

## SITE ASSESSMENT

### Site details

Site Name	Harlequin RFC
Site No.	TW8
Site address / location	Harlequin RFC, Stoop Memorial Ground, Craneford Way, Twickenham
Description of site	Rugby Football Ground and gym/health club
Date of site visit	31/5/2013
Grid reference	X: 515151; Y: 173698
Site area	46,083 sqm
Site proposed by	Officers
Ownership (if known)	Harlequins Rugby Club

### Site map with aerial photograph



© Crown copyright. All rights reserved. 100019441 [2013] © London Borough of Richmond upon Thames; not to scale

**Land use details**

Existing use and buildings	Rugby Football Ground, car parking and health club	
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	Number of car parks to north of stadium and private Harlequins parking on Langhorn Drive to rear.	

**Site history**

Planning application history	<p>12/1920/FUL – not yet determined Permanent Retention Of Stand At The Southern End Of The Stadium (Previously Granted Temporary Permission Under 09/1872/FUL) With An Increased Capacity From 4,100 To 4,533 Spectators And Ancillary Facilities Beneath.</p> <p>12/0548/FUL Temporary change of use of the rugby pitch, north of the main college buildings, adjacent to the A316, to a temporary campsite with associated parking, toilet and shower facilities for the duration of the Olympic Games 2012: 25th July 2012 until 13th August 2012.</p> <p>09/1682/FUL Use Of Land For Siting Of Corporate Hospitality Tents For A Temporary Period Of Five Years.</p> <p>09/0400/FUL The erection of a prefabricated modular building for the use of teaching within the college. The building comprises of 2 Classrooms, 2 stores and an entrance lobby.</p>
Section 106	

**Constraint and opportunities – Land uses**

Constraint/opportunity		Commentary
<a href="#">UDP/LDF site</a>	Yes <input checked="" type="checkbox"/> No <input type="checkbox"/>	T28 Stoop Memorial Ground T14 Craneford Way Depot
<a href="#">Public Open Space</a>	Yes <input checked="" type="checkbox"/> No <input type="checkbox"/>	
<a href="#">Public Open Space Deficient</a>	Yes <input type="checkbox"/> No <input checked="" type="checkbox"/>	
<a href="#">Other Open Land of Townscape Importance</a>	Yes <input checked="" type="checkbox"/> No <input type="checkbox"/>	
<a href="#">River Thames Policy Area</a>	Yes <input type="checkbox"/> No <input checked="" type="checkbox"/>	
<a href="#">River Crane Opportunity Area</a>	Yes <input checked="" type="checkbox"/> No <input type="checkbox"/>	
Potentially contaminated land	Yes <input checked="" type="checkbox"/> No <input type="checkbox"/>	
<a href="#">Area of relative disadvantage</a>	Yes <input type="checkbox"/> No <input checked="" type="checkbox"/>	
Public Rights of Way	Yes <input checked="" 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
<a href="#">Employment use</a>	Yes <input type="checkbox"/> No <input checked="" type="checkbox"/>	
<a href="#">Town Centre Boundary</a>	Yes <input type="checkbox"/> No <input checked="" type="checkbox"/>	
<a href="#">Area of Mixed Use</a>	Yes <input type="checkbox"/> No <input checked="" type="checkbox"/>	
<a href="#">Key shopping frontage</a>	Yes <input type="checkbox"/> No <input checked="" type="checkbox"/>	
<a href="#">Secondary shopping frontage</a>	Yes <input type="checkbox"/> No <input checked="" type="checkbox"/>	
<a href="#">Frontage/area subject to specific restrictions</a>	Yes <input type="checkbox"/> No <input checked="" type="checkbox"/>	
<a href="#">PTAL Level</a>	Level 1a/1b	very poor
Within 400 metres <sup>+</sup> to an Area of Mixed Use	Yes <input type="checkbox"/> No <input checked="" type="checkbox"/>	
Within 400 metres <sup>+</sup> to a main Town Centre	Yes <input type="checkbox"/> No <input checked="" type="checkbox"/>	
<a href="#">Within 1 km of a primary school*</a>	Yes <input checked="" type="checkbox"/> No <input type="checkbox"/>	Archdeacon Cambridges CE Primary School, Trafalgar Infant School, Trafalgar Junior School, Chase Bridge Primary School
<a href="#">Within 3 km of a secondary school*</a>	Yes <input checked="" type="checkbox"/> No <input type="checkbox"/>	Orleans Park School, Waldegrave School, Hampton Community College, Whitton School, Grey Court School
<a href="#">Within 1 km of a GP surgery</a>	Yes <input checked="" type="checkbox"/> No <input type="checkbox"/>	Jubilee Avenue Surgery
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 x <input type="checkbox"/> 2 <input type="checkbox"/> 3a <input type="checkbox"/> 3b <input type="checkbox"/>	
<a href="#">Metropolitan Open Land</a>	Yes <input type="checkbox"/> No <input checked="" type="checkbox"/>	
<a href="#">Green Belt / Major Developed Site in GB</a>	Yes <input type="checkbox"/> No <input checked="" type="checkbox"/>	
<a href="#">Historic Parks &amp; Gardens</a>	Yes <input type="checkbox"/> No <input checked="" type="checkbox"/>	
Tree Preservation Orders	Yes <input type="checkbox"/> No <input checked="" type="checkbox"/>	
<a href="#">SSSI</a>	Yes <input type="checkbox"/> No <input checked="" type="checkbox"/>	

---

<sup>+</sup> as the crow flies

<sup>+</sup> as the crow flies

\* Excluding private schools, free schools etc.

<a href="#">Other Site of Nature Importance</a>	Yes <input type="checkbox"/> No <input checked="" type="checkbox"/>	
<a href="#">Conservation Area</a>	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	Cannons Sports Club (Renamed) Nuffield Health Housing at Challenge Court , Langhorne Drive Rosebine Car park =RFU Council Depot
<a href="#">Relevant surrounding designations</a>	Archaeology priority area next door at Depot. OSNI runs alongside
Commentary on relationship with nearby and other proposal sites	on the route to the Council Depot .

### Summary and Overview

<b>Summary of assessment</b>
Modern all seater stadium with rugby pitch. Venue for conferences and events. Some on site catering stands and a club shop. Next to A316 . Access via A316 heading west . Pedestrian access in Craneford Way. Used by London Broncos as well as Harlequins rugby union club . Next to Richmond College; Community sports building and pitch on college site . public car parking to front of stadium.
<b>Information from Sustainability Appraisal:</b>
Option B is likely to be more sustainable than alternative Option C as additional residential development would have impacts on the strategic road network and could lead to over-development of the site, subject to the level of development
<b>Council's preferred use and justification (pre-publication):</b>
Proposal Continued use as a sports ground with associated facilities including new north stand, indoor leisure, hotel or business uses Justification Consolidation of existing use , improvements to facilities taking into account effect on nearby residents. Potential for indoor leisure, hotel or business uses (or combination). Proposals should take a comprehensive approach, taking into account proposals for Richmond upon Thames College site. Any further development on this site or other sites served by Langhorn Drive is likely to require the provision of a signalised junction between Langhorn Drive and the A316, subject to TfL approval.

**Proposal for publication:**

## Proposal

Continued use as a sports ground with associated facilities including new north stand, indoor leisure, hotel or business uses

## Justification

Consolidation of existing use , improvements to facilities taking into account effect on nearby residents and preserve the setting and character of the Rosecroft Conservation Area. Potential for indoor leisure, hotel or business uses (or combination). Proposals should take a comprehensive approach, taking into account proposals for Richmond upon Thames College site. Any further development on this site or other sites served by Langhorn Drive is likely to require the provision of a signalised junction between Langhorn Drive and the A316, subject to TfL approval.

### SITE ASSESSMENT

#### Site details

Site Name	Twickenham Central Depot
Site No.	TW 9
Site address / location	Twickenham Central Depot, Langhorn Drive, Twickenham
Description of site	Council depot and waste handling facility
Date of site visit	31/5/2013
Grid reference	X: 515168; Y: 173490
Site area	33,900 sqm
Site proposed by	Officers
Ownership (if known)	LBRuT

#### Site map with aerial photograph



© Crown copyright. All rights reserved. 100019441 [2013] © London Borough of Richmond upon Thames; not to scale

#### Land use details

Existing use and	Council Depot and store . Parking for refuse vehicles and for council buses and gritters.
------------------	---

buildings	outside storage . Waste management /handling	
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	Identified in WLWP. and London Plan as waste management site.	

