

SITE ASSESSMENT

Site details

Site Name	Hampton Square
Site No.	HA 1
Site address / location	Hampton Square, Hampton
Description of site	Square at centre of Hampton Nursery Lands, recently re-named Hampton Square and surrounding properties
Date of site visit	various 2012/2013 as part of feasibility work by Broadway Malyan
Grid reference	X: 512894; Y: 170911
Site area	28,476 sqm
Site proposed by	Council
Ownership (if known)	Various

Site map with aerial photograph



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Land use details

Existing use and	Supermarket, pub, community centre, youth centre, childrens centre, old peoples and
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buildings	general residential, vacant land, square, children's play area and car park	
Is the site vacant?	Yes <input type="checkbox"/>	No <input checked="" type="checkbox"/>
Is the site derelict?	Yes <input type="checkbox"/>	No <input checked="" type="checkbox"/>
Occupancy rate	<input type="checkbox"/> occupied <input checked="" type="checkbox"/> under-occupied <input type="checkbox"/> un-occupied	
Other comments	Broadway Malyon were commissioned to review options for regeneration	

Site history

Planning application history	(Some) 30-35 Tangle Park Road (Superstore) various for advertisements Court Jester - advertisements Community Centre - 91/1958 - approved Three shops to three residential units 99/0699, approved 9/1999 The Square - 13/0301 - approved 4/2013 - redevelopment of square to create an enlarged area of public open space
Section 106	n/a

Constraint and opportunities – Land uses

Constraint/opportunity		Commentary
UDP/LDF site	Yes <input type="checkbox"/> No <input checked="" type="checkbox"/>	
Public Open Space	Yes <input checked="" type="checkbox"/> No <input type="checkbox"/>	
Public Open Space Deficient	Yes <input type="checkbox"/> No <input checked="" type="checkbox"/>	
Other Open Land of Townscape Importance	Yes <input type="checkbox"/> No <input checked="" type="checkbox"/>	
River Thames Policy Area	Yes <input type="checkbox"/> No <input checked="" type="checkbox"/>	
River Crane Opportunity Area	Yes <input type="checkbox"/> No <input checked="" type="checkbox"/>	
Potentially contaminated land	Yes <input type="checkbox"/> No <input checked="" type="checkbox"/>	
Area of relative disadvantage	Yes <input type="checkbox"/> No <input type="checkbox"/>	
Public Rights of Way	Yes <input type="checkbox"/> No <input checked="" type="checkbox"/>	some links/potential links to paths in estate which are not public rights of way
Other, e.g pylons	Yes <input type="checkbox"/> No <input checked="" type="checkbox"/>	

Constraint and opportunities – Key services and accessibility

Constraint/opportunity		Commentary
Employment use	Yes <input type="checkbox"/> No <input checked="" type="checkbox"/>	
Town Centre Boundary	Yes <input type="checkbox"/> No <input checked="" type="checkbox"/>	
Area of Mixed Use	Yes <input checked="" type="checkbox"/>	Hampton Nursery Lands

	No <input type="checkbox"/>	
Key shopping frontage	Yes <input checked="" type="checkbox"/> No <input type="checkbox"/>	
Secondary shopping frontage	Yes <input type="checkbox"/> No <input checked="" type="checkbox"/>	
Frontage/area subject to specific restrictions	Yes <input type="checkbox"/> No <input checked="" type="checkbox"/>	
PTAL Level	Level 1b/2	very poor/poor
Within 400 metres ⁺ to an Area of Mixed Use	Yes <input type="checkbox"/> No <input checked="" type="checkbox"/>	
Within 400 metres ⁺ to a main Town Centre	Yes <input checked="" type="checkbox"/> No <input type="checkbox"/>	Hampton Nursery Lands
Within 1 km of a primary school*	Yes <input checked="" type="checkbox"/> No <input type="checkbox"/>	Hampton Infant School, Hampton Junior School, Carlisle Infant School, Buckingham Primary School
Within 3 km of a secondary school*	Yes <input checked="" type="checkbox"/> No <input type="checkbox"/>	Hampton Community College, Waldegrave School for Girls, Whitton School
Within 1 km of a GP surgery	Yes <input checked="" type="checkbox"/> No <input type="checkbox"/>	Bhatia (Broad Lane), Hampton Medical Centre, Stent (Fir Road & The Green)
Any access constraints	Yes <input type="checkbox"/> No <input checked="" type="checkbox"/>	

Constraint and opportunities – Environmental designations

Constraint/opportunity		Commentary
Flood zone and 20m EA buffer zone to rivers	1 <input checked="" type="checkbox"/> 2 <input type="checkbox"/> 3a <input type="checkbox"/> 3b <input type="checkbox"/>	
Metropolitan Open Land	Yes <input type="checkbox"/> No <input checked="" type="checkbox"/>	
Green Belt / Major Developed Site in GB	Yes <input type="checkbox"/> No <input checked="" type="checkbox"/>	
Historic Parks & Gardens	Yes <input type="checkbox"/> No <input checked="" type="checkbox"/>	
Tree Preservation Orders	Yes <input type="checkbox"/> No <input type="checkbox"/>	
SSSI	Yes <input type="checkbox"/> No <input checked="" type="checkbox"/>	
Other Site of Nature Importance	Yes <input type="checkbox"/> No <input checked="" type="checkbox"/>	
Conservation Area	Yes <input type="checkbox"/> No <input checked="" type="checkbox"/>	
Listed Building(s)	Yes <input type="checkbox"/> No <input checked="" type="checkbox"/>	
Building(s) of Townscape Merit	Yes <input type="checkbox"/> No <input checked="" type="checkbox"/>	
Archaeological Priority	Yes <input type="checkbox"/>	

⁺ as the crow flies

⁺ as the crow flies

* Excluding private schools, free schools etc.

Area	No <input type="checkbox"/>
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Surrounding land

Surrounding land uses	North and west residential, on east side the Shooting Stars Hospice and Buckingham School, to south west open land
Relevant surrounding designations	Shooting Stars Hospice, Buckingham School and open space are all OOLTI, open space is also designated public open space
Commentary on relationship with nearby and other proposal sites	n/a

Summary and Overview

Summary of assessment:

Use and justification to reflect consultants work

Information from Sustainability Appraisal:

Overall very positive impacts, particularly due to the environmental and design improvements; likely to create a more attractive local centre that will benefit the local residents in providing local services; it would reinforce the local centre's role and provide some opportunities for commercial development and meet local business needs.

Council's preferred use and justification (pre-publication):

Proposal

Partial redevelopment and improvement for community, retail and service and residential uses, including affordable units and car parking

Justification

To complement the new Hampton Square through partial redevelopment and improvement of related buildings to enhance the local environment, to improve pedestrian routes, to provide improved premises for community, retail, service and local business uses and new housing. Retain adequate car parking to meet the needs of the Centre.

The scheme must be to a high quality traditional design to ensure the Square is within an attractive setting that will form an active and lively local centre.

Proposal for publication:

Proposal

Partial redevelopment and improvement for community, retail and service and residential uses, including affordable units and car parking

Justification

To complement the new Hampton Square through partial redevelopment and improvement of related buildings to enhance the local environment, to improve pedestrian routes, to provide improved premises for community, retail, service and local business uses and new housing. Retain adequate car parking to meet the needs of the Centre.

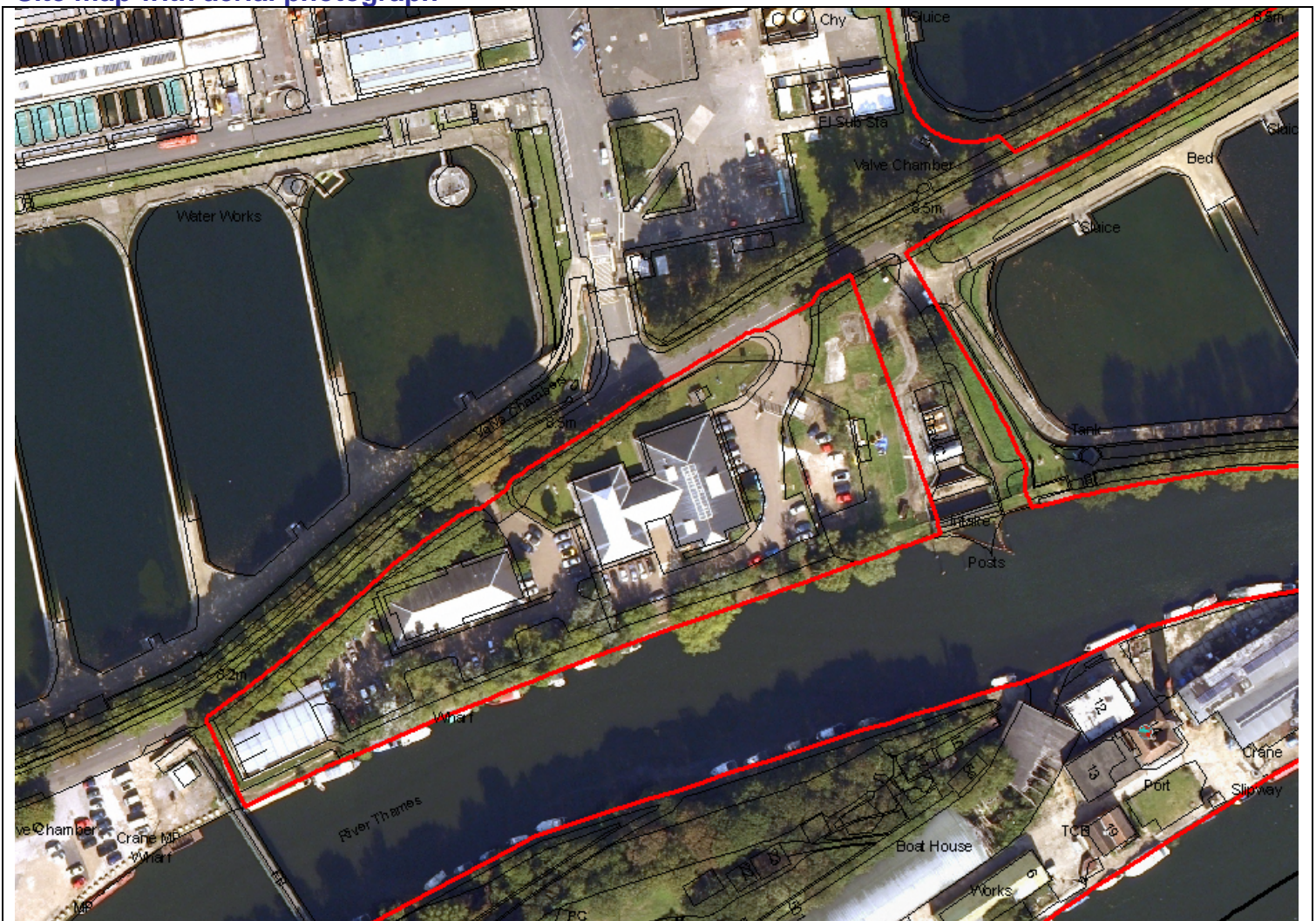
The scheme must be to a high quality traditional design to ensure the Square is within an attractive setting that will form an active and lively local centre.

SITE ASSESSMENT

Site details

Site Name	Hampton Coal Wharf
Site No.	HA 2 (part)
Site address / location	Thames Water Offices, Lower Sunbury Road
Description of site	Modern offices and parking
Date of site visit	18/4/2013
Grid reference	X: 513326; Y: 169251
Site area	10,417 sqm
Site proposed by	David Wilson of Savilles for Thames Water
Ownership (if known)	Thames Water

Site map with aerial photograph



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Land use details

Existing use and buildings	Currently used as offices and control centre for Thames Water's use. A mixture of directly employed Thames Water staff and contractors working on the Thames Water estate, well used parking area (approx 100 spaces)
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Is the site vacant?	Yes <input type="checkbox"/> No <input checked="" type="checkbox"/>	
Is the site derelict?	Yes <input type="checkbox"/> No <input checked="" type="checkbox"/>	
Occupancy rate	<input checked="" type="checkbox"/> occupied <input type="checkbox"/> under-occupied <input type="checkbox"/> un-occupied	
Other comments	The control room is a back up for the main control room in Reading. A secure site, very well used at present.	

Site history

Planning application history	90/1640, approved 1991 for erection of Headquarters control building, included a riverside walk which is in place - conditions on pp are being checked, there is an additional building on the west side of the site, .
Section 106	A further riverside walk which linked Thames Close to this site was subject to planning application 96/2483(approved Aril 1997) which was in relation to a section 106 attached to 90/1640, this walk is in place, the walk should be open from 9am to dusk.

