediate local community.

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