### Site history

Planning application history	99/2377 Temporary Permission For Portacabins Relocated Within The Depot 95/2766/FUL Renewal Of Planning Permission 89/1503 Dated 16.10.89 For The Continued Use Of Social Services Temporary Demountable Building Employed As A Workshop To Repair And Store Disabled Aids
Section 106	

### Constraint and opportunities – Land uses

Constraint/opportunity		Commentary
<a href="#">UDP/LDF site</a>	Yes <input checked="" type="checkbox"/> No <input type="checkbox"/>	T14 Cranford Way Depot in UDP. Is next door to T28 the Stoop Memorial Rugby Ground
<a href="#">Public Open Space</a>	Yes <input type="checkbox"/> No <input checked="" type="checkbox"/>	
<a href="#">Public Open Space Deficient</a>	Yes <input type="checkbox"/> No <input checked="" type="checkbox"/>	
<a href="#">Other Open Land of Townscape Importance</a>	Yes <input type="checkbox"/> No <input checked="" type="checkbox"/>	
<a href="#">River Thames Policy Area</a>	Yes <input type="checkbox"/> No <input checked="" type="checkbox"/>	
<a href="#">River Crane Opportunity Area</a>	Yes <input checked="" type="checkbox"/> No <input type="checkbox"/>	
Potentially contaminated land	Yes <input checked="" type="checkbox"/> No <input type="checkbox"/>	
<a href="#">Area of relative disadvantage</a>	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
<a href="#">Employment use</a>	Yes <input checked="" type="checkbox"/> No <input type="checkbox"/>	Number of waste related jobs
<a href="#">Town Centre Boundary</a>	Yes <input type="checkbox"/> No <input checked="" type="checkbox"/>	
<a href="#">Area of Mixed Use</a>	Yes <input type="checkbox"/> No <input checked="" type="checkbox"/>	
<a href="#">Key shopping frontage</a>	Yes <input type="checkbox"/> No <input checked="" type="checkbox"/>	

<a href="#">Secondary shopping frontage</a>	Yes <input type="checkbox"/> No <input checked="" type="checkbox"/>	
<a href="#">Frontage/area subject to specific restrictions</a>	Yes <input type="checkbox"/> No <input checked="" type="checkbox"/>	
<a href="#">PTAL Level</a>	Level 1a	very poor
Within 400 metres <sup>+</sup> to an Area of Mixed Use	Yes <input checked="" type="checkbox"/> No <input type="checkbox"/>	Twickenham Green AMU
Within 400 metres <sup>+</sup> to a main Town Centre	Yes <input type="checkbox"/> No <input checked="" type="checkbox"/>	
<a href="#">Within 1 km of a primary school*</a>	Yes <input checked="" type="checkbox"/> No <input type="checkbox"/>	Archdeacon Cambridges CE Primary School, Trafalgar Infant School, Trafalgar Junior School, Chase Bridge Primary School
<a href="#">Within 3 km of a secondary school*</a>	Yes <input checked="" type="checkbox"/> No <input type="checkbox"/>	Orleans Park School, Waldegrave School, Hampton Community College, Whitton School, Grey Court School
<a href="#">Within 1 km of a GP surgery</a>	Yes <input checked="" type="checkbox"/> No <input type="checkbox"/>	Jubilee Avenue Surgery
Any access constraints	Yes <input type="checkbox"/> No <input type="checkbox"/>	possibly

### Constraint and opportunities – Environmental designations

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

### Surrounding land

<sup>+</sup> as the crow flies

<sup>+</sup> as the crow flies

\* Excluding private schools, free schools etc.



Surrounding land uses	Rugby club, playing fields and public open space, housing, railway line runs to south of site.
<a href="#">Relevant surrounding designations</a>	Next to MOL to south and east; Conservation Area and Proposed area for tree planting to West; College OOLTI and POS to NE
Commentary on relationship with nearby and other proposal sites	New flats built at Rugby Ground at north east of boundary of site. Separated by roadway with trees and pedestrian access, The Stoop stadium is due north of the depot.

## Summary and Overview

### Summary of assessment

Active depot and open storage area with some waste handling potential intensification of uses on the site. Next to Craneford park. Access from north Langhorn Drive, though is also gate on Craneford Way.

### Information from Sustainability Appraisal:

Option chosen is considered to be more sustainable as it would make better use of the site by allowing for a new sports hall/leisure and other compatible ancillary education facilities and/or affordable units or small business units whilst at the same time safeguarding and intensifying an important depot/storage area and waste management/recycling centre

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

#### Proposal

Council Depot facilities and continued waste management. Use of part of the site for, sports hall/leisure or other ancillary education facilities or limited residential, including affordable units or small business units

#### Justification

To improve and rationalise the Council's existing depot facilities, and repositioning, intensification and improvement of the waste and recycling facilities. Possible development if surplus space of leisure /sports facilities or other ancillary education facilities to be used in conjunction with nearby educational facilities. In the event that sports hall/leisure uses are not proposed, limited residential use, including affordable or small business units, may be considered. Any new uses to be subject to compatibility with ongoing waste treatment. Pump house to be retained in any new scheme and improvement and extension of the public open space adjoining the Duke of Northumberland River and the backdrop to the Craneford Way playing fields.

Any intensification of uses is likely to require the provision of a signalised junction between Langhorn Drive and the A316, subject to TfL approval. Vehicular access from Craneford Way should be kept to a minimum.

### Proposal for publication:

#### Proposal

Council Depot facilities and continued waste management. Use of part of the site for, sports hall/leisure or other ancillary education facilities or limited residential, including affordable units or small business units

#### Justification

To improve and rationalise the Council's existing depot facilities, and repositioning, intensification and improvement of the waste and recycling facilities. Possible development if surplus space of leisure /sports facilities or other ancillary education facilities to be used in conjunction with nearby educational facilities. In the event that sports hall/leisure uses are not proposed, limited residential use, including

affordable or small business units, may be considered. Any new uses to be subject to compatibility with ongoing waste treatment. Pump house to be retained in any new scheme and improvement and extension of the public open space adjoining the Duke of Northumberland River and the backdrop to the Craneford Way playing fields and preserve the setting and character of the Rosecroft Conservation Area.

Any intensification of uses is likely to require the provision of a signalised junction between Langhorn Drive and the A316, subject to TfL approval. Vehicular access from Craneford Way should be kept to a minimum.

### SITE ASSESSMENT

#### Site details

Site Name	Richmond upon Thames College
Site No.	TW10
Site address / location	Egerton Road, Twickenham
Description of site	College, playing field and car park.
Date of site visit	31/5/2013
Grid reference	X: 515356; Y: 173817
Site area	59,158 sqm
Site proposed by	UDP site T29
Ownership (if known)	LBRuT

#### Site map with aerial photograph



© Crown copyright. All rights reserved. 100019441 [2013] © London Borough of Richmond upon Thames; not to scale

**Land use details**

Existing use and buildings	College, playing field 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 checked="" type="checkbox"/> occupied <input type="checkbox"/> under-occupied <input type="checkbox"/> un-occupied	
Other comments		

**Site history**

Planning application history	<p>The erection of a prefabricated modular building for the use of teaching within the college. The building comprises of 2 Classrooms, 2 stores and an entrance lobby [Removal of steps and replacement with an extra ramp for easier access to the existing building].granted 09/0400/NMA</p> <p>Temporary change of use of the rugby pitch, north of the main college buildings, adjacent to the A316, to a temporary campsite with associated parking, toilet and shower facilities for the duration of the Olympic Games 2012: 25th July 2012 until 13th August 2012. 12/0548/FUL</p>
Section 106	

**Constraint and opportunities – Land uses**

Constraint/opportunity	Commentary
<a href="#">UDP/LDF site</a> Yes <input checked="" type="checkbox"/> No <input type="checkbox"/>	T29
<a href="#">Public Open Space</a> Yes <input type="checkbox"/> No <input checked="" type="checkbox"/>	
<a href="#">Public Open Space Deficient</a> Yes <input type="checkbox"/> No <input checked="" type="checkbox"/>	
<a href="#">Other Open Land of Townscape Importance</a> Yes <input type="checkbox"/> No <input checked="" type="checkbox"/>	
<a href="#">River Thames Policy Area</a> Yes <input type="checkbox"/> No <input checked="" type="checkbox"/>	
<a href="#">River Crane Opportunity Area</a> Yes <input checked="" type="checkbox"/> No <input type="checkbox"/>	
Potentially contaminated land Yes <input type="checkbox"/> No <input checked="" type="checkbox"/>	
<a href="#">Area of relative disadvantage</a> Yes <input type="checkbox"/> No <input checked="" type="checkbox"/>	
Public Rights of Way Yes <input checked="" type="checkbox"/> No <input type="checkbox"/>	There's an alleyway running along western edge of site. Also walk to community sports hall.
Other, e.g pylons Yes <input type="checkbox"/> No <input type="checkbox"/>	

**Constraint and opportunities – Key services and accessibility**

Constraint/opportunity	Commentary
<a href="#">Employment use</a> Yes <input type="checkbox"/>	