Constraint and opportunities – Land uses

Constraint/opportunity		Commentary
UDP/LDF site	Yes <input type="checkbox"/> No <input checked="" type="checkbox"/>	
Public Open Space	Yes <input type="checkbox"/> No <input checked="" type="checkbox"/>	
Public Open Space Deficient	Yes <input type="checkbox"/> No <input checked="" type="checkbox"/>	
Other Open Land of Townscape Importance	Yes <input type="checkbox"/> No <input checked="" type="checkbox"/>	
River Thames Policy Area	Yes <input checked="" type="checkbox"/> No <input type="checkbox"/>	
River Crane Opportunity Area	Yes <input type="checkbox"/> No <input checked="" type="checkbox"/>	
Potentially contaminated land	Yes <input checked="" type="checkbox"/> No <input type="checkbox"/>	Not possible to establish specifically, but likely as this was a coal wharf
Area of relative disadvantage	Yes <input type="checkbox"/> No <input checked="" type="checkbox"/>	
Public Rights of Way	Yes <input type="checkbox"/> No <input checked="" type="checkbox"/>	but see comments about paths
Other, e.g pylons	Yes <input type="checkbox"/> No <input checked="" type="checkbox"/>	

Constraint and opportunities – Key services and accessibility

Constraint/opportunity		Commentary
Employment use	Yes <input checked="" type="checkbox"/> No <input type="checkbox"/>	
Town Centre Boundary	Yes <input type="checkbox"/> No <input checked="" type="checkbox"/>	
Area of Mixed Use	Yes <input type="checkbox"/> No <input checked="" type="checkbox"/>	
Key shopping frontage	Yes <input type="checkbox"/>	

	No <input checked="" type="checkbox"/>	
Secondary shopping frontage	Yes <input type="checkbox"/> No <input checked="" type="checkbox"/>	
Frontage/area subject to specific restrictions	Yes <input type="checkbox"/> No <input checked="" type="checkbox"/>	
PTAL Level	Level 1a	very poor
Within 400 metres ⁺ to an Area of Mixed Use	Yes <input type="checkbox"/> No <input checked="" type="checkbox"/>	
Within 400 metres ⁺ to a main Town Centre	Yes <input type="checkbox"/> No <input checked="" type="checkbox"/>	
Within 1 km of a primary school*	Yes <input checked="" type="checkbox"/> No <input type="checkbox"/>	Hampton Infant School, Hampton Junior School
Within 3 km of a secondary school*	Yes <input checked="" type="checkbox"/> No <input type="checkbox"/>	Hampton Academy
Within 1 km of a GP surgery	Yes <input checked="" type="checkbox"/> No <input type="checkbox"/>	Hampton Medical Centre
Any access constraints	Yes <input type="checkbox"/> No <input checked="" type="checkbox"/>	

Constraint and opportunities – Environmental designations

Constraint/opportunity		Commentary
Flood zone and 20m EA buffer zone to rivers	1 <input type="checkbox"/> 2 <input checked="" type="checkbox"/> 3a <input checked="" type="checkbox"/> 3b <input type="checkbox"/>	Any development within 20 m or River Thames would require consent of the Environment Agency
Metropolitan Open Land	Yes <input type="checkbox"/> No <input checked="" type="checkbox"/>	
Green Belt / Major Developed Site in GB	Yes <input checked="" type="checkbox"/> No <input type="checkbox"/>	
Historic Parks & Gardens	Yes <input type="checkbox"/> No <input checked="" type="checkbox"/>	
Tree Preservation Orders	Yes <input checked="" type="checkbox"/> No <input type="checkbox"/>	
SSSI	Yes <input type="checkbox"/> No <input checked="" type="checkbox"/>	
Other Site of Nature Importance	Yes <input checked="" type="checkbox"/> No <input type="checkbox"/>	
Conservation Area	Yes <input type="checkbox"/> No <input checked="" type="checkbox"/>	
Listed Building(s)	Yes <input type="checkbox"/> No <input checked="" type="checkbox"/>	
Building(s) of Townscape Merit	Yes <input type="checkbox"/> No <input checked="" type="checkbox"/>	
Archaeological Priority Area	Yes <input checked="" type="checkbox"/> No <input type="checkbox"/>	Thames Foreshore and Bank

⁺ as the crow flies

⁺ as the crow flies

* Excluding private schools, free schools etc.

Surrounding land

Surrounding land uses	To North and East is Waterboard Land, south is River Thames and Platts Eyot, to West is car park for Platts Eyot
Relevant surrounding designations	All Green Belt and Other Site of Nature Importance
Commentary on relationship with nearby and other proposal sites	Adjoins Site H3 and car park to Platts Eyot (site H4)

Summary and Overview

Summary of assessment:
Incorporate into site HA 2 – Hampton Waterworks
Information from Sustainability Appraisal:
See HA2
Council's preferred use and justification (pre-publication):
See HA2
Proposal for publication:
See HA 2

SITE ASSESSMENT

Site details

Site Name	Hampton Water Treatment Works
Site No.	HA 2 (part)
Site address / location	Upper Sunbury Road, Hampton
Description of site	North East part of Waterworks, including old Waterworks buildings (known as the Morelands and Riverdale Buildings)
Date of site visit	18/4/2013 (did not go onto site)
Grid reference	X: 513589; Y: 169409
Site area	357,240 sqm
Site proposed by	UDP proposal sites H1 and H 23, also Development Management Plan policy DM OS 1 specifically identifies this site
Ownership (if known)	Thames Water, north east area including the buildings (to be excluded from proposal site) has been sold to Blackbottle Ltd (Andrew Black), who have now submitted a planning application, see below. It is assumed that the remainder is still in the ownership of Thames Water

Site map with aerial photograph



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Land use details

Existing use and buildings	Waterworks buildings (empty or partially used), reservoirs	
Is the site vacant?	Yes <input type="checkbox"/>	No <input checked="" type="checkbox"/>
Is the site derelict?	Yes <input type="checkbox"/>	No <input checked="" type="checkbox"/>
Occupancy rate	<input type="checkbox"/> occupied <input checked="" type="checkbox"/> under-occupied <input type="checkbox"/> un-occupied	
Other comments		

Site history

Planning application history	<p>Development Control 13/2047/FUL The Morelands And Riverdale Buildings, Lower Sunbury Road, Hampton,. Restoration and refurbishment of listed buildings to create B1 accommodation, car park and servicing, ancillary cafeteria and staff facilities, landscaping and electricity substation (Submitted June 2013, under consideration)</p>
	<p>DC 12/4079/LBC Repairs and restoration of the building fabric. Cleaning of existing external/internal facades. Opening up and structural investigations of existing floorslabs. Received: 21-Dec, in Progress</p>
	<p>DC 12/2185/LBC Demolition of later 20th century brick porch and steel shed structure from side of 19th century waterworks building. Demolition of fuel tank and bund wall beside 19th century waterworks building. Removal of later 20th century internal partition walls within 19th century waterworks buildings. Granted permission 17-Aug-2012</p>
	<p>DC 11/1904/HAZ Storage of Hazardous Substances (See applicants letter of 9 June 2011 for full details) permitted 14-Dec-2012</p>
	<p>DC 09/2355/LBC Repairs to crane beam and replacement of cast iron stair treads and timber flooring at Karslake Beam & Store Building, Hampton Advanced Water Treatment Works permitted Jan-2010</p>
	<p>DC 85/0776/DD02 Construction of building for chemical storage and reconstruction of part of Kempton Road. Permitted 1987</p>
	<p>Building Control BC 13/0282/IN Officer: Mr Gareth Jones Conversion of former Thames water Building to cafeteria, kitchen, laboratories, offices and associated facilities at Riverdale Buildings. Received: 13-Feb-2013 Status: Decision Unknown</p>
Section 106	<p>Note that Thames Close is subject to a Section 106 for a Riverside Path which might join onto any new path created in the event of a redevelopment, ref L/GRC/16/86(DG)(IV-7/93), 6th July 1993. A further riverside walk which linked Thames Close to the Thames water control building at Hampton Coal Wharf was subject to planning application 96/2483 which</p>

	was in relation to a section 106 attached to 90/1640, sect 106 number not known, all of these paths are now in place .
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Constraint and opportunities – Land uses

Constraint/opportunity		Commentary
UDP/LDF site	Yes <input checked="" type="checkbox"/> No <input type="checkbox"/>	UDP H1 for conversion of redundant buildings, business, residential, other compatible uses - refers to possible enabling development which should be kept to a minimum, Site brief also produced for this
Public Open Space	Yes <input type="checkbox"/> No <input checked="" type="checkbox"/>	
Public Open Space Deficient	Yes <input type="checkbox"/> No <input checked="" type="checkbox"/>	
Other Open Land of Townscape Importance	Yes <input type="checkbox"/> No <input checked="" type="checkbox"/>	
River Thames Policy Area	Yes <input checked="" type="checkbox"/> No <input type="checkbox"/>	
River Crane Opportunity Area	Yes <input type="checkbox"/> No <input checked="" type="checkbox"/>	
Potentially contaminated land	Yes <input checked="" type="checkbox"/> No <input type="checkbox"/>	LM/0237.LM/0294.LM/0186.LM/0342.Sewage.) Land Use Past Industrial (1914. 2004. Water Works.) Land Use Past Industrial (1898. 2004. LM/0236.LM/0189.LM/0292.LM/0341.Sewage.) Land Use Past Industrial (1957. 1974. Tanks.) Land Use Past Industrial (1899. 2004. LM/0237.LM/0294.LM/0186.LM/0342.Sewage.) Land Use Past Industrial (1957. 1957. Tanks.) Land Use Past Industrial (1968. 1970. Tanks.) Land Use Past Industrial (1914. 2004. LM/0233.LM/0295.LM/345.Sewage.) Land Use Past Industrial (1991. 2004. Old Gravel Pit in 1870's.) Land Use Past Industrial (1978. 2004. Filter Beds.) Land Use Past Industrial (1920. 2004. LM/0290.LM/0239.LM/0343.) Land Use Past Industrial (1920. 2004. LM/0291.LM/0344.LM/0238.) Land Use Past Industrial (1957. 2004. Tanks.) Land Use Past Industrial (1957. 1973. Tanks.) Land Use Past Industrial (1899. 2004. Sewage.Treating of sewage or other effluent.) Land Use Past Industrial (1913. 1930. filter beds / engine house.) Land Use Past Industrial (1957. 2004. Tanks.) Land Use Past Industrial (1934. 1950. Heap, unknown constituents.)
Area of relative disadvantage	Yes <input type="checkbox"/> No <input checked="" type="checkbox"/>	
Public Rights of Way	Yes <input type="checkbox"/> No <input checked="" type="checkbox"/>	
Other, e.g pylons	Yes <input checked="" type="checkbox"/> No <input type="checkbox"/>	Within Outer and Middle HSE consultation zones (see gis), due to the chlorine store at the waterworks. When a proposal within the HSE consultation zone is received an online questionnaire is completed by DC admin, at the end of which HSE advises either for or against the proposal.this is done for new house/houses, some COU and also for new commercial sites/proposed nursery/education schemes where there could be an increase in people using the particular site.

Constraint and opportunities – Key services and accessibility

Constraint/opportunity		Commentary
Employment use	Yes <input checked="" type="checkbox"/> No <input type="checkbox"/>	
Town Centre Boundary	Yes <input type="checkbox"/> No <input checked="" type="checkbox"/>	
Area of Mixed Use	Yes <input type="checkbox"/> No <input checked="" type="checkbox"/>	
Key shopping frontage	Yes <input type="checkbox"/> No <input checked="" type="checkbox"/>	
Secondary shopping frontage	Yes <input type="checkbox"/> No <input checked="" type="checkbox"/>	
Frontage/area subject to specific restrictions	Yes <input type="checkbox"/> No <input checked="" type="checkbox"/>	
PTAL Level	Level 1a-1b	very poor
Within 400 metres ⁺ to an Area of Mixed Use	Yes <input checked="" type="checkbox"/> No <input type="checkbox"/>	
Within 400 metres ⁺ to a main Town Centre	Yes <input type="checkbox"/> No <input checked="" type="checkbox"/>	Hampton - Wensleydale Road, Hampton - Thames Street, Hampton - Oldfield Road, Hampton - Station Road, Hampton - Station Road West
Within 1 km of a primary school*	Yes <input checked="" type="checkbox"/> No <input type="checkbox"/>	Hampton Infant School, Hampton Junior School
Within 3 km of a secondary school*	Yes <input checked="" type="checkbox"/> No <input type="checkbox"/>	Hampton Academy
Within 1 km of a GP surgery	Yes <input checked="" type="checkbox"/> No <input type="checkbox"/>	Hampton Medical Centre
Any access constraints	Yes <input type="checkbox"/> No <input type="checkbox"/>	There would be a requirement for a Thameside path for any new development alongside the River Thames (policy DM TP 3)Any changes to access onto Lower Sunbury Road would require consultation with TfL (already a signalised junction).

Constraint and opportunities – Environmental designations

Constraint/opportunity		Commentary
Flood zone and 20m EA buffer zone to rivers	1 <input type="checkbox"/> 2 <input checked="" type="checkbox"/> 3a <input checked="" type="checkbox"/> 3b <input type="checkbox"/>	any development adjoining Thames within bank top + 20m would require permission from the EA
Metropolitan Open Land	Yes <input type="checkbox"/> No <input checked="" type="checkbox"/>	
Green Belt / Major Developed Site in GB	Yes <input checked="" type="checkbox"/> No <input type="checkbox"/>	Most is Green Belt - Area to South of buildings
Historic Parks & Gardens	Yes <input type="checkbox"/> No <input checked="" type="checkbox"/>	
Tree Preservation Orders	Yes <input checked="" type="checkbox"/> No <input type="checkbox"/>	TPO Wood Group Area (T0128. G1.)
SSSI	Yes <input type="checkbox"/>	

⁺ as the crow flies

⁺ as the crow flies

* Excluding private schools, free schools etc.