	No <input checked="" type="checkbox"/>	
<a href="#">Town Centre Boundary</a>	Yes <input type="checkbox"/> No <input checked="" type="checkbox"/>	
<a href="#">Area of Mixed Use</a>	Yes <input type="checkbox"/> No <input checked="" type="checkbox"/>	
<a href="#">Key shopping frontage</a>	Yes <input type="checkbox"/> No <input checked="" type="checkbox"/>	
<a href="#">Secondary shopping frontage</a>	Yes <input type="checkbox"/> No <input checked="" type="checkbox"/>	
<a href="#">Frontage/area subject to specific restrictions</a>	Yes <input type="checkbox"/> No <input checked="" type="checkbox"/>	
<a href="#">PTAL Level</a>	Level 2	poor
Within 400 metres <sup>+</sup> to an Area of Mixed Use	Yes <input type="checkbox"/> No <input checked="" type="checkbox"/>	
Within 400 metres <sup>+</sup> to a main Town Centre	Yes <input checked="" type="checkbox"/> No <input type="checkbox"/>	partly within 400m to Twickenham Town Centre
<a href="#">Within 1 km of a primary school*</a>	Yes <input checked="" type="checkbox"/> No <input type="checkbox"/>	Archdeacon Cambridges CE Primary School, Trafalgar Infant School, Trafalgar Junior School, Chase Bridge Primary School
<a href="#">Within 3 km of a secondary school*</a>	Yes <input checked="" type="checkbox"/> No <input type="checkbox"/>	Orleans Park School, Waldegrave School, Hampton Community College, Whitton School, Grey Court School
<a href="#">Within 1 km of a GP surgery</a>	Yes <input checked="" type="checkbox"/> No <input type="checkbox"/>	Acorn Group Practice, York Medical Practice, Jubilee Avenue Surgery, Cross Deep Surgery & 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"/>	
<a href="#">Metropolitan Open Land</a>	Yes <input type="checkbox"/> No <input checked="" type="checkbox"/>	
<a href="#">Green Belt / Major Developed Site in GB</a>	Yes <input type="checkbox"/> No <input checked="" type="checkbox"/>	
<a href="#">Historic Parks &amp; Gardens</a>	Yes <input type="checkbox"/> No <input checked="" type="checkbox"/>	
Tree Preservation Orders	Yes <input type="checkbox"/> No <input checked="" type="checkbox"/>	
<a href="#">SSSI</a>	Yes <input type="checkbox"/> No <input checked="" type="checkbox"/>	
<a href="#">Other Site of Nature Importance</a>	Yes <input type="checkbox"/> No <input checked="" type="checkbox"/>	
<a href="#">Conservation Area</a>	Yes <input type="checkbox"/> No <input checked="" type="checkbox"/>	
Listed Building(s)	Yes <input type="checkbox"/>	

<sup>+</sup> as the crow flies

<sup>+</sup> as the crow flies

\* Excluding private schools, free schools etc.

	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	Strategic route A316, sports facilities , health club and residential.
<a href="#">Relevant surrounding designations</a>	OOLTI, POS, MOL
Commentary on relationship with nearby and other proposal sites	Close to TWickenham Depot and to The Stoop Memorial Rugby ground Craneford Way playing fields has village green application. .

### Summary and Overview

#### Summary of assessment:

College and playing fields, community sports centre. Access via A316 through Egerton Road or from the Stoop. Pedestrian access off Craneford Way. Craneford Park and River Crane to south. College has more pitches to south as well . Pitch improvement underway to grass pitch on northern side of site .

#### Information from Sustainability Appraisal:

Overall, there are many positive as well as negative impacts. Provision of modern HQ offices in a prominent location should boost the local economy and provide jobs. Improvements to the educational facilities are considered positive as they increase the quality, range and accessibility of training, employment and education opportunities. There will also be some opportunity for housing. However, the loss of the playing field to the north is considered to have a negative impact depending on whether there are appropriate alternative provision or other arrangements to upgrade nearby space. Transport/travel impacts could be detrimental to the local/strategic network unless mitigated

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

##### Proposal

Redevelopment to provide a new college, offices, secondary school and special school, residential including affordable and open space

##### Justification

To provide a new College, Secondary School, Special School, Headquarters Offices and residential uses, within a comprehensive scheme. A new College building and headquarter offices fronting the A316 on the existing playing fields. New open space, including for educational establishments, private residential enabling development to fund redevelopment of College to the south of the site and affordable housing (see proposal for Teddington Studios site)

If development takes place on the College playing field south of the A316 the College's Craneford Way playing field to be upgraded. All College and School facilities to have public use reflecting the Council's dual use policy.

Access to the trunk and local road network will be addressed at the development control stage. Any vehicular

access through Heatham Estate must take account of residential amenity.

**Proposal for publication**

**Proposal**

Redevelopment to provide a new college, offices, secondary school and special school, residential including affordable and open space

**Justification**

To provide a new College, Secondary School, Special School, Offices and residential uses, within a comprehensive scheme. A new College building and headquarter offices fronting the A316 on the existing playing fields. New open space, including for educational establishments, private residential enabling development to fund redevelopment of College to the south of the site and affordable housing (see proposal for Teddington Studios site)

If development takes place on the College playing field south of the A316 the College's Craneford Way playing field to be upgraded. All College and School facilities to have public use reflecting the Council's dual use policy.

Access to the trunk and local road network will be addressed at the development control stage. Any vehicular access through Heatham Estate must take account of residential amenity.

### SITE ASSESSMENT

#### Site details

Site Name	West Twickenham Cluster; Greggs Bakery and Surroundings
Site No.	TW11
Site address / location	Greggs Bakery and Surroundings, Gould Road, Twickenham, TW2 6RT
Description of site	Mixed are including workshops, factory, offices, storage
Date of site visit	14/6/2013
Grid reference	X: 515333; Y: 173343
Site area	21,332 sqm
Site proposed by	officers
Ownership (if known)	various

#### Site map with aerial photograph



© Crown copyright. All rights reserved. 100019441 [2013] © London Borough of Richmond upon Thames; not to scale

#### Land use details



Existing use and buildings	Bakery, creative industries, offices, storage,	
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	Various sites -	

### Site history

Planning application history	Analysis of the planning application history /Section 106s is not relevant for this site because it is a Key Employment Site.
Section 106	Analysis of the planning application history /Section 106s is not relevant for this site because it is a Key Employment Site.

### Constraint and opportunities – Land uses

Constraint/opportunity		Commentary
<a href="#">UDP/LDF site</a>	Yes <input type="checkbox"/> No <input checked="" type="checkbox"/>	
<a href="#">Public Open Space</a>	Yes <input type="checkbox"/> No <input checked="" type="checkbox"/>	
<a href="#">Public Open Space Deficient</a>	Yes <input type="checkbox"/> No <input checked="" type="checkbox"/>	
<a href="#">Other Open Land of Townscape Importance</a>	Yes <input type="checkbox"/> No <input checked="" type="checkbox"/>	
<a href="#">River Thames Policy Area</a>	Yes <input type="checkbox"/> No <input checked="" type="checkbox"/>	
<a href="#">River Crane Opportunity Area</a>	Yes <input type="checkbox"/> No <input checked="" type="checkbox"/>	
Potentially contaminated land	Yes <input checked="" type="checkbox"/> No <input type="checkbox"/>	
<a href="#">Area of relative disadvantage</a>	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
<a href="#">Employment use</a>	Yes <input checked="" type="checkbox"/> No <input type="checkbox"/>	
<a href="#">Town Centre Boundary</a>	Yes <input type="checkbox"/> No <input checked="" type="checkbox"/>	
<a href="#">Area of Mixed Use</a>	Yes <input type="checkbox"/> No <input checked="" type="checkbox"/>	
<a href="#">Key shopping frontage</a>	Yes <input type="checkbox"/> No <input checked="" type="checkbox"/>	
<a href="#">Secondary shopping</a>	Yes <input type="checkbox"/>	

<a href="#">frontage</a>	No <input checked="" type="checkbox"/>	
<a href="#">Frontage/area subject to specific restrictions</a>	Yes <input type="checkbox"/> No <input checked="" type="checkbox"/>	
<a href="#">PTAL Level</a>	Level 2	poor
Within 400 metres <sup>+</sup> to an Area of Mixed Use	Yes <input checked="" type="checkbox"/> No <input type="checkbox"/>	Twickenham Green AMU
Within 400 metres <sup>+</sup> to a main Town Centre	Yes <input checked="" type="checkbox"/> No <input type="checkbox"/>	Twickenham Town Centre
<a href="#">Within 1 km of a primary school*</a>	Yes <input checked="" type="checkbox"/> No <input type="checkbox"/>	Archdaecon Cambridges CE Primary School, St Marys CE Primary School (Infant), Trafalgar Infant School, Trafalgar Junior School, Chase Bridge Primary School
<a href="#">Within 3 km of a secondary school*</a>	Yes <input checked="" type="checkbox"/> No <input type="checkbox"/>	Orleans Park School, Teddington School, Hampton Community College, Whitton School, Waldegrave School for Girls
<a href="#">Within 1 km of a GP surgery</a>	Yes <input checked="" type="checkbox"/> No <input type="checkbox"/>	Jubilee Avenue Surgery
Any access constraints	Yes x No <input type="checkbox"/>	Problems if large lorries are used on residential streets (e.g. transport, road, pedestrian – check with Chris Smith or Mary Toffi)

### 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"/>	
<a href="#">Metropolitan Open Land</a>	Yes <input type="checkbox"/> No <input checked="" type="checkbox"/>	
<a href="#">Green Belt / Major Developed Site in GB</a>	Yes <input type="checkbox"/> No <input checked="" type="checkbox"/>	
<a href="#">Historic Parks &amp; Gardens</a>	Yes <input type="checkbox"/> No <input checked="" type="checkbox"/>	
Tree Preservation Orders	Yes <input type="checkbox"/> No <input checked="" type="checkbox"/>	
<a href="#">SSSI</a>	Yes <input type="checkbox"/> No <input checked="" type="checkbox"/>	
<a href="#">Other Site of Nature Importance</a>	Yes <input type="checkbox"/> No <input checked="" type="checkbox"/>	
<a href="#">Conservation Area</a>	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 checked="" type="checkbox"/> No <input type="checkbox"/>	in Hamilton Road
Archaeological Priority Area	Yes <input checked="" type="checkbox"/> No <input type="checkbox"/>	

### Surrounding land

<sup>+</sup> as the crow flies

<sup>+</sup> as the crow flies

\* Excluding private schools, free schools etc.