	No <input type="checkbox"/>	
Other Site of Nature Importance	Yes <input checked="" type="checkbox"/> No <input type="checkbox"/>	Part - open areas
Conservation Area	Yes <input checked="" type="checkbox"/> No <input type="checkbox"/>	CA12 Hampton Village, north buildings only
Listed Building(s)	Yes <input checked="" type="checkbox"/> No <input type="checkbox"/>	Riverdale Building, gates and railings.) Morelands Building, Cast Iron Railings West End Of Moorlands Building To Thames Close, Hampton, including gateway Ruston Building, cast-iron railings between corner of Lower Sunbury Road and east end of The Beam linking with the cast-iron gate piers east of Ruston Building.) The Beam and Store Buildings to the west of the Beam, cast iron Railings At East End Of The Beam On Corner Of Lower Sunbury Road
Building(s) of Townscape Merit	Yes <input checked="" type="checkbox"/> No <input type="checkbox"/>	Waterworks Cottages
Archaeological Priority Area	Yes <input checked="" type="checkbox"/> No <input type="checkbox"/>	(DLO33450. Hampton. (DLO33481. Thames Foreshore and Bank.)

Surrounding land

Surrounding land uses	River Thames to South, other Waterboard land to west, residential to North and East
Relevant surrounding designations	Other Waterboard land is OSNI, Green Belt and a "major developed site in Green Belt", this was Site H23, but now superseded by policy DMOS 1.
Commentary on relationship with nearby and other proposal sites	Adjoins Hampton Coal Wharf, and is North of Platts Eyot, site H8

Summary and Overview

Summary of assessment:

Waterboard land in green belt, requires a site allocation to clarify the type of development acceptable

Information from Sustainability Appraisal:

Overall, this option would maintain the openness and character of the Green Belt, Conservation Area and the important relationship with the River Thames. There are positive impacts in relation to biodiversity as this option would preserve OSNI and TPOs. This site is essential for the existing green infrastructure network and maintains the connectivity between existing green spaces. This option would also preserve the heritage assets and their settings. There may be some minor negative impacts in relation to housing and commercial development opportunities as this option only allows for the continuing use of the essential waterworks.

Council's preferred use and justification (pre-publication):

Proposal - Operational water works development.

Justification - This proposal 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, in line with para 89 of the NPPF.

The filter beds and reservoirs are major contributors to the open character and appearance of the site, including those which contribute to the setting of the listed water works buildings to the North of the site and also have an important relationship with the river, the appearance of these should be retained in the event of any changes.

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

Note that the Council is proposing to apply an Article 4 Direction to the Coal Wharf to retain Council control over the loss of offices on this site.

Proposal for publication:

Proposal

Operational water works development.

Justification

This proposal 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, in line with para 89 of the National Planning Policy Framework.

The filter beds and reservoirs are major contributors to the open character and appearance of the site, including those which contribute to the setting of the listed water works buildings to the North of the site and also have an important relationship with the river, the appearance of these should be retained in the event of any changes. 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 will have no greater impact than the existing development on the openness of the Green Belt and the purposes for including land within it.
2. It will not exceed the height of the existing buildings or lead to a major increase in the developed proportion of the site.
3. It will not obstruct the reinstatement to working order of the former light railway serving the works

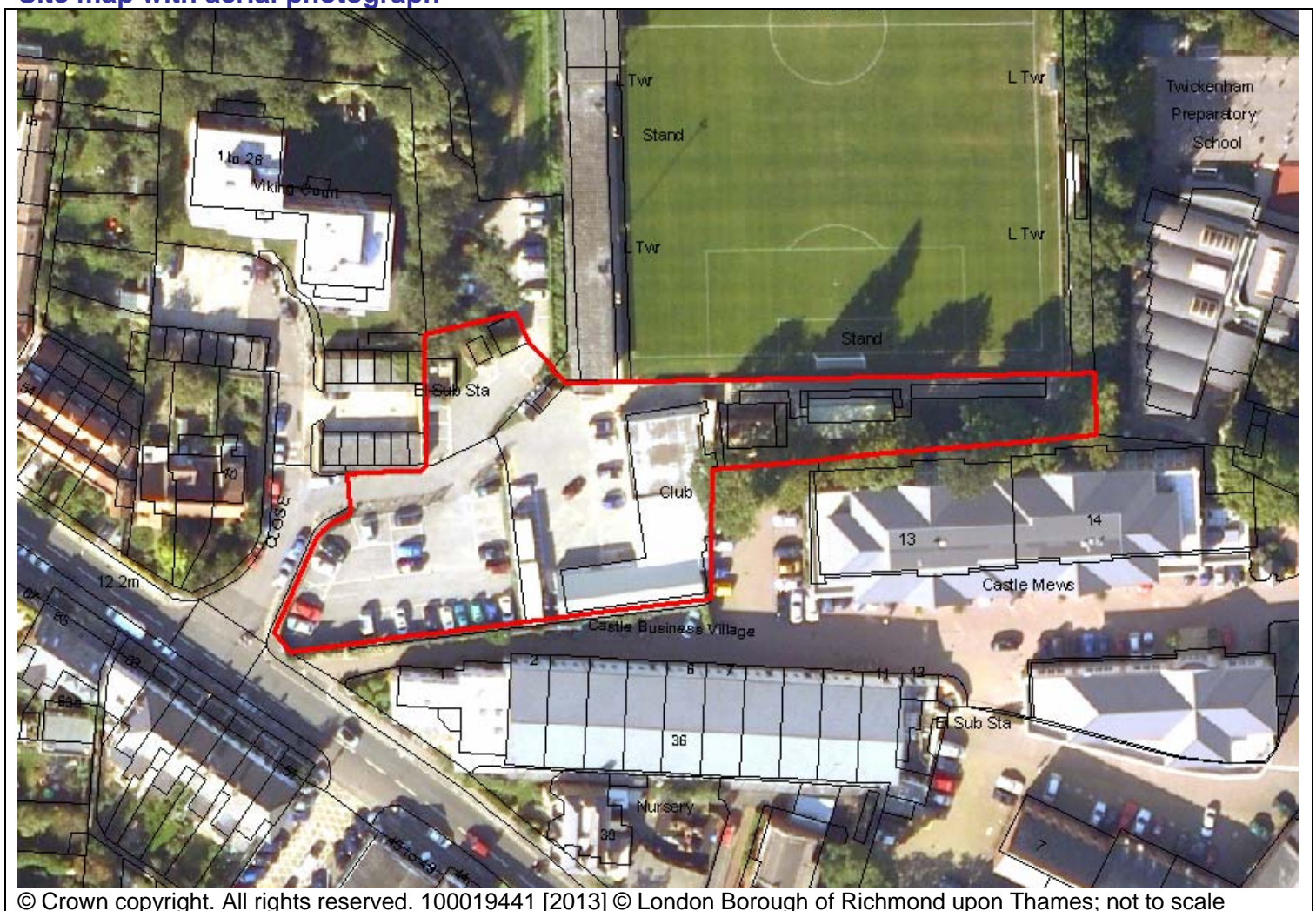
If land or buildings become surplus to operational requirements limited infilling or redevelopment would be considered against the NPPF guidance. Any new development should maintain or enhance the setting of designated historic assets within or close to the site.

SITE ASSESSMENT

Site details

Site Name	Beveree
Site No.	HA 3
Site address / location	Beveree, Richmond and Hampton Football Club, Station Road, Hampton
Description of site	Football ground + ancillary facilities, site covers the built area only
Date of site visit	18/4/2013
Grid reference	X: 513883; Y: 169662
Site area	3016 sqm
Site proposed by	Council
Ownership (if known)	Council, part to be leased to Richmond and Hampton FC

Site map with aerial photograph



Land use details

Existing use and buildings	Football ground with two pitches, clubhouse, changing rooms and two areas of car parking, site covers the built area only
Is the site vacant?	Yes <input type="checkbox"/> No <input checked="" type="checkbox"/>

Is the site derelict?	Yes <input type="checkbox"/> No <input checked="" type="checkbox"/>	
Occupancy rate	<input checked="" type="checkbox"/> occupied	<input type="checkbox"/> under-occupied <input type="checkbox"/> un-occupied
Other comments		

Site history

Planning application history	DC 09/0346/FUL - Erection of a 250 seat grandstand permitted 15-May-2009
	DC 02/1735 Replace Existing 20m Floodlight Tower With New 22.5m Tower To Accommodate Existing Floodlights And Pa System Together With 3 Omni Antennae With One Radio Equipment Cabinet Located Next To Water Tank Adj To Grandstand - refused permission 30-Aug-2002
	DC 96/1422/FUL Extend Covered Area For Spectators, New 104 Seat Stand To Satisfy 'a' Grade Requirements Of Isthmian Football League, Provide Additional Changing Rooms, Extension At First Floor Level Of Club House And New Toilet Block - permitted 26-Sep-1996
	DC 81/0591 Use of premises between the hours of 9 a.m. and 12.30 p.m. Monday-Friday as a nursery school/playgroup for not more than 20 children and the use of part of the site as a playground for the children in connection with that use - permitted 19-May-1981
	DC 80/1266 Erection of a two storey extension to provide kitchen store and toilets with stewards flat over - permitted 01-May-1981
	DC 78/0002 Retention and continued use of 8 floodlight towers. permitted 04-May-1978
Section 106	None

Constraint and opportunities – Land uses

Constraint/opportunity		Commentary
UDP/LDF site	Yes <input type="checkbox"/> No <input checked="" type="checkbox"/>	
Public Open Space	Yes <input type="checkbox"/> No <input checked="" type="checkbox"/>	Some POS on the wider site
Public Open Space Deficient	Yes <input type="checkbox"/> No <input checked="" type="checkbox"/>	
Other Open Land of Townscape Importance	Yes <input checked="" type="checkbox"/> No <input type="checkbox"/>	part
River Thames Policy Area	Yes <input type="checkbox"/> No <input checked="" type="checkbox"/>	
River Crane Opportunity Area	Yes <input type="checkbox"/> No <input checked="" type="checkbox"/>	
Potentially contaminated land	Yes <input checked="" type="checkbox"/> No <input type="checkbox"/>	Land Use Past Industrial (1968. 2005. Electrical Sub Station Facilities.)
Area of relative disadvantage	Yes <input type="checkbox"/> No <input checked="" type="checkbox"/>	
Public Rights of Way	Yes <input type="checkbox"/> No <input checked="" type="checkbox"/>	
Other, e.g pylons	Yes <input type="checkbox"/>	

	No <input checked="" type="checkbox"/>	
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Constraint and opportunities – Key services and accessibility

Constraint/opportunity		Commentary
Employment use	Yes <input type="checkbox"/> No <input checked="" type="checkbox"/>	
Town Centre Boundary	Yes <input type="checkbox"/> No <input checked="" type="checkbox"/>	
Area of Mixed Use	Yes <input type="checkbox"/> No <input checked="" type="checkbox"/>	
Key shopping frontage	Yes <input type="checkbox"/> No <input checked="" type="checkbox"/>	
Secondary shopping frontage	Yes <input type="checkbox"/> No <input checked="" type="checkbox"/>	
Frontage/area subject to specific restrictions	Yes <input type="checkbox"/> No <input checked="" type="checkbox"/>	
PTAL Level	Level 2	poor
Within 400 metres ⁺ to an Area of Mixed Use	Yes <input checked="" type="checkbox"/> No <input type="checkbox"/>	Hampton - Thames Street, Hampton - Oldfield Road, Hampton - Station Road
Within 400 metres ⁺ to a main Town Centre	Yes <input type="checkbox"/> No <input checked="" type="checkbox"/>	
Within 1 km of a primary school*	Yes <input checked="" type="checkbox"/> No <input type="checkbox"/>	Hampton Infant School, Hampton Junior School, Carlisle Infant School
Within 3 km of a secondary school*	Yes <input checked="" type="checkbox"/> No <input type="checkbox"/>	Hampton Academy
Within 1 km of a GP surgery	Yes <input checked="" type="checkbox"/> No <input type="checkbox"/>	Hampton Medical Centre, Bhatia Broad Lane
Any access constraints	Yes <input type="checkbox"/> No <input type="checkbox"/>	Poor access to ground for coaches. On match days, at present insufficient and uncontrolled parking. Would need to control ad hoc parking on non-match days.