Surrounding land uses	Railway line to north. Residential in streets around
<a href="#">Relevant surrounding designations</a>	River Crane Area of Opportunity to north and MOL
Commentary on relationship with nearby and other proposal sites	Crane Mews – important mews style business development.

## Summary and Overview

<p><b>Summary of assessment:</b></p> <p>Part of West Twickenham that has historically been in employment uses. Recently Crane Mews has successfully been built in former warehouse and various redevelopment schemes have taken place. Scope for reinvigoration and development for modern uses. Article Four proposed for west side of site.</p>
<p><b>Information from Sustainability Appraisal:</b></p> <p>This is an existing employment area with creative industries and a bakery. If the bakery relocates there will be land available for redevelopment for a variety of uses</p>
<p><b>Council's preferred use and justification (pre-publication):</b></p> <p><b>Proposal</b></p> <p>Mixed: comprising residential including some affordable housing, start-up and small -scale hybrid business space and/or a primary school</p> <p><b>Justification</b></p> <p>Mixed uses, retaining levels of employment for start up /creative workshops and small scale business uses. Possibly primary school on part of site. Residential to include appropriate amounts of affordable housing. Access arrangements to be carefully designed to be commensurate with the road network.</p>
<p><b>Proposal for publication:</b></p> <p><b>Proposal</b></p> <p>Mixed use scheme to include residential units, start up and small scale hybrid business space and/or primary school.</p> <p><b>Justification</b></p> <p>3.4.7 Mixed uses, retaining levels of employment for start up /creative workshops and small scale business uses. Possibly primary school on part of site. Residential to include appropriate amounts of affordable housing. Access arrangements to be carefully designed to be commensurate with the road network. Account to be taken of the proximity of the River Crane where policy CP 12 will apply. The</p>

Council will consider preparing a Site Brief at an appropriate time in partnership with the owners.

## SITE ASSESSMENT

### Site details

Site Name	Heathlands Industrial Estate
Site No.	TW12
Site address / location	Heathlands Industrial Estate, Heathlands Close, Twickenham
Description of site	10 units on industrial estate and separate office building 159 Heath Road
Date of site visit	14/6/2013
Grid reference	X: 515584; Y: 173031
Site area	6,910 sqm
Site proposed by	officer
Ownership (if known)	various

### Site map with aerial photograph



© Crown copyright. All rights reserved. 100019441 [2013] © London Borough of Richmond upon Thames; not to scale

### Land use details

Existing use and	employment,
------------------	-------------

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	Heathlands Close fully occupied with spare parking spaces. Office building partly occupied.

### Site history

Planning application history	Analysis of the planning application /Section 106's is not relevant for this site, because it is proposed to designate it as a key Employment Site.
Section 106	

### Constraint and opportunities – Land uses

Constraint/opportunity		Commentary
<a href="#">UDP/LDF site</a>	Yes <input type="checkbox"/> No <input checked="" type="checkbox"/>	
<a href="#">Public Open Space</a>	Yes <input type="checkbox"/> No <input checked="" type="checkbox"/>	
<a href="#">Public Open Space Deficient</a>	Yes <input type="checkbox"/> No <input checked="" type="checkbox"/>	
<a href="#">Other Open Land of Townscape Importance</a>	Yes <input type="checkbox"/> No <input checked="" type="checkbox"/>	
<a href="#">River Thames Policy Area</a>	Yes <input type="checkbox"/> No <input checked="" type="checkbox"/>	
<a href="#">River Crane Opportunity Area</a>	Yes <input type="checkbox"/> No <input checked="" type="checkbox"/>	
Potentially contaminated land	Yes <input checked="" type="checkbox"/> No <input type="checkbox"/>	
<a href="#">Area of relative disadvantage</a>	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"/>	(Site visit)

### Constraint and opportunities – Key services and accessibility

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

<a href="#">frontage</a>	No <input checked="" type="checkbox"/>	
<a href="#">Frontage/area subject to specific restrictions</a>	Yes <input type="checkbox"/> No <input checked="" type="checkbox"/>	
<a href="#">PTAL Level</a>	Level 3	moderate
Within 400 metres <sup>+</sup> to an Area of Mixed Use	Yes <input checked="" type="checkbox"/> No <input type="checkbox"/>	Twickenham Green AMU, partly within Hampton Road AMU
Within 400 metres <sup>+</sup> to a main Town Centre	Yes <input checked="" type="checkbox"/> No <input type="checkbox"/>	Twickenham Town Centre
<a href="#">Within 1 km of a primary school*</a>	Yes <input checked="" type="checkbox"/> No <input type="checkbox"/>	Archdaecon Cambridges CE Primary School, St Marys CE Primary School (Infant), Trafalgar Infant School, Trafalgar Junior School, St James' Catholic Primary School
<a href="#">Within 3 km of a secondary school*</a>	Yes <input checked="" type="checkbox"/> No <input type="checkbox"/>	Orleans Park School, Teddington School, Hampton Community College, Whitton School, Waldegrave School for Girls
<a href="#">Within 1 km of a GP surgery</a>	Yes <input checked="" type="checkbox"/> No <input type="checkbox"/>	Acorn Group Practice, Cross Deep Surgery and Medical Centre
Any access constraints	Yes <input type="checkbox"/> No <input checked="" type="checkbox"/>	(e.g. transport, road, pedestrian – check with Chris Smith or Mary Toffi)

### 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"/>	
<a href="#">Metropolitan Open Land</a>	Yes <input type="checkbox"/> No <input checked="" type="checkbox"/>	
<a href="#">Green Belt / Major Developed Site in GB</a>	Yes <input type="checkbox"/> No <input checked="" type="checkbox"/>	
<a href="#">Historic Parks &amp; Gardens</a>	Yes <input type="checkbox"/> No <input checked="" type="checkbox"/>	
Tree Preservation Orders	Yes <input type="checkbox"/> No <input type="checkbox"/>	
<a href="#">SSSI</a>	Yes <input type="checkbox"/> No <input checked="" type="checkbox"/>	
<a href="#">Other Site of Nature Importance</a>	Yes <input type="checkbox"/> No <input checked="" type="checkbox"/>	
<a href="#">Conservation Area</a>	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"/>	part

### Surrounding land

<sup>+</sup> as the crow flies

<sup>+</sup> as the crow flies

\* Excluding private schools, free schools etc.

Surrounding land uses	Railway line, Heath Road, and back gardens of houses on Heath Gardens
<a href="#">Relevant surrounding designations</a>	OOLTI
Commentary on relationship with nearby and other proposal sites	see photos

## Summary and Overview

<b>Summary of assessment:</b>
Commercial cluster at end of Heath Road. Office block light industrial, trade, wholesale and storage uses with plentiful car parking and servicing areas
<b>Information from Sustainability Appraisal:</b>
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 in an area of the town centre that has been identified for industrial use
<b>Council's preferred use and justification (pre-publication):</b>
Proposal Designate as Key Employment Site
<b>Proposal for publication:</b>
Proposal Designate as Key Employment Site



## SITE ASSESSMENT

### Site details

Site Name	The Mereway Centre
Site No.	TW13
Site address / location	The Mereway Centre, Mereway Road, Twickenham, TW2 6RF
Description of site	Vacant day centre
Date of site visit	14/6/2013
Grid reference	X: 515023; Y: 173280
Site area	2,268 sqm
Site proposed by	LBRuT
Ownership (if known)	LBRuT

### Site map with aerial photograph



### Land use details

Existing use and	Disused Council Day centre
------------------	----------------------------

buildings	
Is the site vacant?	Yes <input checked="" type="checkbox"/> No <input type="checkbox"/>
Is the site derelict?	Yes <input checked="" type="checkbox"/> No <input type="checkbox"/>
Occupancy rate	<input type="checkbox"/> occupied <input type="checkbox"/> under-occupied <input checked="" type="checkbox"/> un-occupied
Other comments	grafitted . Next to Mereway Nature Park

### Site history

Planning application history	10/0826/FUL Demolition Of The Existing Disused Day Care Centre And Erection Of Four No.3 Bedroom Houses, 2 No.2 Bedroom Houses And 3 No.1 Bedroom Flats With Associated Car Parking And Landscaping; withdrawn by applicant.
Section 106	

### Constraint and opportunities – Land uses

Constraint/opportunity		Commentary
<a href="#">UDP/LDF site</a>	Yes <input type="checkbox"/> No <input checked="" type="checkbox"/>	
<a href="#">Public Open Space</a>	Yes <input type="checkbox"/> No <input checked="" type="checkbox"/>	
<a href="#">Public Open Space Deficient</a>	Yes <input type="checkbox"/> No <input checked="" type="checkbox"/>	
<a href="#">Other Open Land of Townscape Importance</a>	Yes <input type="checkbox"/> No <input checked="" type="checkbox"/>	
<a href="#">River Thames Policy Area</a>	Yes <input type="checkbox"/> No <input checked="" type="checkbox"/>	
<a href="#">River Crane Opportunity Area</a>	Yes <input type="checkbox"/> No <input checked="" type="checkbox"/>	
Potentially contaminated land	Yes <input checked="" type="checkbox"/> No <input type="checkbox"/>	
<a href="#">Area of relative disadvantage</a>	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
<a href="#">Employment use</a>	Yes <input type="checkbox"/> No <input checked="" type="checkbox"/>	
<a href="#">Town Centre Boundary</a>	Yes <input type="checkbox"/> No <input checked="" type="checkbox"/>	
<a href="#">Area of Mixed Use</a>	Yes <input type="checkbox"/> No <input checked="" type="checkbox"/>	
<a href="#">Key shopping frontage</a>	Yes <input type="checkbox"/> No <input checked="" type="checkbox"/>	
<a href="#">Secondary shopping frontage</a>	Yes <input type="checkbox"/> No <input checked="" type="checkbox"/>	