Constraint and opportunities – Environmental designations

Constraint/opportunity		Commentary
Flood zone and 20m EA buffer zone to rivers	1 <input checked="" type="checkbox"/> 2 <input type="checkbox"/> 3a <input type="checkbox"/> 3b <input type="checkbox"/>	
Metropolitan Open Land	Yes <input type="checkbox"/> No <input checked="" type="checkbox"/>	
Green Belt / Major Developed Site in GB	Yes <input type="checkbox"/> No <input checked="" type="checkbox"/>	
Historic Parks & Gardens	Yes <input type="checkbox"/> No <input checked="" type="checkbox"/>	
Tree Preservation Orders	Yes <input type="checkbox"/> No <input checked="" type="checkbox"/>	

⁺ as the crow flies

⁺ as the crow flies

* Excluding private schools, free schools etc.

SSSI	Yes <input type="checkbox"/> No <input checked="" type="checkbox"/>	
Other Site of Nature Importance	Yes <input type="checkbox"/> No <input checked="" type="checkbox"/>	Some parts of wider site are OSNI
Conservation Area	Yes <input checked="" type="checkbox"/> No <input type="checkbox"/>	CA12 Hampton Village
Listed Building(s)	Yes <input type="checkbox"/> No <input checked="" type="checkbox"/>	
Building(s) of Townscape Merit	Yes <input type="checkbox"/> No <input checked="" type="checkbox"/>	
Archaeological Priority Area	Yes <input checked="" type="checkbox"/> No <input type="checkbox"/>	DLO33450. Hampton.)

Surrounding land

Surrounding land uses	wider site is open, surrounded by residential area
Relevant surrounding designations	parts of wider site are OOLTI , POS and, OSNI
Commentary on relationship with nearby and other proposal sites	Site H4 - scout use may be relocated to this site

Summary and Overview

Summary of assessment:
There is potential to make better use of the built part of this site, improve the club facilities and make provision for the scout facilities currently on site HA 4.
Information from Sustainability Appraisal:
Overall, the redevelopment of this site has largely positive impacts. There are some potential uncertainties in relation to biodiversity, OOLTI and OSNI, which can be mitigated by careful design. Whilst it will make better use of previously developed land, this is likely to have some negative impacts on traffic, which can be mitigated through travel plans/assessments.
Council's preferred use and justification (pre-publication):
Proposal - Redevelopment of car park and club house area to re-provide an upgraded clubroom and changing facilities together with possible re-provision of Scout facilities (site HA4) with some sharing of facilities, enabling residential. Justification - There is potential to reconfigure the built part of this site to improve the club facilities and make provision for a new purpose designed scout hall. Some shared facilities eg reception, storage and possibly changing facilities will make better use of the site. Improvements to access and parking. A limited amount of residential development here, together with residential development on site HA 5 will cross subsidise the improved sport and Scout facilities.
Proposal for publication:
Proposal - Redevelopment of car park and club house area to re-provide an upgraded clubroom and changing facilities together with possible re-provision of Scout facilities (site HA4) with some sharing of facilities, enabling residential.

Justification - There is potential to reconfigure the built part of this site to improve the club facilities and make provision for a new purpose designed scout hall. Some shared facilities eg reception, storage and possibly changing facilities will make better use of the site. Improvements to access and parking. A limited amount of residential development here, together with residential development on site HA 5 will cross subsidise the improved sport and Scout facilities.

SITE ASSESSMENT

Site details

Site Name	Scout Hall, Station Road
Site No.	HA 4
Site address / location	Scout Hall, Station Road
Description of site	Brick built Scout Hut
Date of site visit	18/4/2013
Grid reference	X: 513685; Y: 169735
Site area	744 sq m
Site proposed by	Officers
Ownership (if known)	Council, leased to Scouts

Site map with aerial photograph



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Land use details

Existing use and buildings	Scout hut	
Is the site vacant?	Yes <input type="checkbox"/>	No <input checked="" type="checkbox"/>
Is the site derelict?	Yes <input type="checkbox"/>	No <input checked="" type="checkbox"/>
Occupancy rate	<input checked="" type="checkbox"/> occupied <input type="checkbox"/> under-occupied <input type="checkbox"/> un-occupied	
Other comments	Canoes stored at rear	

Site history

Planning application history	none
Section 106	none

Constraint and opportunities – Land uses

Constraint/opportunity		Commentary
UDP/LDF site	Yes <input type="checkbox"/> No <input checked="" type="checkbox"/>	
Public Open Space	Yes <input type="checkbox"/> No <input checked="" type="checkbox"/>	
Public Open Space Deficient	Yes <input type="checkbox"/> No <input checked="" type="checkbox"/>	
Other Open Land of Townscape Importance	Yes <input type="checkbox"/> No <input checked="" type="checkbox"/>	
River Thames Policy Area	Yes <input type="checkbox"/> No <input checked="" type="checkbox"/>	
River Crane Opportunity Area	Yes <input type="checkbox"/> No <input checked="" type="checkbox"/>	
Potentially contaminated land	Yes <input type="checkbox"/> No <input checked="" type="checkbox"/>	
Area of relative disadvantage	Yes <input type="checkbox"/> No <input checked="" type="checkbox"/>	
Public Rights of Way	Yes <input type="checkbox"/> No <input checked="" type="checkbox"/>	
Other, e.g pylons	Yes <input type="checkbox"/> No <input checked="" type="checkbox"/>	

Constraint and opportunities – Key services and accessibility

Constraint/opportunity		Commentary
Employment use	Yes <input type="checkbox"/> No <input checked="" type="checkbox"/>	
Town Centre Boundary	Yes <input type="checkbox"/> No <input checked="" type="checkbox"/>	
Area of Mixed Use	Yes <input checked="" type="checkbox"/> No <input type="checkbox"/>	
Key shopping frontage	Yes <input type="checkbox"/> No <input checked="" type="checkbox"/>	Adjoins Key frontage
Secondary shopping	Yes <input type="checkbox"/>	

frontage	No <input checked="" type="checkbox"/>	
Frontage/area subject to specific restrictions	Yes <input type="checkbox"/> No <input checked="" type="checkbox"/>	
PTAL Level	Level 2	poor
Within 400 metres ⁺ to an Area of Mixed Use	Yes <input checked="" type="checkbox"/> No <input type="checkbox"/>	Hampton - Station Road, Hampton - Wensleydale Road, Hampton - Thames Street, Hampton - Oldfield Road, Hampton - Station Road West
Within 400 metres ⁺ to a main Town Centre	Yes <input type="checkbox"/> No <input checked="" type="checkbox"/>	
Within 1 km of a primary school*	Yes <input checked="" type="checkbox"/> No <input type="checkbox"/>	Hampton Infant School, Hampton Junior School, Carlisle Infant School
Within 3 km of a secondary school*	Yes <input checked="" type="checkbox"/> No <input type="checkbox"/>	Hampton Academy
Within 1 km of a GP surgery	Yes <input checked="" type="checkbox"/> No <input type="checkbox"/>	Hampton Medical Centre, Bhatia Broad Lane
Any access constraints	Yes <input type="checkbox"/> No <input checked="" type="checkbox"/>	

Constraint and opportunities – Environmental designations

Constraint/opportunity		Commentary
Flood zone and 20m EA buffer zone to rivers	1 <input checked="" type="checkbox"/> 2 <input type="checkbox"/> 3a <input type="checkbox"/> 3b <input type="checkbox"/>	
Metropolitan Open Land	Yes <input type="checkbox"/> No <input checked="" type="checkbox"/>	
Green Belt / Major Developed Site in GB	Yes <input type="checkbox"/> No <input checked="" type="checkbox"/>	
Historic Parks & Gardens	Yes <input type="checkbox"/> No <input checked="" type="checkbox"/>	
Tree Preservation Orders	Yes <input type="checkbox"/> No <input checked="" type="checkbox"/>	
SSSI	Yes <input type="checkbox"/> No <input checked="" type="checkbox"/>	
Other Site of Nature Importance	Yes <input type="checkbox"/> No <input checked="" type="checkbox"/>	
Conservation Area	Yes <input checked="" type="checkbox"/> No <input type="checkbox"/>	CA12 Hampton Village
Listed Building(s)	Yes <input type="checkbox"/> No <input checked="" type="checkbox"/>	
Building(s) of Townscape Merit	Yes <input type="checkbox"/> No <input checked="" type="checkbox"/>	
Archaeological Priority Area	Yes <input type="checkbox"/> No <input checked="" type="checkbox"/>	

Surrounding land

Surrounding land	Private sports field to North, pub to west, retail (check) to East, retail to South
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⁺ as the crow flies

⁺ as the crow flies

* Excluding private schools, free schools etc.

uses	
Relevant surrounding designations	Sports field is OOLTI, key frontage adjoining
Commentary on relationship with nearby and other proposal sites	would be redeveloped in conjunction with Site HA 3

Summary and Overview

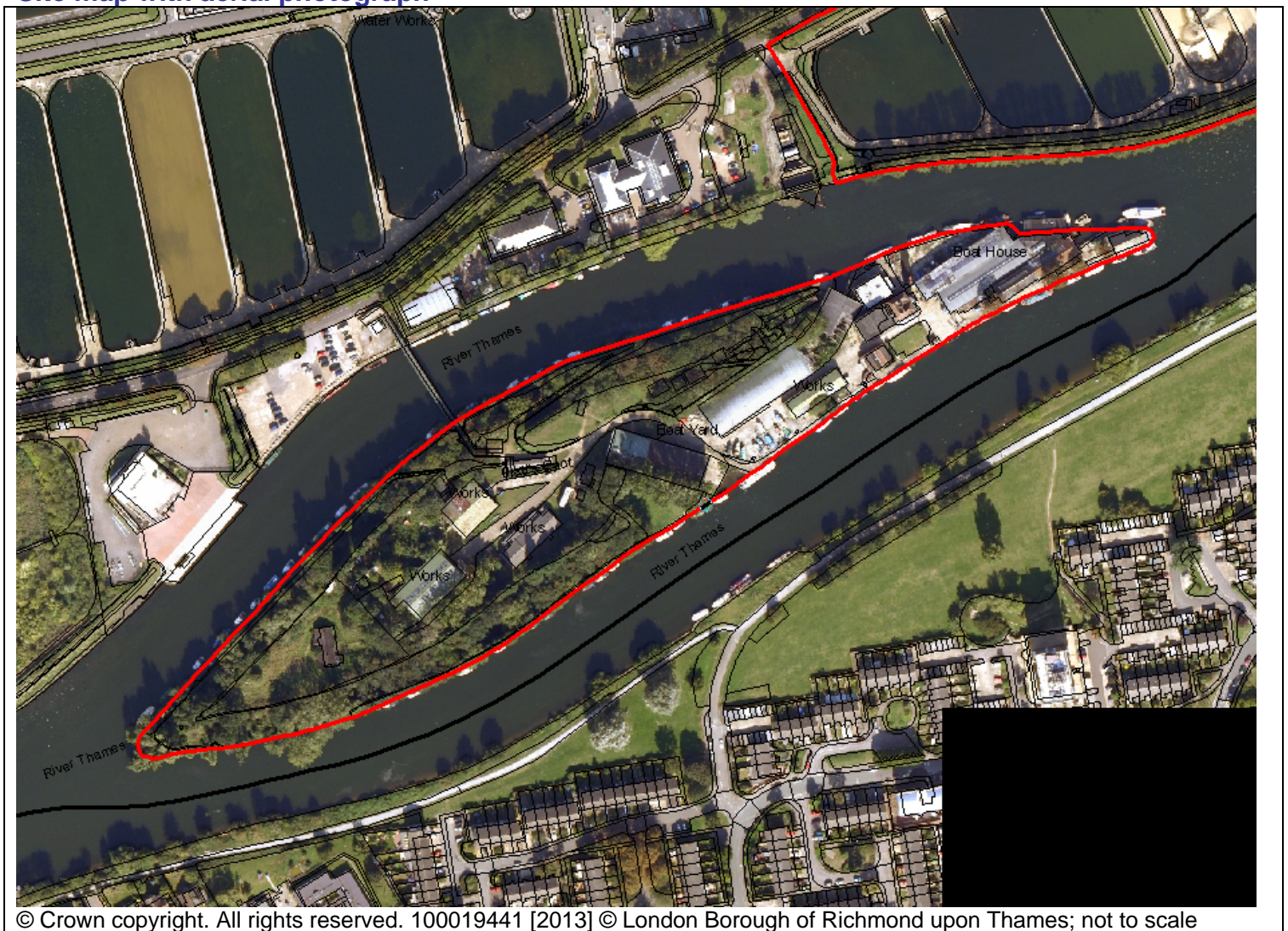
Summary of assessment:
A site with potential for residential development, subject to the re-provision of the scout facility
Information from Sustainability Appraisal:
Overall, the redevelopment of this site has positive impacts in relation to providing new homes and making best use of land. There are some potential uncertainties in relation to biodiversity, particularly the adjacent OSNI, which can be mitigated by careful design. Whilst it will make better use of previously developed land, there could be some negative impacts on traffic, which could be mitigated through travel plans/assessments. More activity and development on this site will inevitably generate more waste.
Council's preferred use and justification (pre-publication):
Proposal – Residential, including affordable housing, re-provision of Scout Hall Justification – This site to be redeveloped for residential use, including affordable housing, receipts from this should allow for the scout hall to be re-provided in the vicinity, preferably as part of the reconfiguration of site HA 3.
Proposal for publication:
Proposal – Residential, including affordable housing, re-provision of Scout Hall Justification – The site potentially to be redeveloped for residential use, including affordable housing, and shall not be implemented unless the scout hall has been re-provided in the vicinity, preferably as part of the reconfiguration of site HA3 (Beveree, Station Rd, Hampton. The re-provision of the Scout Facility to be subject to consultation to ensure that affected parties are in agreement.

SITE ASSESSMENT

Site details

Site Name	Platts Eyot
Site No.	HA 5
Site address / location	Platts Eyot, off Lower Sunbury Road
Description of site	Island in middle of the Thames
Date of site visit	9/5/2013
Grid reference	X: 513315; Y: 169121
Site area	37,701 sqm
Site proposed by	UDP proposal site H15
Ownership (if known)	Michael Shanley Homes

Site map with aerial photograph



Land use details

Existing use and buildings	Been allowed to deteriorate. Fly tipping evident. Buildings boarded up in some cases and most allowed to fall into disrepair and some are falling down. Tenants' leases are being ended and not renewed. Michael Shanley new owners since Feb 2013. "Going to improve
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	the character of the area" However, people are still working there -boat repairs, sound studios , workshops and engineering. Housing on other end of the island to industrial	
Is the site vacant?	Yes <input type="checkbox"/> No <input checked="" type="checkbox"/>	
Is the site derelict?	Yes <input checked="" type="checkbox"/> No <input type="checkbox"/>	some buildings at risk
Occupancy rate	<input type="checkbox"/> occupied <input checked="" type="checkbox"/> under-occupied <input type="checkbox"/> un-occupied	
Other comments		

Site history

Planning application history	Development Control
	DC 05/0271/CAC Demolition of warehouse and industrial units and dwelling and bridge Status: decided as no further action be taken 01-Sep-2009
	DC 05/0270/FUL Redevelopment of Platts Eyott comprising demolition of certain buildings and bridge, refurbishment and works to all retained buildings, a change of use of building E to a restaurant/cafe and a mixed use development comprising housing, light industrial and business use, an enclosed car park, a visitor information area and a security gatehouse, together with landscaping, a replacement bridge, car parking, servicing and associated access works. Status: decided as no further action be taken 01-Sep-2009
	DC 05/0272/LBC Works to listed buildings (boat shed 1, 2 and 5 and Building A - Taggs House) Status: decided as no further action be taken 01-Sep-2009
	DC 02/1189 Refurbishment And Works To All Listed Buildings On Platts Eyott Comprising Boatsheds 1, 2 And 5 And Building A (Taggs House). Status: decided as no further action be taken 06-Feb-2003
	DC 02/1188 Officer: Mr Alex Wilson Demolition Of Certain Buildings And Refurbishment And Works To All Retained Buildings (including Change Of Use To Restaurant/cafe For Building E), Mixed Use Development For Light Industrial And Business Use With An Enclosed Car Park, Housin Status: decided as no further action be taken 06-Feb-2003
	DC 02/1190 Officer: Mr Alex Wilson Demolition Of Certain Buildings Received: 26-Apr-2002 Valid: 26-Apr-2002 Status: decided as no further action be taken 06-Feb-2003
	DC 91/0022/CAC Officer: Mr Derek Tanner Demolition Of Eight Buildings. Status: withdrawn by the applicant 26-Feb-1991
Section 106	None

Constraint and opportunities – Land uses

Constraint/opportunity		Commentary
UDP/LDF site	Yes <input checked="" type="checkbox"/> No <input type="checkbox"/>	Site H15 for mixed uses to improve environment and ensure economic viability, B1, B2, leisure and residential
Public Open Space	Yes <input type="checkbox"/> No <input checked="" type="checkbox"/>	
Public Open Space Deficient	Yes <input checked="" type="checkbox"/> No <input type="checkbox"/>	
Other Open Land of Townscape Importance	Yes <input type="checkbox"/> No <input checked="" type="checkbox"/>	
River Thames Policy Area	Yes <input type="checkbox"/> No <input type="checkbox"/>	
River Crane Opportunity Area	Yes <input type="checkbox"/> No <input checked="" type="checkbox"/>	
Potentially contaminated land	Yes <input checked="" type="checkbox"/> No <input type="checkbox"/>	
Area of relative disadvantage	Yes <input type="checkbox"/> No <input checked="" type="checkbox"/>	
Public Rights of Way	Yes <input type="checkbox"/> No <input checked="" type="checkbox"/>	
Other, e.g pylons	Yes <input type="checkbox"/> No <input type="checkbox"/>	

Constraint and opportunities – Key services and accessibility

Constraint/opportunity		Commentary
Employment use	Yes <input checked="" type="checkbox"/> No <input type="checkbox"/>	River related industries mainly
Town Centre Boundary	Yes <input type="checkbox"/> No <input checked="" type="checkbox"/>	
Area of Mixed Use	Yes <input type="checkbox"/> No <input checked="" type="checkbox"/>	
Key shopping frontage	Yes <input type="checkbox"/> No <input checked="" type="checkbox"/>	
Secondary shopping frontage	Yes <input type="checkbox"/> No <input checked="" type="checkbox"/>	
Frontage/area subject to specific restrictions	Yes <input type="checkbox"/> No <input checked="" type="checkbox"/>	
PTAL Level	Level 1a	very poor
Within 400 metres ⁺ to an Area of Mixed Use	Yes <input checked="" type="checkbox"/> No <input type="checkbox"/>	Hampton - Thames Street, Hampton - Station Road
Within 400 metres ⁺ to a main Town Centre	Yes <input type="checkbox"/> No <input checked="" type="checkbox"/>	
Within 1 km of a primary school*	Yes <input checked="" type="checkbox"/> No <input type="checkbox"/>	Hampton Infant School, Hampton Junior School
Within 3 km of a secondary school*	Yes <input checked="" type="checkbox"/> No <input type="checkbox"/>	Hampton Academy

⁺ as the crow flies

⁺ as the crow flies

* Excluding private schools, free schools etc.

Within 1 km of a GP surgery	Yes <input checked="" type="checkbox"/> No <input type="checkbox"/>	Hampton Medical Centre
Any access constraints	Yes <input checked="" type="checkbox"/> No <input type="checkbox"/>	Footbridge only wide enough for very narrow vehicles. Car park on land side

Constraint and opportunities – Environmental designations

Constraint/opportunity		Commentary
Flood zone and 20m EA buffer zone to rivers	1 <input type="checkbox"/> 2 <input checked="" type="checkbox"/> 3a <input checked="" type="checkbox"/> 3b <input checked="" type="checkbox"/>	Proposals for redevelopment have not been determined due to flooding. Whilst the island is a plateau and the majority of the site is within flood zone 2 (medium probability), there are some areas to the east that are considered to be zone 3b functional floodplain and parts are in zone 3a (high probability). In addition, the base of the bridge, which provides access/egress, is within the functional floodplain. Previous proposals have not been able to demonstrate safe access/egress. The only way around this would be to increase the height of the footway for a significant distance (0.8m) along Lower Sunbury Road; this issue has not, as yet been resolved.
Metropolitan Open Land	Yes <input type="checkbox"/> No <input checked="" type="checkbox"/>	
Green Belt / Major Developed Site in GB	Yes <input checked="" type="checkbox"/> No <input type="checkbox"/>	small area of Green Belt on south west end of island
Historic Parks & Gardens	Yes <input type="checkbox"/> No <input checked="" type="checkbox"/>	
Tree Preservation Orders	Yes <input checked="" type="checkbox"/> No <input type="checkbox"/>	TPO 38, seven groups and over 120 individual trees
SSSI	Yes <input type="checkbox"/> No <input checked="" type="checkbox"/>	
Other Site of Nature Importance	Yes <input checked="" type="checkbox"/> No <input type="checkbox"/>	
Conservation Area	Yes <input checked="" type="checkbox"/> No <input type="checkbox"/>	CA58 Platts Eyot
Listed Building(s)	Yes <input checked="" type="checkbox"/> No <input type="checkbox"/>	(04/01/1991. II. Boat House No 1 (04/01/1991. II. Boat House No 2 (04/01/1991. II. Boat House No 4 (04/01/1991. II. Building No 14 (04/01/1991. II. Boat House No 5 At least one of these is at risk
Building(s) of Townscape Merit	Yes <input checked="" type="checkbox"/> No <input type="checkbox"/>	Building of Townscape Merit 93/00031/BTM. Unit 21 98/00076/BTM. Footbridge Footbridge & Crane (on south bank of island.) 93/00032/BTM. Former Charging Station
Archaeological Priority Area	Yes <input checked="" type="checkbox"/> No <input type="checkbox"/>	(DLO33481. Thames Foreshore and Bank.)

Surrounding land

Surrounding land uses	Island in River Thames which is at the point Green Belt and Other Site of Nature Importance. South is in Elmbridge Borough, North is the car park, some of which serves the island, also in MOL
Relevant surrounding designations	See above

Commentary on relationship with nearby and other proposal sites	Car park on riverbank important for site. Close to site H8 Hampton water treatment works , listed buildings and reservoirs to the north in Green Belt
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Summary and Overview

Summary of assessment:

Listed Boat houses and sheds. Industrial and engineering premises. river related uses. river access or by narrow bridge. Partly in Green Belt .

Information from Sustainability Appraisal:

This option has positive and negative impacts. The island does not have safe access/egress in the event of a flood and the island itself is also at risk of flooding. Intensification of uses would result in more traffic and parking issues on the mainland, apart from the river-related uses which utilise waterborne transport. Any redevelopment scheme would need to take account of the biodiversity value, trees and designated open land, ensuring that these designations are not impacted upon. Redevelopment and new development should enhance the character and appearance of the island, and heritage at risk should be addressed. This option would also have positive impacts for the local economy and working community and provide some commercial development opportunities.

Council's preferred use and justification (pre-publication):

Proposal

Business or industrial (b1 or b2),leisure, limited residential, restoration of listed buildings, possible emergency vehicle access

Justification

Priority will be given to retaining employment, particularly river related uses, the informal character of the island, the predominantly traffic free environment and the outward appearance and character of the island; and to protecting the conservation area. New development should not prejudice the informal character or operation of the existing businesses on the Island and should primarily be directed at employment generating activities. A limited amount of sustainable residential development, including live-work units, will also be acceptable providing it complements the existing character and, rather than providing solely for commuters, helps the island as a working community and contributes towards restoration of historic buildings. Residential development would be limited to the minimum necessary to achieve viability whilst securing the restoration of historic buildings and retention of employment, and this would need to be demonstrated through detailed financial analysis. In addition the restricted access and need to provide safe access in the event of flooding is likely to limit the amount of residential development which would be viable. Docks, wharves and slipways should be retained. Important trees are to be kept to ensure there is no adverse effect on the green belt and the Thames Policy Area. Any proposal to provide emergency vehicle access would be considered on its merits, particularly taking into account visual impact and the acceptability of any enabling development in terms of the Plans policies. Where alternative means of access other than by private car can be provided, this will be encouraged.

Proposal for publication:

Proposal

Business or industrial (b1 or b2),leisure, limited residential, restoration of listed buildings, possible emergency vehicle access

Justification

Priority will be given to retaining employment, particularly river related uses, the informal character of the island, the predominantly traffic free environment and the outward appearance and character of the island; and to protecting the conservation area. New development should not prejudice the informal character or operation of the existing businesses on the Island and should primarily be directed at employment generating activities. A limited amount of sustainable residential development, will also be acceptable providing it complements the existing character and helps the island as a working community and contributes towards restoration of historic buildings. Residential development would be limited to the minimum necessary to achieve viability whilst securing the restoration of historic buildings and retention of employment, and this would need to be demonstrated through detailed financial analysis. In addition the restricted access and need to provide safe access in the event of flooding is likely to limit the amount of residential development which would be viable. Docks, wharves and slipways should be retained. Important trees are to be kept to ensure there is no adverse effect on the green belt and the Thames Policy Area. Any proposal to provide emergency vehicle access would be considered on its merits, particularly taking into account visual impact and the acceptability of any enabling development in terms of the Plans policies. Where alternative means of access other than by private car can be provided, this will be encouraged. The Council will consider preparing a Site Brief at an appropriate time in partnership with the owners.