<a href="#">Frontage/area subject to specific restrictions</a>	Yes <input type="checkbox"/> No <input checked="" type="checkbox"/>	
<a href="#">PTAL Level</a>	Level 2	Poor
Within 400 metres <sup>+</sup> to an Area of Mixed Use	Yes <input checked="" type="checkbox"/> No <input type="checkbox"/>	Twickenham Green AMU
Within 400 metres <sup>+</sup> to a main Town Centre	Yes <input checked="" type="checkbox"/> No <input type="checkbox"/>	Twickenham Town Centre
<a href="#">Within 1 km of a primary school*</a>	Yes <input checked="" type="checkbox"/> No <input type="checkbox"/>	Archdaecon Cambridges CE Primary School, Trafalgar Infant School, Trafalgar Junior School, Chase Bridge Primary School
<a href="#">Within 3 km of a secondary school*</a>	Yes <input checked="" type="checkbox"/> No <input type="checkbox"/>	Orleans Park School, Teddington School, Hampton Community College, Whitton School, Waldegrave School for Girls
<a href="#">Within 1 km of a GP surgery</a>	Yes <input checked="" type="checkbox"/> No <input type="checkbox"/>	Jubilee Avenue Surgery
Any access constraints	Yes <input type="checkbox"/> No <input 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 type="checkbox"/> 3b <input type="checkbox"/>	
<a href="#">Metropolitan Open Land</a>	Yes <input type="checkbox"/> No <input checked="" type="checkbox"/>	
<a href="#">Green Belt / Major Developed Site in GB</a>	Yes <input type="checkbox"/> No <input checked="" type="checkbox"/>	
<a href="#">Historic Parks &amp; Gardens</a>	Yes <input type="checkbox"/> No <input checked="" type="checkbox"/>	
Tree Preservation Orders	Yes <input type="checkbox"/> No <input checked="" type="checkbox"/>	
<a href="#">SSSI</a>	Yes <input type="checkbox"/> No <input checked="" type="checkbox"/>	
<a href="#">Other Site of Nature Importance</a>	Yes <input type="checkbox"/> No <input checked="" type="checkbox"/>	
<a href="#">Conservation Area</a>	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"/>	

### Surrounding land

Surrounding land uses	Residential on site of former warehousing. Nature Reserve , river sluice and parks .
-----------------------	--

<sup>+</sup> as the crow flies

<sup>+</sup> as the crow flies

\* Excluding private schools, free schools etc.

<a href="#">Relevant surrounding designations</a>	River crane opportunity Area, MOL and POS at Allotments and Kneller Gardens
Commentary on relationship with nearby and other proposal sites	End of residential road tucked in beside the River Crane

## Summary and Overview

<b>Summary of assessment:</b>
Disused Council Day centre. High quality natural environment, next to Mereway Nature Park. Poor PTAL rating and not highly accessible as Mereway is a residential cul de sac.
<b>Information from Sustainability Appraisal:</b>
Whilst there may potentially be some negative impacts in relation to waste and transport, this site could provide much needed homes, including affordable units; it would replace a partly vacant/derelict site, thus making better use of previously developed land and contributing to the local character and largely residential area.
<b>Council's preferred use and justification (pre-publication):</b>
Proposal – Residential, including affordable, or education Justification – An opportunity to redevelop this unused building to meet housing or local education needs.
<b>Proposal for publication:</b>
Proposal – Residential, including affordable, or education Justification – An opportunity to redevelop this unused building to meet housing or local education needs. Account to be taken of the proximity of the River Crane where policy CP 12 will apply.

## SITE ASSESSMENT

### Site details

Site Name	Twickenham Rugby Ground
Site No.	TW 14
Site address / location	Twickenham Rugby Ground, Whitton Road , Twickenham
Description of site	Rugby Football Stadium
Date of site visit	July 2013
Grid reference	X: 515306; Y: 174326
Site area	12,5982 sqm
Site proposed by	
Ownership (if known)	RFU(eg. from call for sites, check <a href="#">freehold layer in LBRMaps</a> , purchase from Land Registry)

### Site map with aerial photograph



© Crown copyright. All rights reserved. 100019441 [2013] © London Borough of Richmond upon Thames; not to scale

**Land use details**

Existing use and buildings	Rugby stadium, Hotel and leisure centre, shops, conference suite, offices.	
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>13/0269/FUL External alterations to west stand to include new and replacement glazing, new louvre screening and external lobby.</p> <p>12/2990/FUL Temporary change of use and erection of temporary seating and stage structures to permit up to five concerts to be staged at Twickenham Stadium during 2013 only, concerts to be staged on weekends and bank holidays only</p> <p>12/0621/FUL Provision of additional lighting to existing sculpture comprising floodlight mounted on the existing street column at high level, projecting the light beam downwards.</p> <p>11/4168/FUL Written approval for the erection of a marquee to remain in situ from 11th February 2012 to 24th March 2012, for use on 2 occasions (Saturday 25th February 2012 and Saturday 17th March 2012) in accordance with the requirements of the S106 Agreements relating to planning applications 96/2776/FUL and 04/2389/FUL.</p> <p>04/2389/NMA Variation Of Planning Application 02/2759/FUL Granted Permission On 22.06.04 To Comprise:a) Development Of The Existing South Stand To Provide A New Spectator Stand, RFU Store, Ticket Sales Facilities, Hotel, Health And Fitness Club Multi-Functional Conference, Banqueting And Corporate Hospitality Facilities, New RFU Offices And Designated Car Parking In West Car Park And New Vehicular Access To Serve Hotel From Rugby Road.b) Erection Of 2 Blocks Comprising 24 Residential Units With New Access Onto Rugby Road.c) Associated Development Including Modifications To Existing Vehicular And Pedestrian Accesses And Provision Of A New Security Gate, Ticket Gates And Perimeter Fencing.(Replacement of four no aluminium framed windows with four no louvre panels of the same size and replacement of two painted timber finish doors with two number aluminium coloured of the same size)</p> <p>09/3273/FUL Redevelopment of land to rear of Stadium to provide 115 residential units in 3 blocks, car parking for 93 vehicles, associated landscaping works and creation of 2 additional vehicular and pedestrian access points onto Rugby Road.refused permission 12-Apr-2010. Appeal S106 - Allowed Subject to S106 agreement on 31-Dec-2010.</p>
Section 106	Appeal S106 - Allowed Subject to S106 agreement on 31-Dec-2010.

**Constraint and opportunities – Land uses**

Constraint/opportunity	Yes <input type="checkbox"/>	No <input type="checkbox"/>	Commentary
<a href="#">UDP/LDF site</a>	Yes <input type="checkbox"/>	No <input checked="" type="checkbox"/>	
<a href="#">Public Open Space</a>	Yes <input type="checkbox"/>	No <input checked="" type="checkbox"/>	
<a href="#">Public Open Space Deficient</a>	Yes <input checked="" type="checkbox"/>	No <input type="checkbox"/>	
<a href="#">Other Open Land of Townscape Importance</a>	Yes <input type="checkbox"/>	No <input checked="" type="checkbox"/>	
<a href="#">River Thames Policy</a>	Yes <input type="checkbox"/>	No <input type="checkbox"/>	

<u>Area</u>	No <input checked="" type="checkbox"/>	
<u>River Crane Opportunity Area</u>	Yes <input type="checkbox"/>	
	No <input checked="" type="checkbox"/>	
Potentially contaminated land	Yes <input checked="" type="checkbox"/>	
	No <input type="checkbox"/>	
<u>Area of relative disadvantage</u>	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
<u>Employment use</u>	Yes <input checked="" type="checkbox"/> No <input type="checkbox"/>	Temporary and permanent jobs. Conference leisure and hotel employment on site
<u>Town Centre Boundary</u>	Yes <input type="checkbox"/> No <input checked="" type="checkbox"/>	
<u>Area of Mixed Use</u>	Yes <input type="checkbox"/> No <input checked="" type="checkbox"/>	
<u>Key shopping frontage</u>	Yes <input type="checkbox"/> No <input checked="" type="checkbox"/>	
<u>Secondary shopping frontage</u>	Yes <input type="checkbox"/> No <input checked="" type="checkbox"/>	
<u>Frontage/area subject to specific restrictions</u>	Yes <input type="checkbox"/> No <input checked="" type="checkbox"/>	
<u>PTAL Level</u>	Level 1b/2	very poor/poor
Within 400 metres <sup>+</sup> to an Area of Mixed Use	Yes <input type="checkbox"/> No <input checked="" type="checkbox"/>	
Within 400 metres <sup>+</sup> to a main Town Centre	Yes <input type="checkbox"/> No <input checked="" type="checkbox"/>	
<u>Within 1 km of a primary school*</u>	Yes <input checked="" type="checkbox"/> No <input type="checkbox"/>	Chase Bridge Primary School
<u>Within 3 km of a secondary school*</u>	Yes <input checked="" type="checkbox"/> No <input type="checkbox"/>	Orleans Park School, Whitton School, Waldegrave School for Girls
<u>Within 1 km of a GP surgery</u>	Yes <input type="checkbox"/> No <input checked="" type="checkbox"/>	
Any access constraints	Yes <input checked="" type="checkbox"/> No <input 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 type="checkbox"/>	

<sup>+</sup> as the crow flies

<sup>+</sup> as the crow flies

\* Excluding private schools, free schools etc.

	3b <input type="checkbox"/>	
<a href="#">Metropolitan Open Land</a>	Yes <input checked="" type="checkbox"/> No <input type="checkbox"/>	
<a href="#">Green Belt / Major Developed Site in GB</a>	Yes <input type="checkbox"/> No <input checked="" type="checkbox"/>	
<a href="#">Historic Parks &amp; Gardens</a>	Yes <input type="checkbox"/> No <input checked="" type="checkbox"/>	
Tree Preservation Orders	Yes <input type="checkbox"/> No <input checked="" type="checkbox"/>	
<a href="#">SSSI</a>	Yes <input type="checkbox"/> No <input checked="" type="checkbox"/>	
<a href="#">Other Site of Nature Importance</a>	Yes <input type="checkbox"/> No <input checked="" type="checkbox"/>	
<a href="#">Conservation Area</a>	Yes <input 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 checked="" type="checkbox"/> No <input type="checkbox"/>	
Archaeological Priority Area	Yes <input type="checkbox"/> No <input checked="" type="checkbox"/>	

### Surrounding land

Surrounding land uses	Residential and large Tesco, industrial and storage. River next to car and coach parking area. Sewerage works to north.
<a href="#">Relevant surrounding designations</a>	MOL, Poorly provided with POS, OSNI, area proposed for tree planting
Commentary on relationship with nearby and other proposal sites	Have car park to the north which they want to redevelop

### Summary and Overview

<b>Summary of assessment:</b>	national rugby ground with some land possibly available for development
<b>Information from Sustainability Appraisal:</b>	Overall positive impacts; would probably make better use of previously developed land, particularly on the large car park to the north. There would however be significant impacts on local transport provision and road network, particularly with intensified uses including new housing, which would require mitigation. Uncertain impacts in relation to biodiversity, landscape, townscape, and parks & open spaces – would depend on the detailed design of a scheme and how it would impact upon the river, MOL etc
<b>Council's preferred use and justification (pre-publication):</b>	<p>Proposal Continued use as a rugby sports ground, if any areas are surplus, associated leisure and mixed uses, including residential and affordable units</p> <p>Justification Consolidation of existing use, may be further potential for associated leisure or other uses (or combination),</p>



subject to the need to retain sufficient parking particularly for coaches, servicing facilities and space for spectators and related services. New development should take account of neighbours, traffic generation particularly at peak times and during events, and have sufficient parking provision. Planning permission has been granted for residential development on the North car park and the principle of residential development on this area is recognised in the Proposal. If a new scheme is brought forward it will need to include affordable housing and protect and enhance the Duke of Northumberland River and the associated Metropolitan Land alongside.

**Proposal for publication:**

TW 14 – Rugby Football Union

Proposal

Continued use as a rugby sports ground, if any areas are surplus, associated leisure and mixed uses, including residential.

Justification

Consolidation of existing use, may be further potential for associated leisure or other mixed uses (or combination), subject to the need to retain sufficient parking particularly for coaches,, and servicing facilities and space for spectators and related services. New development should take account of neighbours, traffic generation particularly at peak times and during events, and have sufficient parking provision. Planning permission has been granted for residential development on the North car park and the principle of residential development on this area is recognised in the Proposal, this or a similar scheme is likely to be acceptable, but more extensive residential development unlikely to be appropriate. . If a new scheme is brought forward it will need to include affordable housing and Any scheme should protect and enhance the Duke of Northumberland River and the associated Metropolitan Land alongside.

## SITE ASSESSMENT

### Site details

Site Name	Mereway Road Industrial Estate
Site No.	TW 15
Site address / location	18 Mereway Road and 170-174 Colne Road, Twickenham
Description of site	Industrial estate of 6 units and works building
Date of site visit	June 2013
Grid reference	X: 515053; Y: 173107
Site area	3,586 sqm
Site proposed by	officer
Ownership (if known)	various

### Site map with aerial photograph



### Land use details

Existing use and buildings	Offices, Workshops, light industry . 5 units at 18 Mereway Road and metal products and fabrications in next door building
----------------------------	---

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	Industrial including a Brewery: Twickenham Fine Ales taken over the former joinery unit.	

### Site history

Planning application history	Analysis of the planning application history/Section 106s is not relevant for this site as it is proposed to designate it as a Key Employment Site.
Section 106	

### Constraint and opportunities – Land uses

Constraint/opportunity		Commentary
<a href="#">UDP/LDF site</a>	Yes <input type="checkbox"/> No <input checked="" type="checkbox"/>	
<a href="#">Public Open Space</a>	Yes <input type="checkbox"/> No <input checked="" type="checkbox"/>	
<a href="#">Public Open Space Deficient</a>	Yes <input type="checkbox"/> No <input checked="" type="checkbox"/>	
<a href="#">Other Open Land of Townscape Importance</a>	Yes <input type="checkbox"/> No <input checked="" type="checkbox"/>	
<a href="#">River Thames Policy Area</a>	Yes <input type="checkbox"/> No <input checked="" type="checkbox"/>	
<a href="#">River Crane Opportunity Area</a>	Yes <input type="checkbox"/> No <input checked="" type="checkbox"/>	
Potentially contaminated land	Yes <input checked="" type="checkbox"/> No <input type="checkbox"/>	part
<a href="#">Area of relative disadvantage</a>	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
<a href="#">Employment use</a>	Yes <input checked="" type="checkbox"/> No <input type="checkbox"/>	
<a href="#">Town Centre Boundary</a>	Yes <input type="checkbox"/> No <input checked="" type="checkbox"/>	
<a href="#">Area of Mixed Use</a>	Yes <input type="checkbox"/> No <input checked="" type="checkbox"/>	
<a href="#">Key shopping frontage</a>	Yes <input type="checkbox"/> No <input checked="" type="checkbox"/>	
<a href="#">Secondary shopping frontage</a>	Yes <input type="checkbox"/> No <input checked="" type="checkbox"/>	
<a href="#">Frontage/area subject to specific restrictions</a>	Yes <input type="checkbox"/> No <input checked="" type="checkbox"/>	

<a href="#">PTAL Level</a>	Level 2	poor
Within 400 metres <sup>+</sup> to an Area of Mixed Use	Yes <input checked="" type="checkbox"/> No <input type="checkbox"/>	
Within 400 metres <sup>+</sup> to a main Town Centre	Yes <input type="checkbox"/> No <input checked="" type="checkbox"/>	
<a href="#">Within 1 km of a primary school*</a>	Yes <input checked="" type="checkbox"/> No <input type="checkbox"/>	Archdaecon Cambridges CE Primary School, Trafalgar Infant School, Trafalgar Junior School, St James' Catholic Primary School
<a href="#">Within 3 km of a secondary school*</a>	Yes <input checked="" type="checkbox"/> No <input type="checkbox"/>	Orleans Park School, Hampton Community College, Whitton School, Waldegrave School for Girls
<a href="#">Within 1 km of a GP surgery</a>	Yes <input checked="" type="checkbox"/> No <input type="checkbox"/>	Jubilee Avenue Surgery, Staines Road Medical Centre
Any access constraints	Yes <input type="checkbox"/> No <input checked="" type="checkbox"/>	(e.g. transport, road, pedestrian – check with Chris Smith or Mary Toffi)

### 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"/>	
<a href="#">Metropolitan Open Land</a>	Yes <input type="checkbox"/> No <input checked="" type="checkbox"/>	
<a href="#">Green Belt / Major Developed Site in GB</a>	Yes <input type="checkbox"/> No <input checked="" type="checkbox"/>	
<a href="#">Historic Parks &amp; Gardens</a>	Yes <input type="checkbox"/> No <input checked="" type="checkbox"/>	
Tree Preservation Orders	Yes <input type="checkbox"/> No <input checked="" type="checkbox"/>	
<a href="#">SSSI</a>	Yes <input type="checkbox"/> No <input checked="" type="checkbox"/>	
<a href="#">Other Site of Nature Importance</a>	Yes <input type="checkbox"/> No <input checked="" type="checkbox"/>	
<a href="#">Conservation Area</a>	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 checked="" type="checkbox"/> No <input type="checkbox"/>	wall
Archaeological Priority Area	Yes <input checked="" type="checkbox"/> No <input type="checkbox"/>	

### Surrounding land

Surrounding land uses	residential and offices , industrial
<a href="#">Relevant surrounding</a>	AMU, proposed area for tree planting

<sup>+</sup> as the crow flies

<sup>+</sup> as the crow flies

\* Excluding private schools, free schools etc.