SITE ASSESSMENT

Site details

Site Name	Kempton Gate Business Centre
Site No.	HA 6
Site address / location	Kempton Gate Business Centre, Oldfield Road, Hampton, TW12 2AF
Description of site	Warehousing , iindustrial sheds x17
Date of site visit	
Grid reference	X: 512712; Y: 169807
Site area	29,164 sqm
Site proposed by	officer
Ownership (if known)	

Site map with aerial photograph



Land use details

Existing use and buildings	warehousing , storage, industrial factory and sheds
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Is the site vacant?	Yes <input type="checkbox"/> No <input checked="" type="checkbox"/>	
Is the site derelict?	Yes <input type="checkbox"/> No <input checked="" type="checkbox"/>	
Occupancy rate	<input checked="" type="checkbox"/> occupied	<input type="checkbox"/> under-occupied <input type="checkbox"/> un-occupied
Other comments		

Site history

Planning application history	07/1823/IN Units 1 and 3: Fit-out 06/0585/IN Shell build of 17 industrial units (now known as Units 1-17 (cons) Kempton Gate Business Centre, Oldfield Road, Hampton TW12 2AF)
Section 106	

Constraint and opportunities – Land uses

Constraint/opportunity		Commentary
UDP/LDF site	Yes <input type="checkbox"/> No <input checked="" type="checkbox"/>	
Public Open Space	Yes <input type="checkbox"/> No <input checked="" type="checkbox"/>	
Public Open Space Deficient	Yes <input checked="" type="checkbox"/> No <input type="checkbox"/>	
Other Open Land of Townscape Importance	Yes <input type="checkbox"/> No <input checked="" type="checkbox"/>	
River Thames Policy Area	Yes <input type="checkbox"/> No <input checked="" type="checkbox"/>	
River Crane Opportunity Area	Yes <input type="checkbox"/> No <input checked="" type="checkbox"/>	
Potentially contaminated land	Yes <input checked="" type="checkbox"/> No <input type="checkbox"/>	
Area of relative disadvantage	Yes <input type="checkbox"/> No <input checked="" type="checkbox"/>	
Public Rights of Way	Yes <input type="checkbox"/> No <input checked="" type="checkbox"/>	
Other, e.g pylons	Yes <input type="checkbox"/> No <input checked="" type="checkbox"/>	

Constraint and opportunities – Key services and accessibility

Constraint/opportunity		Commentary
Employment use	Yes <input checked="" type="checkbox"/> No <input type="checkbox"/>	
Town Centre Boundary	Yes <input type="checkbox"/> No <input checked="" type="checkbox"/>	
Area of Mixed Use	Yes <input type="checkbox"/> No <input checked="" type="checkbox"/>	
Key shopping frontage	Yes <input type="checkbox"/> No <input checked="" type="checkbox"/>	

Secondary shopping frontage	Yes <input type="checkbox"/> No <input checked="" type="checkbox"/>	
Frontage/area subject to specific restrictions	Yes <input type="checkbox"/> No <input checked="" type="checkbox"/>	
PTAL Level	Level 1a	very poor
Within 400 metres ⁺ to an Area of Mixed Use	Yes <input type="checkbox"/> No <input checked="" type="checkbox"/>	
Within 400 metres ⁺ to a main Town Centre	Yes <input type="checkbox"/> No <input checked="" type="checkbox"/>	
Within 1 km of a primary school*	Yes <input checked="" type="checkbox"/> No <input type="checkbox"/>	Hampton Infant School, Hampton Junior School
Within 3 km of a secondary school*	Yes <input checked="" type="checkbox"/> No <input type="checkbox"/>	Hampton Academy
Within 1 km of a GP surgery	Yes <input checked="" type="checkbox"/> No <input type="checkbox"/>	Hampton Medical Centre
Any access constraints	Yes <input type="checkbox"/> No <input checked="" type="checkbox"/>	

Constraint and opportunities – Environmental designations

Constraint/opportunity		Commentary
Flood zone and 20m EA buffer zone to rivers	1 <input checked="" type="checkbox"/> 2 <input type="checkbox"/> 3a <input type="checkbox"/> 3b <input type="checkbox"/>	
Metropolitan Open Land	Yes <input type="checkbox"/> No <input checked="" type="checkbox"/>	
Green Belt / Major Developed Site in GB	Yes <input type="checkbox"/> No <input checked="" type="checkbox"/>	
Historic Parks & Gardens	Yes <input type="checkbox"/> No <input checked="" type="checkbox"/>	
Tree Preservation Orders	Yes <input type="checkbox"/> No <input checked="" type="checkbox"/>	
SSSI	Yes <input type="checkbox"/> No <input checked="" type="checkbox"/>	
Other Site of Nature Importance	Yes <input type="checkbox"/> No <input checked="" type="checkbox"/>	
Conservation Area	Yes <input type="checkbox"/> No <input checked="" type="checkbox"/>	
Listed Building(s)	Yes <input type="checkbox"/> No <input checked="" type="checkbox"/>	
Building(s) of Townscape Merit	Yes <input type="checkbox"/> No <input checked="" type="checkbox"/>	
Archaeological Priority Area	Yes <input type="checkbox"/> No <input checked="" type="checkbox"/>	

Surrounding land

⁺ as the crow flies

⁺ as the crow flies

* Excluding private schools, free schools etc.

Surrounding land uses	next to railway line , Kingsway Business park and Hydes Field (UDP Site H3)
Relevant surrounding designations	Green Belt, OSNI
Commentary on relationship with nearby and other proposal sites	Co-located with Kingsway Business Park .

Summary and Overview

Summary of assessment:

One of the larger, more modern established industrial estates in the borough. Contains relatively larger sheds and space for longer vehicles and lorries. Modern sheds on former industrial/ factory site. Not disturbing anyone as away from residential .

Information from Sustainability Appraisal:

Identifying and including this locally important industrial estate in the Site Allocations Plan will secure the long-term future of this employment site. It would retain a number of different business uses of a suitable size in an appropriate location with good parking provision

Council's preferred use and justification (pre-publication):

Proposal
Designate as key employment site

Proposal for publication:

Proposal
Designate as key employment site

SITE ASSESSMENT

Site details

Site Name	Kingsway Business Park
Site No.	HA 7
Site address / location	Kingsway Business Park, Oldfield Road, Hampton, TW12 2HD
Description of site	Business park /light Industrial estate with a number of separate units
Date of site visit	
Grid reference	X: 512837; Y: 169780
Site area	10,623 sqm
Site proposed by	Officers
Ownership (if known)	

Site map with aerial photograph



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Land use details

Existing use and buildings	light industry , offices, commercial	
Is the site vacant?	Yes <input type="checkbox"/>	No <input checked="" type="checkbox"/>
Is the site derelict?	Yes <input type="checkbox"/>	No <input checked="" type="checkbox"/>
Occupancy rate	<input checked="" type="checkbox"/> occupied <input type="checkbox"/> under-occupied <input type="checkbox"/> un-occupied	
Other comments		

Site history

Planning application history	<p>93/0480/FUL Renewal Of Planning Consent 88/1908 For The Erection Of Four Business Units (b1) Together With The Provision Of 22 Car Parking Spaces. 92/0727/FUL Erection Of A Pre-fabricated Unit To House Spray Booth. 92/0726/FUL Extend Existing Office Accommodation Into Existing B1 Storage Area To Rear Of Unit With Alterations To Rear And Side Elevations.</p> <p>6, Kingsway 11/3283/FUL Status : granted permission 05/12/2011 Proposal : 12 New openings on external block walls to install 7 windows and 4 smaller windows, 1 Doorway. Inst... 98/0051 Status : granted permission 12/03/1998 Proposal : Use Of Premises For Mixed Warehouse And Office Use. New Windows To First Floor Office And Warehouse... 97/1999 Status : withdrawn by the applicant 24/04/1998 Proposal : Provision Of New Windows To First Floor Office Area And Warehouse, New Mezzanine Floor To Warehouse...</p> <p>Unit B 13/1590/FUL Status : granted permission 30/07/2013 Proposal : Nursery use for day care for age 2-5 year and wrap around care for age 3-7 years. 12/2338/VRC Status : decided as no further action be taken 17/09/2012 Proposal : Variation of condition attached to planning permisson 11/3910/COU - To allow the School to open 080... 11/3910/COU Status : granted permission 20/02/2012 Proposal : Change of use of property from B1 office use to D1 educational use</p> <p>Units F1 and F2 12/2448/ES191 Units F1 and F2 Establish use as B1 office use/light assembly use - withdrawn</p> <p>Unit G 09/2835/COU, Permitted 1/2010 Use of office space for tutorial purposes for 11-13 year olds on Friday evenings (6pm-8pm) and Saturday mornings (10am-12pm).</p>
	Section 106

Constraint and opportunities – Land uses

Constraint/opportunity	Commentary
UDP/LDF site	Yes <input type="checkbox"/> No <input checked="" type="checkbox"/>

Public Open Space	Yes <input type="checkbox"/>	
	No <input checked="" type="checkbox"/>	
Public Open Space Deficient	Yes <input checked="" type="checkbox"/>	
	No <input type="checkbox"/>	
Other Open Land of Townscape Importance	Yes <input type="checkbox"/>	
	No <input checked="" type="checkbox"/>	
River Thames Policy Area	Yes <input type="checkbox"/>	
	No <input checked="" type="checkbox"/>	
River Crane Opportunity Area	Yes <input type="checkbox"/>	
	No <input checked="" type="checkbox"/>	
Potentially contaminated land	Yes <input checked="" type="checkbox"/>	
	No <input type="checkbox"/>	
Area of relative disadvantage	Yes <input type="checkbox"/>	
	No <input checked="" type="checkbox"/>	
Public Rights of Way	Yes <input type="checkbox"/>	
	No <input checked="" type="checkbox"/>	
Other, e.g pylons	Yes <input type="checkbox"/>	
	No <input checked="" type="checkbox"/>	

Constraint and opportunities – Key services and accessibility

Constraint/opportunity		Commentary
Employment use	Yes x <input type="checkbox"/>	
	No <input type="checkbox"/>	
Town Centre Boundary	Yes <input type="checkbox"/>	
	No <input checked="" type="checkbox"/>	
Area of Mixed Use	Yes <input type="checkbox"/>	
	No <input checked="" type="checkbox"/>	
Key shopping frontage	Yes <input type="checkbox"/>	
	No <input checked="" type="checkbox"/>	
Secondary shopping frontage	Yes <input type="checkbox"/>	
	No <input checked="" type="checkbox"/>	
Frontage/area subject to specific restrictions	Yes <input type="checkbox"/>	
	No <input checked="" type="checkbox"/>	
PTAL Level	Level 1b	very poor
Within 400 metres ⁺ to an Area of Mixed Use	Yes <input type="checkbox"/>	
	No <input checked="" type="checkbox"/>	
Within 400 metres ⁺ to a main Town Centre	Yes <input type="checkbox"/>	
	No <input checked="" type="checkbox"/>	
Within 1 km of a primary school*	Yes <input checked="" type="checkbox"/>	Hampton Infant School, Hampton Junior School
	No <input type="checkbox"/>	
Within 3 km of a secondary school*	Yes <input checked="" type="checkbox"/>	Hampton Academy
	No <input type="checkbox"/>	
Within 1 km of a GP surgery	Yes <input checked="" type="checkbox"/>	Hampton Medical Centre
	No <input type="checkbox"/>	
Any access constraints	Yes <input type="checkbox"/>	

⁺ as the crow flies

⁺ as the crow flies

* Excluding private schools, free schools etc.

No <input checked="" type="checkbox"/>
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Constraint and opportunities – Environmental designations

Constraint/opportunity		Commentary
Flood zone and 20m EA buffer zone to rivers	1 <input checked="" type="checkbox"/> 2 <input type="checkbox"/> 3a <input type="checkbox"/> 3b <input type="checkbox"/>	
Metropolitan Open Land	Yes <input type="checkbox"/> No <input checked="" type="checkbox"/>	
Green Belt / Major Developed Site in GB	Yes <input type="checkbox"/> No <input checked="" type="checkbox"/>	
Historic Parks & Gardens	Yes <input type="checkbox"/> No <input checked="" type="checkbox"/>	
Tree Preservation Orders	Yes <input type="checkbox"/> No <input checked="" type="checkbox"/>	
SSSI	Yes <input type="checkbox"/> No <input checked="" type="checkbox"/>	
Other Site of Nature Importance	Yes <input type="checkbox"/> No <input checked="" type="checkbox"/>	
Conservation Area	Yes <input type="checkbox"/> No <input checked="" type="checkbox"/>	
Listed Building(s)	Yes <input type="checkbox"/> No <input checked="" type="checkbox"/>	
Building(s) of Townscape Merit	Yes <input type="checkbox"/> No <input checked="" type="checkbox"/>	
Archaeological Priority Area	Yes <input type="checkbox"/> No <input checked="" type="checkbox"/>	

Surrounding land

Surrounding land uses	railway to north , Industrial estate to West , over the road to the south is Green Belt and residential is to the east.
Relevant surrounding designations	Green Belt , Proposed Area for tree planting , area poorly provided with public open space
Commentary on relationship with nearby and other proposal sites	Two important industrial estates co-located on Oldfield Road .

Summary and Overview

Summary of assessment:
Industrial and business park. Not in town centre but have access to M25, M3, Heathrow and the west. Green urban fringe /semi rural Article four proposed

Information from Sustainability Appraisal:

This business park is next door to the industrial estate Kempton Gate Business Centre. It is a relatively modern purpose built business park; retaining the status quo would be considered largely neutral, but it is very positive in terms of contributing to the local economy, supplying office and business units in a suitable location and providing jobs.