<a href="#">designations</a>	
Commentary on relationship with nearby and other proposal sites	older established industrial estate

## Summary and Overview

<b>Summary of assessment:</b>
Locally significant industrial estate.
<b>Information from Sustainability Appraisal:</b>
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 in an area/cluster of light industrial and other employment uses.
<b>Council's preferred use and justification (pre-publication):</b>
Proposal Designate as Key Employment Site
<b>Proposal for publication:</b>
Proposal Designate as Key Employment Site

## SITE ASSESSMENT

### Site details

Site Name	St George's Industrial Estate
Site No.	TW16
Site address / location	St George's Industrial Estate, 102, 104, 106-110 The Green, Twickenham
Description of site	Industrial estate built in 1980s. offices on either side of the entrance facing The Green
Date of site visit	14/6/2013
Grid reference	X: 515172, Y: 173503
Site area	7,791 sqm
Site proposed by	officer
Ownership (if known)	various

### Site map with aerial photograph



© Crown copyright. All rights reserved. 100019441 [2013] © London Borough of Richmond upon Thames; not to scale

### Land use details

Existing use and buildings	storage, turning yard, offices, dentist, car parking and servicing
----------------------------	--

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	Has enough room for larger lorries	

### Site history

Planning application history	Analysis of the planning history /S106s is not relevant for this site as it is proposed to designate it as a key Employment Site .
Section 106	

### Constraint and opportunities – Land uses

Constraint/opportunity		Commentary
<a href="#">UDP/LDF site</a>	Yes <input type="checkbox"/> No <input checked="" type="checkbox"/>	
<a href="#">Public Open Space</a>	Yes <input type="checkbox"/> No <input checked="" type="checkbox"/>	
<a href="#">Public Open Space Deficient</a>	Yes <input type="checkbox"/> No <input checked="" type="checkbox"/>	
<a href="#">Other Open Land of Townscape Importance</a>	Yes <input type="checkbox"/> No <input checked="" type="checkbox"/>	
<a href="#">River Thames Policy Area</a>	Yes <input type="checkbox"/> No <input checked="" type="checkbox"/>	
<a href="#">River Crane Opportunity Area</a>	Yes <input type="checkbox"/> No <input checked="" type="checkbox"/>	
Potentially contaminated land	Yes <input checked="" type="checkbox"/> No <input type="checkbox"/>	
<a href="#">Area of relative disadvantage</a>	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"/>	(Site visit)

### Constraint and opportunities – Key services and accessibility

Constraint/opportunity		Commentary
<a href="#">Employment use</a>	Yes <input checked="" type="checkbox"/> No <input type="checkbox"/>	
<a href="#">Town Centre Boundary</a>	Yes <input type="checkbox"/> No <input checked="" type="checkbox"/>	
<a href="#">Area of Mixed Use</a>	Yes <input checked="" type="checkbox"/> No <input type="checkbox"/>	Twickenham Green AMU
<a href="#">Key shopping frontage</a>	Yes <input type="checkbox"/> No <input checked="" type="checkbox"/>	
<a href="#">Secondary shopping frontage</a>	Yes <input type="checkbox"/> No <input checked="" type="checkbox"/>	
<a href="#">Frontage/area subject to specific restrictions</a>	Yes <input type="checkbox"/> No <input checked="" type="checkbox"/>	

<a href="#">PTAL Level</a>	Level 2/3	poor/moderate
Within 400 metres <sup>+</sup> to an Area of Mixed Use	Yes <input checked="" type="checkbox"/> No <input type="checkbox"/>	Twickenham Green AMU
Within 400 metres <sup>+</sup> to a main Town Centre	Yes <input checked="" type="checkbox"/> No <input type="checkbox"/>	Twickenham town centre
<a href="#">Within 1 km of a primary school*</a>	Yes <input checked="" type="checkbox"/> No <input type="checkbox"/>	Archdaecon Cambridges CE Primary School, Trafalgar Infant School, Trafalgar Junior School, St James' Catholic Primary School
<a href="#">Within 3 km of a secondary school*</a>	Yes <input checked="" type="checkbox"/> No <input type="checkbox"/>	Orleans Park School, Hampton Community College, Whitton School, Waldegrave School for Girls
<a href="#">Within 1 km of a GP surgery</a>	Yes <input checked="" type="checkbox"/> No <input type="checkbox"/>	Jubilee Avenue Surgery, Staines Road 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"/>	
<a href="#">Metropolitan Open Land</a>	Yes <input type="checkbox"/> No <input checked="" type="checkbox"/>	
<a href="#">Green Belt / Major Developed Site in GB</a>	Yes <input type="checkbox"/> No <input checked="" type="checkbox"/>	
<a href="#">Historic Parks &amp; Gardens</a>	Yes <input type="checkbox"/> No <input checked="" type="checkbox"/>	
Tree Preservation Orders	Yes <input type="checkbox"/> No <input checked="" type="checkbox"/>	
<a href="#">SSSI</a>	Yes <input type="checkbox"/> No <input checked="" type="checkbox"/>	
<a href="#">Other Site of Nature Importance</a>	Yes <input type="checkbox"/> No <input checked="" type="checkbox"/>	
<a href="#">Conservation Area</a>	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	offices , B2 industrial , Restaurants, shops, residential, and Twickenham Green opposite.
<a href="#">Relevant surrounding</a>	POS, OOLTI BTM, Conservation Area

<sup>+</sup> as the crow flies

<sup>+</sup> as the crow flies

\* Excluding private schools, free schools etc.



<a href="#">designations</a>	
Commentary on relationship with nearby and other proposal sites	Mereway Industrial Estate is to rear.

## Summary and Overview

<b>Summary of assessment:</b>
Industrial, B8 storage, offices, dentist More accessible industrial estate with space for longer vehicles in pleasant surroundings that meets local business and commercial needs. Article 4 Direction proposed.
<b>Information from Sustainability Appraisal:</b>
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 access and parking provision in an area/cluster of light industrial and other employment uses within an important local centre
<b>Council's preferred use and justification (pre-publication):</b>
Proposal Designate as Key Employment Site
<b>Proposal for publication:</b>
Proposal Designate as Key Employment Site

### SITE ASSESSMENT

#### Site details

Site Name	Swan Island Works
Site No.	TW 17
Site address / location	1 and 5-7 Strawberry Vale, Twickenham, Swan Island
Description of site	Island , works, boat sheds, and garage building fronting Strawberry Vale. Houseboats are moored in river
Date of site visit	17/5/2013
Grid reference	X: 516433; Y: 172455
Site area	5,477 sqm
Site proposed by	officers
Ownership (if known)	unknown

#### Site map with aerial photograph



© Crown copyright. All rights reserved. 100019441 [2013] © London Borough of Richmond upon Thames; not to scale

**Land use details**

Existing use and buildings	Sheds, storage, mechanics, boat builders, slipways and moorings. Houseboats. Garage on the 5-7 Strawberry Vale frontage with retail shop is next door.	
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	Analysis of the planning application history /Section 106s is not relevant for this site, because it is proposed to designate it as a Key Employment Site.
Section 106	

**Constraint and opportunities – Land uses**

Constraint/opportunity		Commentary
<a href="#">UDP/LDF site</a>	Yes <input type="checkbox"/> No <input checked="" type="checkbox"/>	
<a href="#">Public Open Space</a>	Yes <input type="checkbox"/> No <input checked="" type="checkbox"/>	
<a href="#">Public Open Space Deficient</a>	Yes <input type="checkbox"/> No <input checked="" type="checkbox"/>	
<a href="#">Other Open Land of Townscape Importance</a>	Yes <input type="checkbox"/> No <input checked="" type="checkbox"/>	
<a href="#">River Thames Policy Area</a>	Yes <input checked="" type="checkbox"/> No <input type="checkbox"/>	
<a href="#">River Crane Opportunity Area</a>	Yes <input type="checkbox"/> No <input checked="" type="checkbox"/>	
Potentially contaminated land	Yes <input checked="" type="checkbox"/> No <input type="checkbox"/>	
<a href="#">Area of relative disadvantage</a>	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"/>	Bridge across to Island.

**Constraint and opportunities – Key services and accessibility**

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

<a href="#">Secondary shopping frontage</a>	Yes <input type="checkbox"/> No <input checked="" type="checkbox"/>	
<a href="#">Frontage/area subject to specific restrictions</a>	Yes <input type="checkbox"/> No <input checked="" type="checkbox"/>	
<a href="#">PTAL Level</a>	Level 1b/2	very poor/poor
Within 400 metres <sup>+</sup> to an Area of Mixed Use	Yes <input type="checkbox"/> No <input checked="" type="checkbox"/>	
Within 400 metres <sup>+</sup> to a main Town Centre	Yes <input type="checkbox"/> No <input checked="" type="checkbox"/>	Twickenham town centre
<a href="#">Within 1 km of a primary school*</a>	Yes <input checked="" type="checkbox"/> No <input type="checkbox"/>	
<a href="#">Within 3 km of a secondary school*</a>	Yes <input checked="" type="checkbox"/> No <input type="checkbox"/>	
<a href="#">Within 1 km of a GP surgery</a>	Yes <input checked="" type="checkbox"/> No <input type="checkbox"/>	
Any access constraints	Yes <input type="checkbox"/> No <input checked="" type="checkbox"/>	Though part of site is an island.

### 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"/>	
<a href="#">Metropolitan Open Land</a>	Yes <input type="checkbox"/> No <input checked="" type="checkbox"/>	
<a href="#">Green Belt / Major Developed Site in GB</a>	Yes <input type="checkbox"/> No <input checked="" type="checkbox"/>	
<a href="#">Historic Parks &amp; Gardens</a>	Yes <input type="checkbox"/> No <input checked="" type="checkbox"/>	
Tree Preservation Orders	Yes <input type="checkbox"/> No <input checked="" type="checkbox"/>	
<a href="#">SSSI</a>	Yes <input type="checkbox"/> No <input checked="" type="checkbox"/>	
<a href="#">Other Site of Nature Importance</a>	Yes <input type="checkbox"/> No <input checked="" type="checkbox"/>	
<a href="#">Conservation Area</a>	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

<sup>+</sup> as the crow flies

<sup>+</sup> as the crow flies

\* Excluding private schools, free schools etc.

Surrounding land uses	Radnor Gardens, river, and residential dwellings on Strawberry Vale , 38? x houseboats on island.
<a href="#">Relevant surrounding designations</a>	POS,MOL, OSNI,
Commentary on relationship with nearby and other proposal sites	Situated outside but within walking distance to Twickenham Town centre. Near Strawberry Hill and St Mary's College.

## Summary and Overview

### Summary of assessment:

River related industries, storage and light industrial. Locally significant works with boat building and repair on river side and sheds for storage distribution and light industrial. Shop and garage face onto the road

### 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, especially for the river-dependent and river-related uses

### 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	St Mary's University College
Site No.	TW 18
Site address / location	St Mary's University College, Waldegrave Road, Twickenham, TW1 4SX
Description of site	University, hall of residence and sports ground
Date of site visit	
Grid reference	X: 515885; Y: 172106
Site area	123,062 sqm
Site proposed by	St Mary's University College
Ownership (if known)	St Mary's University College

### Site map with aerial photograph



© Crown copyright. All rights reserved. 100019441 [2013] © London Borough of Richmond upon Thames; not to scale

**Land use details**

Existing use and buildings	University, hall of residence and sports ground	
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>92/1881 granted 04/1993, extension/adaption of drama workshop to provide 3 storey building for use as student union</p> <p>94/0397/FUL, granted 05/1994, erection of tennis hall</p> <p>04/3260/LBC granted 04/2005, widening of existing opening in block B and installation of counter; installation of double doors.</p> <p>05/0406/FUL granted 12/2005</p> <p>05/2750 granted 10/2005, change of use from care taker's flat to offices</p> <p>05/2276/LBC granted, Internal works - installation of a platform stair - lift onto an existing stair with strengthening to the underside of the staircase.</p> <p>Gym and halls of residence (application numbers not known)</p> <p>Various permissions for tree works</p> <p>Pre-apps</p> <p>13/P0029/PREAPP Infill single storey extension to be located in the first floor light well to increase LRC study space.</p> <p>13/P0080/PREAPP Alterations to entrance gates and installation of pedestrian gate with relevant directional signage and internal road markings to Waldegrave Road.</p> <p>13/P0088/PREAPP Erection of a new library (Use Class D1), partial refurbishment, alterations and extensions, including landscaping and public realm improvements and associated works.</p>
Section 106	not known

**Constraint and opportunities – Land uses**

Constraint/opportunity		Commentary
<a href="#">UDP/LDF site</a>	Yes <input type="checkbox"/> No <input checked="" type="checkbox"/>	
<a href="#">Public Open Space</a>	Yes <input type="checkbox"/> No <input checked="" type="checkbox"/>	
<a href="#">Public Open Space Deficient</a>	Yes <input checked="" type="checkbox"/> No <input type="checkbox"/>	Part
<a href="#">Other Open Land of Townscape Importance</a>	Yes <input type="checkbox"/> No <input checked="" type="checkbox"/>	
<a href="#">River Thames Policy Area</a>	Yes <input type="checkbox"/> No <input checked="" type="checkbox"/>	
<a href="#">River Crane Opportunity Area</a>	Yes <input type="checkbox"/> No <input checked="" type="checkbox"/>	
Potentially contaminated land	Yes <input type="checkbox"/> No <input checked="" type="checkbox"/>	
<a href="#">Area of relative disadvantage</a>	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
<a href="#">Employment use</a>	Yes <input type="checkbox"/> No <input checked="" type="checkbox"/>	
<a href="#">Town Centre Boundary</a>	Yes <input type="checkbox"/> No <input checked="" type="checkbox"/>	
<a href="#">Area of Mixed Use</a>	Yes <input type="checkbox"/> No <input checked="" type="checkbox"/>	
<a href="#">Key shopping frontage</a>	Yes <input type="checkbox"/> No <input checked="" type="checkbox"/>	
<a href="#">Secondary shopping frontage</a>	Yes <input type="checkbox"/> No <input checked="" type="checkbox"/>	
<a href="#">Frontage/area subject to specific restrictions</a>	Yes <input type="checkbox"/> No <input checked="" type="checkbox"/>	
<a href="#">PTAL Level</a>	Level	2/1b
Within 400 metres <sup>+</sup> to an Area of Mixed Use	Yes <input checked="" type="checkbox"/> No <input type="checkbox"/>	Waldegrave Road AMU
Within 400 metres <sup>+</sup> to a main Town Centre	Yes <input type="checkbox"/> No <input checked="" type="checkbox"/>	
<a href="#">Within 1 km of a primary school*</a>	Yes <input checked="" type="checkbox"/> No <input type="checkbox"/>	Archdaecon Cambridges CE Primary School, St Marys and St Peters CE Primary School, Stanley Infant and Nursery School, Stanley Junior School, Trafalgar Infant School, Trafalgar Junior School, St James' Catholic Primary School
<a href="#">Within 3 km of a secondary school*</a>	Yes <input checked="" type="checkbox"/> No <input type="checkbox"/>	Orleans Park School, Hampton Community College, Whitton School, Waldegrave School for Girls, Grey Court School, Teddington School
<a href="#">Within 1 km of a GP surgery</a>	Yes <input checked="" type="checkbox"/> No <input type="checkbox"/>	Cross Deep Surgery & Medical Centre; Thameside Medical Practice
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"/>	
<a href="#">Metropolitan Open Land</a>	Yes <input checked="" type="checkbox"/> No <input type="checkbox"/>	Part
<a href="#">Green Belt / Major Developed Site in GB</a>	Yes <input type="checkbox"/> No <input type="checkbox"/>	

<sup>+</sup> as the crow flies

<sup>+</sup> as the crow flies

\* Excluding private schools, free schools etc.



<a href="#">Historic Parks &amp; Gardens</a>	Yes <input checked="" type="checkbox"/> No <input type="checkbox"/>	Strawberry Hill (part)
Tree Preservation Orders	Yes <input checked="" type="checkbox"/> No <input type="checkbox"/>	Individual and groups
<a href="#">SSSI</a>	Yes <input type="checkbox"/> No <input checked="" type="checkbox"/>	
<a href="#">Other Site of Nature Importance</a>	Yes <input type="checkbox"/> No <input checked="" type="checkbox"/>	
<a href="#">Conservation Area</a>	Yes <input type="checkbox"/> No <input checked="" type="checkbox"/>	
Listed Building(s)	Yes <input type="checkbox"/> No <input checked="" type="checkbox"/>	Strawberry Hill House , grade I listed, adjoins
Building(s) of Townscape Merit	Yes <input checked="" type="checkbox"/> No <input type="checkbox"/>	Chapel
Archaeological Priority Area	Yes <input checked="" type="checkbox"/> No <input type="checkbox"/>	Remains of 18th century landscape garden, and house built from around 1749 until 1777 for Horace Walpole

### Surrounding land

Surrounding land uses	to north is Strawberry Hill House and gardens, otherwise residential
<a href="#">Relevant surrounding designations</a>	Strawberry Hill House and gardens, are grade 1 listed and a designated historic park and garden respectively. Note that the boundary of the Historic Park and Garden extends into this proposal site. Waldegrave Park, a residential area to the South, is a conservation area
Commentary on relationship with nearby and other proposal sites	Strawberry Hill House and Gardens are owned by the University, but on a long lease to the Strawberry Hill Trust, who maintain these as an historic house and garden which is open to the public. As this function is different to the rest of the University this area has been excluded from the proposal site, however any proposals will need to take account of these heritage assets and their settings.

### Summary and Overview

#### Summary of assessment:

Area to be designated as a proposal site for educational use. Council to work with the University on a Masterplan for the longer term upgrading of their site, taking account of existing constraints and off site options.

#### Information from Sustainability Appraisal:

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

Not applicable

#### Proposal for publication:

Proposal  
Retention and upgrading of St Mary's University, retention of playing field and some upgrading and rebuilding of out dated facilities  
Justification  
Existing buildings of townscape merit, metropolitan open land and sports facilities to be retained. Any

redevelopment would be for educational use and would be designed to respect these facilities and their settings as well as those of the adjoining grade 1 listed Strawberry Hill House and associated listed Historic Park and Garden. The Council will work with the University on a Masterplan for the longer term upgrading of their sites, taking account of existing constraints and off site options.

**Any other comments:**