Council's preferred use and justification (pre-publication):

Proposal
Designate as key employment site

Proposal for publication:

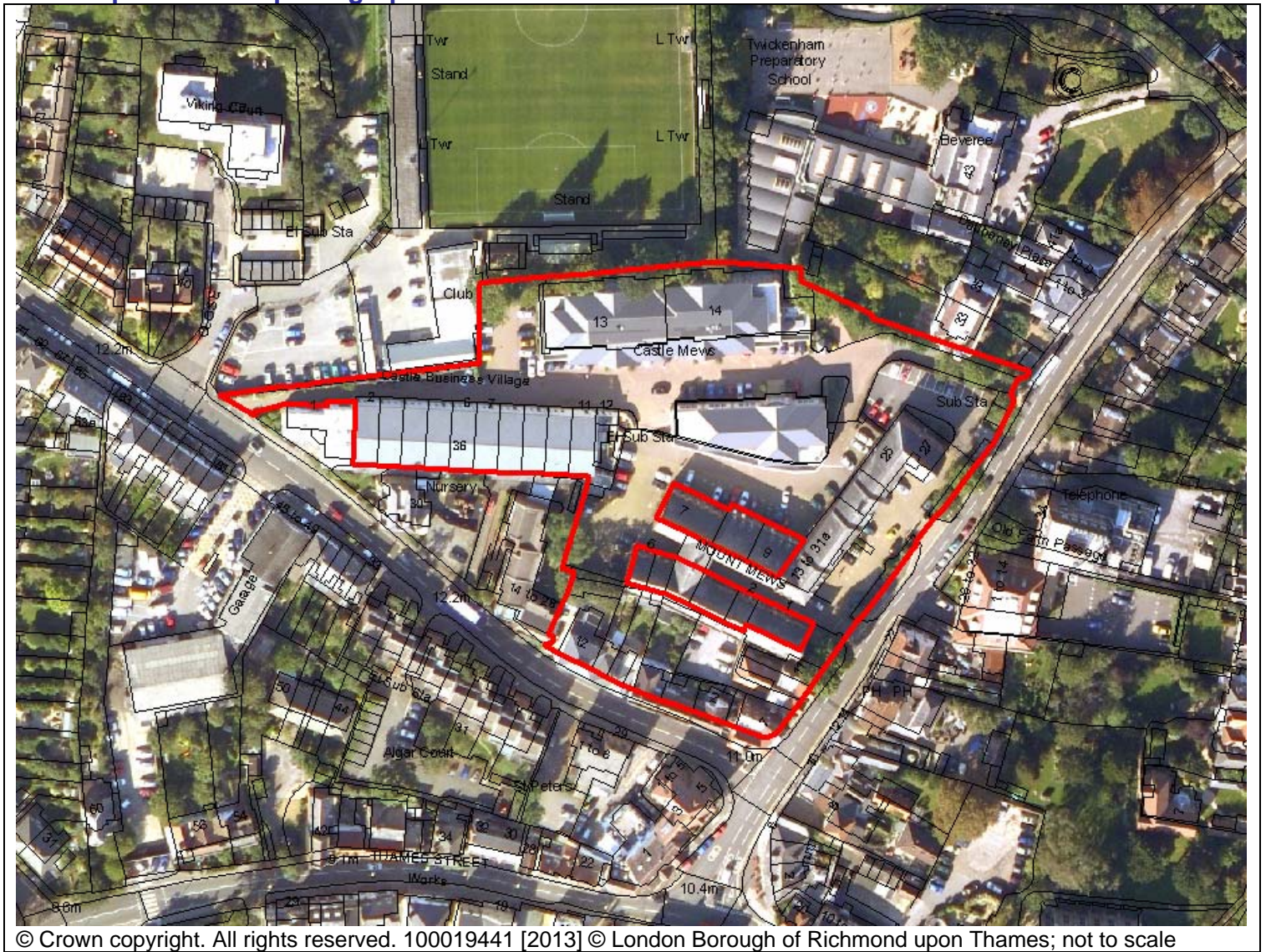
Proposal
Designate as key employment site

SITE ASSESSMENT

Site details

Site Name	Castle Business Village, Castle Mews, Mount Mews and 13-25 High Street
Site No.	HA 8
Site address / location	Castle Business Village, Castle Mews, Station Road, Hampton; 1-9 Mount Mews and 13-25 High Street, Hampton
Description of site	15 business units on Castle Mews site. Ground floor of 13-25 High Street and Mount Mews are B1 offices.
Date of site visit	
Grid reference	X: 513595; Y: 169622
Site area	11,060 sqm
Site proposed by	officers
Ownership (if known)	MM Cox (part)

Site map with aerial photograph



Land use details

Existing use and	commercial and offices
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buildings	
Is the site vacant?	Yes <input type="checkbox"/> No <input checked="" type="checkbox"/>
Is the site derelict?	Yes <input type="checkbox"/> No <input checked="" type="checkbox"/>
Occupancy rate	<input checked="" type="checkbox"/> occupied <input type="checkbox"/> under-occupied <input type="checkbox"/> un-occupied
Other comments	

Site history

Planning application history	<p>Castle Business Village 13/3507/P3JPA Prior Approval Approved 26/11/2013 Proposal : Conversion of Unit 1 from B1 office use to C3 residential 03/3846/COU Status : refused permission 14/04/2004 Proposal : Change Of Use From Office (b1) To Conferencing, Training And Banqueting Centre (d1). 03/2240/COU Status : withdrawn by the applicant 26/08/2004 Proposal : Change Of Use From Offices (class B1) To A Childrens Day Nursery (class D1) And Minor External Alterations. 02/1624 Status : refused permission 08/08/2002 Proposal : Erection Of 6 X 2 Bed Flats, 6 X 1 Bed Flats And Associated Parking And Landscaping 00/2585 Status : granted permission 02/11/2000 Proposal : Demolition Of Buildings. 00/2341 Status : granted permission 23/02/2001 Proposal : Demolition Of Existing Buildings And Erection Of Two Buildings Of One Two & Three Storeys For B1 Us... 99/1393 Status : granted permission 06/10/1999 Proposal : Alterations To Building 'a' In Connection With Subdivision To Form 10 B1 Units 94/0825/S191 Status : granted permission 26/04/1994 Proposal : Use Of Property As Battery Manufacturers.</p> <p>Mount Mews 1, Mount Mews 13/3548/PS192 Status : granted permission 20/11/2013 Proposal : Proposed change of use from B1 Office use to C3 Residential use (2 flats). 13/2451/P3JPA Status : Prior Approval Not Required 30/08/2013 Proposal : Proposed change of use from B1 Office use to C3 Residential use (2 flats).</p> <p>2, Mount Mews 14/0293/P3JPA, not yet decided Conversion of existing B1 offices to self-contained two bedroom residential dwelling with parking.</p> <p>5, Mount Mews 13/3604/P3JPA Status : Prior Approval Approved 05/12/2013 Proposal : Change of use of ground and first floors from B1 offices to 1 x 1 bed house. 13/2946/P3JPA Status : withdrawn by the applicant 04/10/2013 Proposal : Change of use of B1 office to c3 dwelling house (1 x 1 bed house)</p> <p>6, Mount Mews 13/4022/PS192 Status : granted permission 11/12/2013 Proposal : Change of use from office B1 office use to C3 residential use (2 bed dwelling) 13/3186/P3JPA Status : Prior Approval Approved 24/10/2013 Proposal : Change of use from office B1 office use to C3 residential use (2 bed dwelling)</p>
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	<p>7, Mount Mews 13/4805/PS192 Status : granted permission 27/01/2014 Proposal : Change of use from B1 office use to C3 residential use (4 self contained residential units) followi...</p> <p>13/3651/P3JPA Status : Prior Approval Approved 03/12/2013 Proposal : Change of use from office (B1) to 4 residential units.</p> <p>8, Mount Mews 14/0192/PS192 Status : In Progress Proposal : Change of use from B1 office use to C3 residential use (2 x 2 bed flats) following prior approval</p> <p>13/4225/P3JPA Status : Prior Approval Approved 07/01/2014 Proposal : Change of use from B1 office use to C3 residential use (2 x 2 bed flats)</p> <p>9, Mount Mews 13/4337/P3JPA Change of use of B1 office to C3 residential (4 x 1 bed units)</p> <p>13, High Street 13/4224/PS192 Status : granted permission 07/01/2014 Proposal : Change of use from B1 office use to C3 residential (2 bed dwelling) - (following prior approval 13/... 13/3187/P3JPA Status : Prior Approval Approved 28/10/2013 Proposal : Change of use from B1 office use to C3 residential (2 bed dwelling) 89/1893/FUL Change of use to offices</p>
Section 106	

Constraint and opportunities – Land uses

Constraint/opportunity		Commentary
UDP/LDF site	Yes <input type="checkbox"/> No <input checked="" type="checkbox"/>	
Public Open Space	Yes <input type="checkbox"/> No <input checked="" type="checkbox"/>	
Public Open Space Deficient	Yes <input type="checkbox"/> No <input checked="" type="checkbox"/>	
Other Open Land of Townscape Importance	Yes <input type="checkbox"/> No <input type="checkbox"/>	
River Thames Policy Area	Yes <input type="checkbox"/> No <input checked="" type="checkbox"/>	
River Crane Opportunity Area	Yes <input type="checkbox"/> No <input checked="" type="checkbox"/>	
Potentially contaminated land	Yes <input checked="" type="checkbox"/> No <input type="checkbox"/>	
Area of relative disadvantage	Yes <input type="checkbox"/> No <input checked="" type="checkbox"/>	
Public Rights of Way	Yes <input type="checkbox"/> No <input type="checkbox"/>	
Other, e.g pylons	Yes <input type="checkbox"/> No <input type="checkbox"/>	

Constraint and opportunities – Key services and accessibility

Constraint/opportunity		Commentary
Employment use	Yes <input checked="" type="checkbox"/> No <input type="checkbox"/>	
Town Centre Boundary	Yes <input type="checkbox"/> No <input checked="" type="checkbox"/>	
Area of Mixed Use	Yes <input type="checkbox"/> No <input checked="" type="checkbox"/>	
Key shopping frontage	Yes <input type="checkbox"/> No <input checked="" type="checkbox"/>	
Secondary shopping frontage	Yes <input type="checkbox"/> No <input checked="" type="checkbox"/>	
Frontage/area subject to specific restrictions	Yes <input type="checkbox"/> No <input checked="" type="checkbox"/>	
PTAL Level	Level 2	poor
Within 400 metres ⁺ to an Area of Mixed Use	Yes <input checked="" type="checkbox"/> No <input type="checkbox"/>	Hampton - Thames Street, Hampton - Oldfield Road, Hampton - Station Road
Within 400 metres ⁺ to a main Town Centre	Yes <input type="checkbox"/> No <input checked="" type="checkbox"/>	
Within 1 km of a primary school*	Yes <input checked="" type="checkbox"/> No <input type="checkbox"/>	Hampton Infant School, Hampton Junior School, Carlisle Infant School
Within 3 km of a secondary school*	Yes <input checked="" type="checkbox"/> No <input type="checkbox"/>	Hampton Academy
Within 1 km of a GP surgery	Yes <input checked="" type="checkbox"/> No <input type="checkbox"/>	Hampton Medical Centre, Bhatia Broad Lane
Any access constraints	Yes <input type="checkbox"/> No <input checked="" type="checkbox"/>	

Constraint and opportunities – Environmental designations

Constraint/opportunity		Commentary
Flood zone and 20m EA buffer zone to rivers	1 <input checked="" type="checkbox"/> 2 <input type="checkbox"/> 3a <input type="checkbox"/> 3b <input type="checkbox"/>	
Metropolitan Open Land	Yes <input type="checkbox"/> No <input checked="" type="checkbox"/>	
Green Belt / Major Developed Site in GB	Yes <input type="checkbox"/> No <input checked="" type="checkbox"/>	
Historic Parks & Gardens	Yes <input type="checkbox"/> No <input checked="" type="checkbox"/>	
Tree Preservation Orders	Yes <input checked="" type="checkbox"/> No <input type="checkbox"/>	
SSSI	Yes <input type="checkbox"/> No <input checked="" type="checkbox"/>	
Other Site of Nature Importance	Yes <input type="checkbox"/> No <input checked="" type="checkbox"/>	

⁺ as the crow flies

⁺ as the crow flies

* Excluding private schools, free schools etc.

Conservation Area	Yes <input checked="" type="checkbox"/> No <input type="checkbox"/>	
Listed Building(s)	Yes <input type="checkbox"/> No <input checked="" type="checkbox"/>	
Building(s) of Townscape Merit	Yes <input type="checkbox"/> No <input checked="" type="checkbox"/>	
Archaeological Priority Area	Yes <input checked="" type="checkbox"/> No <input type="checkbox"/>	

Surrounding land

Surrounding land uses	Football club and pitch, residential, children's nursery , preparatory school, Main roads
Relevant surrounding designations	
Commentary on relationship with nearby and other proposal sites	Concentration of various business uses in adjoining sites with associated parking spaces.

Summary and Overview

Summary of assessment:
Adjoining business parks on corner plot between 2 main roads Article Four proposed
Information from Sustainability Appraisal:
The site comprises a variety of relatively modern purpose built offices of various sizes. Retaining them through designation would be considered largely neutral, but it is very positive in terms of contributing to the local economy, supplying a variety of office and business units in a suitable location and providing jobs.
Council's preferred use and justification (pre-publication):
Proposal Designate as key employment site
Proposal for publication:
Proposal Designate as key employment site (Alter boundary to exclude Unit 1, 36 Station Road, Hampton)

SITE ASSESSMENT

Site details

Site Name	Hampton Traffic Unit
Site No.	HA 9
Site address / location	Hampton Traffic Unit, 60-68 Station Road, Hampton, Middlesex, TW12 2AX
Description of site	Office and car park for police vehicles
Date of site visit	
Grid reference	X: 513757; Y: 169715
Site area	2,844 sqm
Site proposed by	Mayor's Office for Policing and Crime
Ownership (if known)	Metropolitan Police

Site map with aerial photograph



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Land use details

Existing use and buildings	Office and car park for police vehicles	
Is the site vacant?	Yes <input type="checkbox"/>	No <input type="checkbox"/>
Is the site derelict?	Yes <input type="checkbox"/>	No <input checked="" type="checkbox"/>
Occupancy rate	<input type="checkbox"/> occupied <input type="checkbox"/> under-occupied <input type="checkbox"/> un-occupied	
Other comments		

Site history

Planning application history	97/0150, granted, electronic sliding gate 08/1853, granted, erection of fence/railings to perimeter wall
Section 106	

Constraint and opportunities – Land uses

Constraint/opportunity		Commentary
UDP/LDF site	Yes <input type="checkbox"/> No <input checked="" type="checkbox"/>	
Public Open Space	Yes <input type="checkbox"/> No <input checked="" type="checkbox"/>	Adjoins Public Open Sapce (to North)
Public Open Space Deficient	Yes <input type="checkbox"/> No <input checked="" type="checkbox"/>	
Other Open Land of Townscape Importance	Yes <input type="checkbox"/> No <input checked="" type="checkbox"/>	Adjoins OOLTI (to North)
River Thames Policy Area	Yes <input type="checkbox"/> No <input checked="" type="checkbox"/>	
River Crane Opportunity Area	Yes <input type="checkbox"/> No <input checked="" type="checkbox"/>	
Potentially contaminated land	Yes <input type="checkbox"/> No <input checked="" type="checkbox"/>	
Area of relative disadvantage	Yes <input type="checkbox"/> No <input checked="" type="checkbox"/>	
Public Rights of Way	Yes <input type="checkbox"/> No <input checked="" type="checkbox"/>	
Other, e.g pylons	Yes <input type="checkbox"/> No <input checked="" type="checkbox"/>	

Constraint and opportunities – Key services and accessibility

Constraint/opportunity		Commentary
Employment use	Yes <input checked="" type="checkbox"/> No <input type="checkbox"/>	
Town Centre Boundary	Yes <input type="checkbox"/> No <input checked="" type="checkbox"/>	
Area of Mixed Use	Yes <input checked="" type="checkbox"/> No <input type="checkbox"/>	Station Road AMU
Key shopping frontage	Yes <input type="checkbox"/> No <input checked="" type="checkbox"/>	
Secondary shopping frontage	Yes <input type="checkbox"/> No <input checked="" type="checkbox"/>	

Frontage/area subject to specific restrictions	Yes <input type="checkbox"/> No <input checked="" type="checkbox"/>	
PTAL Level	Level	2
Within 400 metres ⁺ to an Area of Mixed Use	Yes <input checked="" type="checkbox"/> No <input type="checkbox"/>	Hampton - Station Road, Hampton - Wensleydale Road, Hampton - Thames Street, Hampton - Oldfield Road
Within 400 metres ⁺ to a main Town Centre	Yes <input type="checkbox"/> No <input checked="" type="checkbox"/>	
Within 1 km of a primary school*	Yes <input checked="" type="checkbox"/> No <input type="checkbox"/>	Hampton Infant School, Hampton Junior School, Carlisle Infant School
Within 3 km of a secondary school*	Yes <input checked="" type="checkbox"/> No <input type="checkbox"/>	Hampton Academy
Within 1 km of a GP surgery	Yes <input checked="" type="checkbox"/> No <input type="checkbox"/>	Hampton Medical Centre, Bhatia Broad Lane
Any access constraints	Yes <input type="checkbox"/> No <input checked="" type="checkbox"/>	

Constraint and opportunities – Environmental designations

Constraint/opportunity		Commentary
Flood zone and 20m EA buffer zone to rivers	1 <input checked="" type="checkbox"/> 2 <input type="checkbox"/> 3a <input type="checkbox"/> 3b <input type="checkbox"/>	
Metropolitan Open Land	Yes <input type="checkbox"/> No <input checked="" type="checkbox"/>	
Green Belt / Major Developed Site in GB	Yes <input type="checkbox"/> No <input checked="" type="checkbox"/>	
Historic Parks & Gardens	Yes <input type="checkbox"/> No <input checked="" type="checkbox"/>	
Tree Preservation Orders	Yes <input type="checkbox"/> No <input checked="" type="checkbox"/>	
SSSI	Yes <input type="checkbox"/> No <input checked="" type="checkbox"/>	
Other Site of Nature Importance	Yes <input type="checkbox"/> No <input checked="" type="checkbox"/>	Part of land to North is so designated
Conservation Area	Yes <input checked="" type="checkbox"/> No <input type="checkbox"/>	Hampton Village
Listed Building(s)	Yes <input type="checkbox"/> No <input checked="" type="checkbox"/>	
Building(s) of Townscape Merit	Yes <input checked="" type="checkbox"/> No <input type="checkbox"/>	
Archaeological Priority Area	Yes <input type="checkbox"/> No <input checked="" type="checkbox"/>	

Surrounding land

Surrounding land uses	Site is within the village centre. To North is Beveree Sports Ground, to west and south (opposite) are shops and to east is residential.
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⁺ as the crow flies

⁺ as the crow flies

* Excluding private schools, free schools etc.

Relevant surrounding designations	Beveree Sports Ground is all OOLTI, part POS and part Other Site of Nature Importance. To west is key shopping frontage, opposite are shops which are not designated and to East is a row of single storey BTMs behind a high wall.
Commentary on relationship with nearby and other proposal sites	The proximity of the POS to rear of site provides an opportunity to link this site to the POS and Station Avenue.

Summary and Overview

Summary of assessment:
BTM status will constrain future uses. Suggest that the buildings to rear are either removed as BTM or it is made clear that these can be redeveloped. The building on the front should be retained. The exact area which could be redeveloped to be determined following a site visit. A residential scheme with affordable housing and parking in line with policy would be appropriate with a pedestrian link through the site between Station Avenue and Beveree Sports Ground.
Information from Sustainability Appraisal:
Council's preferred use and justification (pre-publication):
Not applicable
Proposal for publication:
<p>Proposal</p> <p>Residential use, including affordable units.</p> <p>Justification</p> <p>If site becomes surplus, re-use of building fronting Station Avenue and redevelopment of rear area for residential use, including affordable housing. The creation of a pedestrian link through the site between Station Avenue and Beveree Sports Ground. The Building of Townscape Merit on the Station Avenue frontage to be retained. The exact area to rear which could be demolished to be determined following a site visit..</p>
Any other comments:

SITE ASSESSMENT

Site details

Site Name	Hampton Delivery Office
Site No.	HA 10
Site address / location	Hampton Delivery Office, Rosehill, Hampton, TW12 2AA
Description of site	Postal delivery office in residential street
Date of site visit	
Grid reference	X: 513442; Y: 169650
Site area	1,171 sqm
Site proposed by	Royal Mail Group Ltd
Ownership (if known)	Royal Mail Group Ltd

Site map with aerial photograph



Land use details

Existing use and buildings	Postal sorting office
Is the site vacant?	Yes <input type="checkbox"/>

	No <input checked="" type="checkbox"/>	
Is the site derelict?	Yes <input type="checkbox"/> No <input checked="" type="checkbox"/>	
Occupancy rate	<input checked="" type="checkbox"/> occupied	<input type="checkbox"/> under-occupied <input type="checkbox"/> un-occupied
Other comments		

Site history

Planning application history	89/1964, granted 11/89, two storey extension to sorting hall 89/0793, granted, alterations to front elevation 04/2687 and 04/2686, withdrawn, demolition and erection of 9, 2, 3 and 4 bed flats and parking 03/T0801 - granted, removal of holm oak.
Section 106	

Constraint and opportunities – Land uses

Constraint/opportunity		Commentary
UDP/LDF site	Yes <input type="checkbox"/> No <input checked="" type="checkbox"/>	
Public Open Space	Yes <input type="checkbox"/> No <input checked="" type="checkbox"/>	
Public Open Space Deficient	Yes <input type="checkbox"/> No <input checked="" type="checkbox"/>	
Other Open Land of Townscape Importance	Yes <input type="checkbox"/> No <input checked="" type="checkbox"/>	
River Thames Policy Area	Yes <input type="checkbox"/> No <input checked="" type="checkbox"/>	
River Crane Opportunity Area	Yes <input type="checkbox"/> No <input checked="" type="checkbox"/>	
Potentially contaminated land	Yes <input type="checkbox"/> No <input checked="" type="checkbox"/>	
Area of relative disadvantage	Yes <input type="checkbox"/> No <input checked="" type="checkbox"/>	
Public Rights of Way	Yes <input type="checkbox"/> No <input checked="" type="checkbox"/>	
Other, e.g pylons	Yes <input type="checkbox"/> No <input checked="" type="checkbox"/>	

Constraint and opportunities – Key services and accessibility

Constraint/opportunity		Commentary
Employment use	Yes <input checked="" type="checkbox"/> No <input type="checkbox"/>	
Town Centre Boundary	Yes <input type="checkbox"/> No <input checked="" type="checkbox"/>	
Area of Mixed Use	Yes <input type="checkbox"/> No <input checked="" type="checkbox"/>	
Key shopping frontage	Yes <input type="checkbox"/> No <input checked="" type="checkbox"/>	
Secondary shopping frontage	Yes <input type="checkbox"/> No <input checked="" type="checkbox"/>	

Frontage/area subject to specific restrictions	Yes <input type="checkbox"/> No <input checked="" type="checkbox"/>	
PTAL Level	Level	1a
Within 400 metres ⁺ to an Area of Mixed Use	Yes <input checked="" type="checkbox"/> No <input type="checkbox"/>	Hampton - Station Road, Hampton - Wensleydale Road, Hampton - Thames Street, Hampton - Oldfield Road
Within 400 metres ⁺ to a main Town Centre	Yes <input type="checkbox"/> No <input checked="" type="checkbox"/>	
Within 1 km of a primary school*	Yes <input checked="" type="checkbox"/> No <input type="checkbox"/>	Hampton Infant School, Hampton Junior School, Carlisle Infant School
Within 3 km of a secondary school*	Yes <input checked="" type="checkbox"/> No <input type="checkbox"/>	Hampton Academy
Within 1 km of a GP surgery	Yes <input checked="" type="checkbox"/> No <input type="checkbox"/>	Hampton Medical Centre, Bhatia Broad Lane
Any access constraints	Yes <input type="checkbox"/> No <input checked="" type="checkbox"/>	

Constraint and opportunities – Environmental designations

Constraint/opportunity		Commentary
Flood zone and 20m EA buffer zone to rivers	1 <input checked="" type="checkbox"/> 2 <input type="checkbox"/> 3a <input type="checkbox"/> 3b <input type="checkbox"/>	
Metropolitan Open Land	Yes <input type="checkbox"/> No <input checked="" type="checkbox"/>	
Green Belt / Major Developed Site in GB	Yes <input type="checkbox"/> No <input checked="" type="checkbox"/>	
Historic Parks & Gardens	Yes <input type="checkbox"/> No <input checked="" type="checkbox"/>	
Tree Preservation Orders	Yes <input type="checkbox"/> No <input checked="" type="checkbox"/>	
SSSI	Yes <input type="checkbox"/> No <input checked="" type="checkbox"/>	
Other Site of Nature Importance	Yes <input type="checkbox"/> No <input type="checkbox"/>	
Conservation Area	Yes <input checked="" type="checkbox"/> No <input type="checkbox"/>	Hampton Village
Listed Building(s)	Yes <input type="checkbox"/> No <input checked="" type="checkbox"/>	
Building(s) of Townscape Merit	Yes <input type="checkbox"/> No <input checked="" type="checkbox"/>	
Archaeological Priority Area	Yes <input type="checkbox"/> No <input checked="" type="checkbox"/>	

Surrounding land

Surrounding land uses	Residential
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⁺ as the crow flies

⁺ as the crow flies

* Excluding private schools, free schools etc.

Relevant surrounding designations	none
Commentary on relationship with nearby and other proposal sites	mainly a residential area

Summary and Overview

Summary of assessment:

A residential use would be compatible with the surrounding uses on this relatively small site

Information from Sustainability Appraisal:

Council's preferred use and justification (pre-publication):

Not applicable

Proposal for publication:

Proposal

Residential, including affordable units.

Justification

If site becomes surplus, redevelopment for residential use, including affordable units designed to complement the surrounding residential area.

Any other comments: