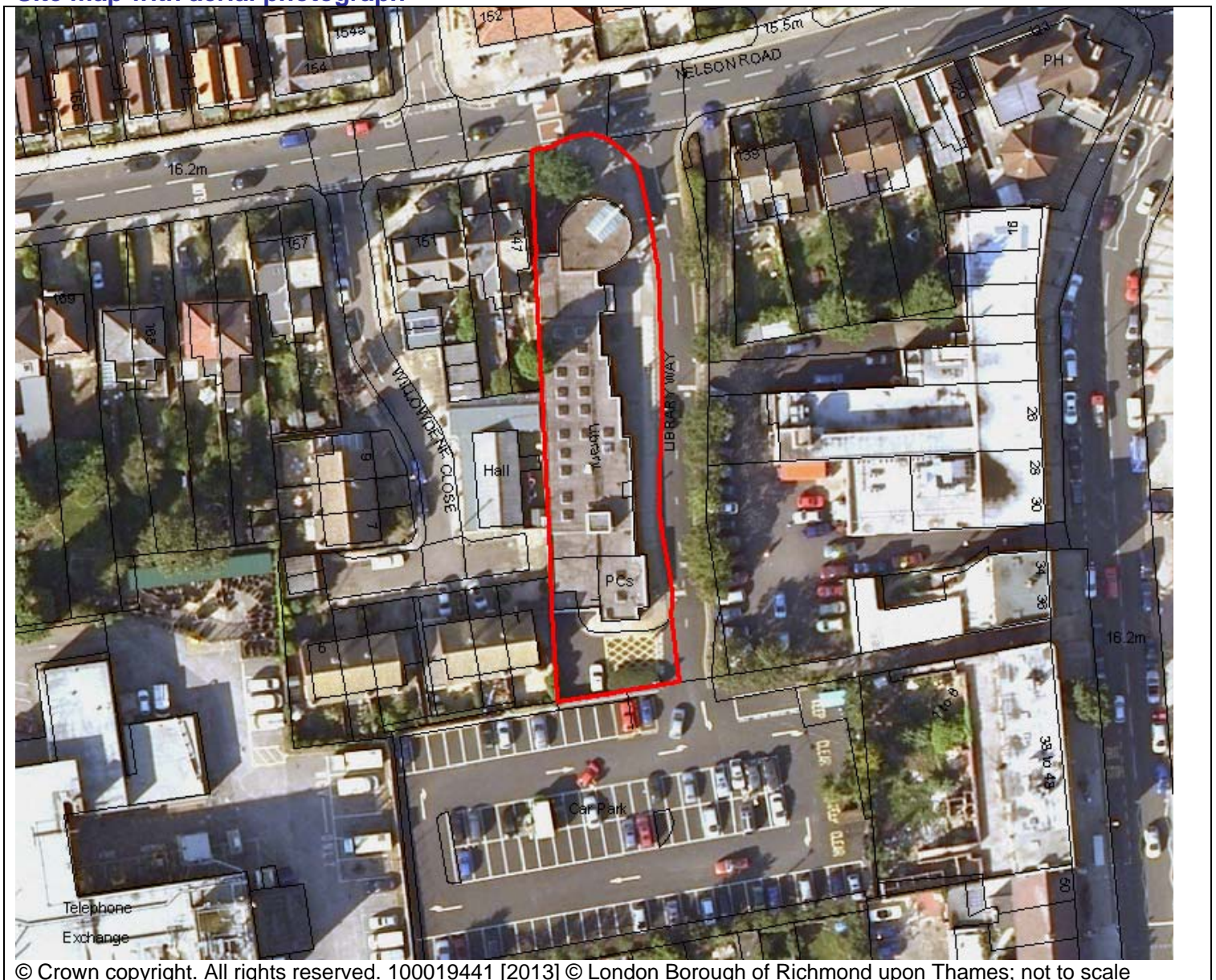


### SITE ASSESSMENT

#### Site details

Site Name	Whitton Library
Site No.	WT 1
Site address / location	Whitton Library, Nelson Road
Description of site	Public Library, public toilets
Date of site visit	18/4/2013
Grid reference	X: 514113; Y: 173910
Site area	1,265 sqm
Site proposed by	Council
Ownership (if known)	Council

#### Site map with aerial photograph



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#### Land use details

Existing use and buildings	Library with some community uses, public toilets	
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	None
Section 106	None

### 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"/>	
<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"/>	some employment of library staff
<a href="#">Town Centre Boundary</a>	Yes <input checked="" type="checkbox"/> No <input 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 3	Moderate
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"/>	Whitton Town Centre
<a href="#">Within 1 km of a primary school*</a>	Yes <input checked="" type="checkbox"/> No <input type="checkbox"/>	Nelson Primary School, St Edmunds Catholic Primary School, Bishop Perrin CE Primary School, Heathfield Nursery and Infant School, Trafalgar Infant School, Chase Bridge Primary School
<a href="#">Within 3 km of a secondary school*</a>	Yes <input checked="" type="checkbox"/> No <input type="checkbox"/>	Twickenham Academy, Waldegrave School, Orleans Park 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"/>	no

### 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 type="checkbox"/> No <input checked="" type="checkbox"/>	
Archaeological Priority Area	Yes <input type="checkbox"/> No <input checked="" type="checkbox"/>	

### Surrounding land

Surrounding land	Car park access road to East, car park to South, residential to West
------------------	--

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

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

\* Excluding private schools, free schools etc.

uses	
<a href="#">Relevant surrounding designations</a>	None
Commentary on relationship with nearby and other proposal sites	Relates to proposal site W2. Library would be reprovided on site W2, this area to be redeveloped

## Summary and Overview

<b>Summary of assessment:</b>
A town centre site in surrounded by a mix of uses. Potential for residential use to cross subsidise the provision of an improved library and community uses on site WT 2.
<b>Information from Sustainability Appraisal:</b>
Overall positive impacts, particularly provision of new homes including affordable units. Opportunity to improve appearance and local character of the town centre. As the proposal is in a POS deficient area, it could incorporate arrangements to improve access to a suitable open space, possibly in conjunction with the other nearby proposal sites (Iceland store and Telephone Exchange)
<b>Council's preferred use and justification (pre-publication):</b>
Uses – Residential, including affordable residential units. Justification – subject to the re-provision of the library (possibly on site WT2) and community uses within the vicinity this site to be redeveloped for residential use. The market housing to be in the form of flats, the affordable units to include two and three bed units. Design to take account of the surrounding 1930's architecture.
<b>Proposal for publication:</b>
Proposal If library relocated, residential, including affordable units Justification Subject to re-provision of the library and associated community facilities this site could potentially be redeveloped for residential use, including affordable units

### SITE ASSESSMENT

#### Site details

Site Name	Iceland Store and car park
Site No.	WT2
Site address / location	16-30 High St, Whitton, Twickenham TW2 7LT
Description of site	Shop unit fronting High Street, including 16-24 High Street, with car park and service area to rear, accessed from Library Way.
Date of site visit	18/4/2012
Grid reference	X: 514419; Y: 173899
Site area	2,103 sqm
Site proposed by	Officers
Ownership (if known)	Iceland Stores

#### Site map with aerial photograph



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**Land use details**

Existing use and buildings	shop, car park and service area	
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"/>
Occupancy rate	<input checked="" type="checkbox"/> occupied <input type="checkbox"/> under-occupied <input type="checkbox"/> un-occupied	
Other comments		

**Site history**

Planning application history	95/1504/ADV    Erection Of One Internally Illuminated Fascia Sign And One Internally Illuminated Projecting Sign And Non-illuminated Goods Loading Bay Sign, Permitted 28-Jun-1995  95/1241/FUL    Erection Of Single Storey Extension, New Air Conditioning System Mounted Externally On Rear Roof And New Shopfront, permitted 07-Jun-1995
Section 106	none

**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"/>	
<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"/>	some employment
<a href="#">Town Centre Boundary</a>	Yes <input checked="" type="checkbox"/> No <input 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 checked="" type="checkbox"/> No <input 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 3	Moderate
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"/>	Whitton Town Centre
<a href="#">Within 1 km of a primary school*</a>	Yes <input checked="" type="checkbox"/> No <input type="checkbox"/>	Nelson Primary School, St Edmunds Catholic Primary School, Bishop Perrin CE Primary School, Heathfield Nursery and Infant School, Trafalgar Infant School, Chase Bridge Primary School
<a href="#">Within 3 km of a secondary school*</a>	Yes <input checked="" type="checkbox"/> No <input type="checkbox"/>	Twickenham Academy, Waldegrave School, Orleans Park 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"/>	consider parking for store

### 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	Yes <input type="checkbox"/>	

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

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

\* Excluding private schools, free schools etc.

Townscape Merit	No <input checked="" type="checkbox"/>	
Archaeological Priority Area	Yes <input type="checkbox"/> No <input checked="" type="checkbox"/>	

### Surrounding land

Surrounding land uses	High Street retail North, South and East, Library Way runs along Western edge.
<a href="#">Relevant surrounding designations</a>	34-36 High Street is a Building of Townscape Merit
Commentary on relationship with nearby and other proposal sites	To be considered with Whitton Library, site W1.

### Summary and Overview

<b>Summary of assessment:</b>
A town centre site with High Street frontage and rear access. Opportunity for redevelopment to make better use of the site, provide a new library and other community facilities and help to regenerate the centre.
<b>Information from Sustainability Appraisal:</b>
Overall largely positive impacts, but this option should include retail on the ground floor as it is located within a designated key shopping frontage. As the proposal is in a POS deficient area, it could incorporate some provision for a new public open space, possibly in conjunction with the other nearby proposal sites (Whitton Library and Telephone Exchange) or incorporate arrangements to improve access to a suitable open space.
<b>Council's preferred use and justification (pre-publication):</b>
Uses - Mixed town centre uses to include residential including affordable residential, retail or services, new library. Justification - There is an opportunity for redevelopment to make better use of this town centre site, provide a new library and associated facilities and help to regenerate the centre. There should be an active frontage to the High Street which could include retail, services or the library. Associated library facilities would be small scale such as meeting rooms. Residential development, including affordable on upper floors would help to meet housing need as well as contribute to the public elements of the scheme. The frontage to reflect the predominantly 1930s style of the High Street. This site should be developed in conjunction with WT1.
<b>Proposal for publication:</b>
Proposal A comprehensive redevelopment for mixed town centre uses to include residential including affordable residential, retail, services and possibly a new library, parking and servicing. Justification There is an opportunity for redevelopment to make better use of this town centre site, retaining the current level of retail floorspace but providing for other uses including residential and possibly a new library and associated facilities with some presence on the High Street. Redevelopment should improve the appearance of this part of the High Street thereby helping to regenerate the centre. There should be an active frontage to the High Street



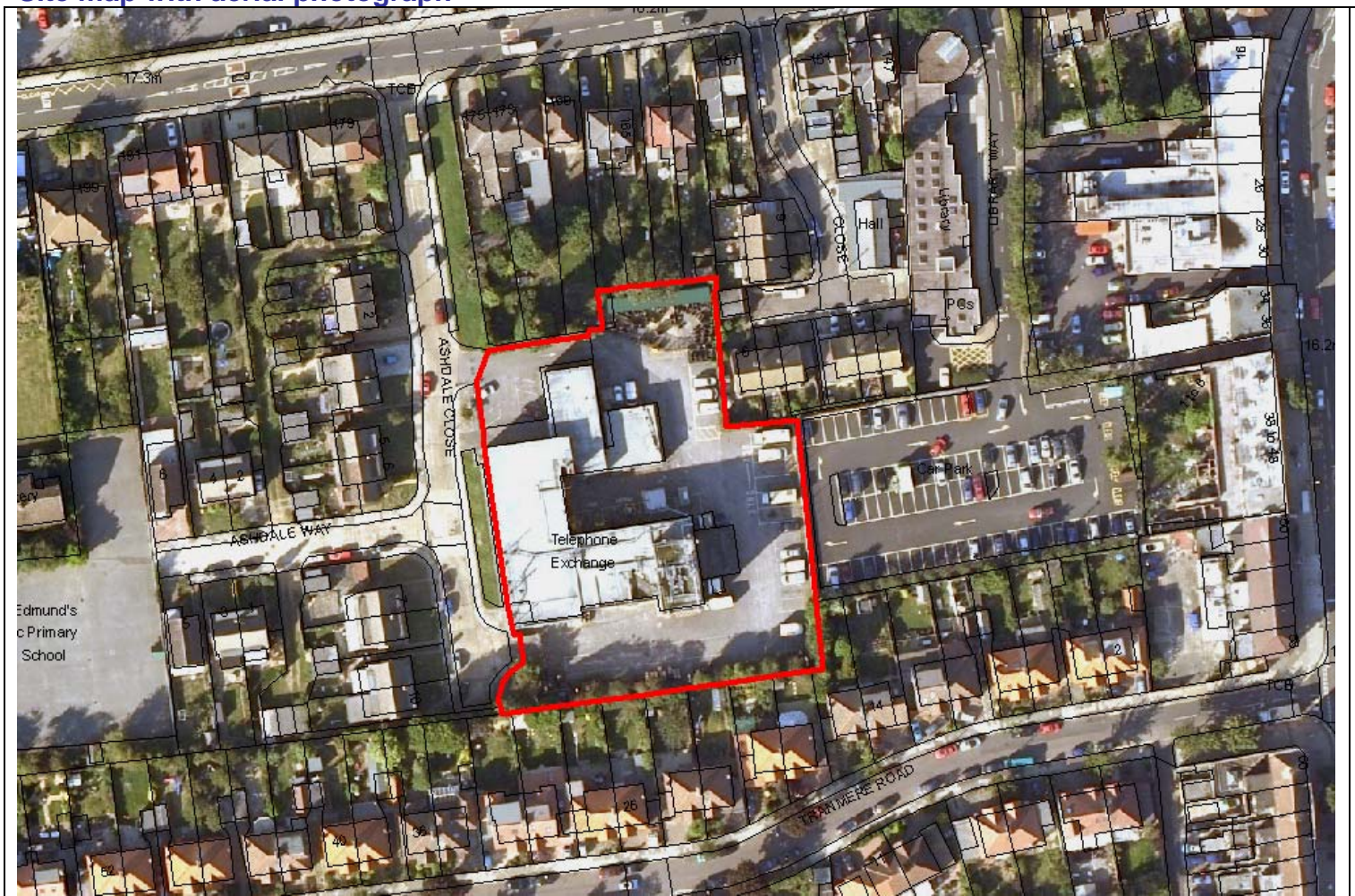
which will include retail, services and possibly some library frontage. These uses may also be on part of the upper floors, with residential development, including affordable units to help to meet housing need. There is the opportunity to rationalise parking and servicing. The frontage to reflect the predominantly 1930s style of the High Street. The Council will consider preparing a Site Brief at an appropriate time in partnership with the owners. (Site boundary to be enlarged to include 16-24 High Street and rear areas.)

### SITE ASSESSMENT

#### Site details

Site Name	Whitton Telephone Exchange
Site No.	WT 3
Site address / location	Kneller Hall Telephone Exchange, Ashdale Close, Whitton, TW1 7BE
Description of site	Telephone Exchange and associated car park
Date of site visit	18/4/2013
Grid reference	X: 514053; Y: 173844
Site area	4,151 sqm
Site proposed by	Officers
Ownership (if known)	British Telecom

#### Site map with aerial photograph



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#### Land use details

Existing use and buildings	Telephone Exchange and car park	
Is the site vacant?	Yes <input type="checkbox"/> No <input checked="" type="checkbox"/>	The car park area is in active use with BT vans entering and leaving, with several parked at the rear, the building looks underused
Is the site	Yes <input type="checkbox"/>	

derelict?	No <input checked="" type="checkbox"/>
Occupancy rate	<input checked="" type="checkbox"/> occupied <input type="checkbox"/> under-occupied <input type="checkbox"/> un-occupied
Other comments	not know how much of site and buildings are in use

### Site history

Planning application history	03/2946 Installation of Telecoms Antennae and Ground Base, refused 11-Dec-2003 02/1202 Installation of Antennae and a Telecommunications Equipment Cabinet. Permitted 22-Aug-2002
Section 106	none

### 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"/>	
<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 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 checked="" type="checkbox"/> No <input type="checkbox"/>	Many masts on roof (Site visit)

### Constraint and opportunities – Key services and accessibility

Constraint/opportunity		Commentary
<a href="#">Employment use</a>	Yes <input type="checkbox"/> No <input checked="" type="checkbox"/>	May be some employment on site, not known how many
<a href="#">Town Centre Boundary</a>	Yes <input checked="" type="checkbox"/> No <input 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	Moderate

	3	
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"/>	Whitton Town Centre
<a href="#">Within 1 km of a primary school*</a>	Yes <input checked="" type="checkbox"/> No <input type="checkbox"/>	Nelson Primary School, St Edmunds Catholic Primary School, Bishop Perrin CE Primary School, Heathfield Nursery and Infant School, Trafalgar Infant School, Chase Bridge Primary School
<a href="#">Within 3 km of a secondary school*</a>	Yes <input checked="" type="checkbox"/> No <input type="checkbox"/>	Twickenham Academy
<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"/>	Vehicular access from Ashdale Close, possible additional vehicular pedestrian access from public car park to east. May be opportunity to extend public car park into site if needed. (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 type="checkbox"/> No <input checked="" type="checkbox"/>	
Archaeological Priority Area	Yes <input type="checkbox"/> No <input checked="" type="checkbox"/>	

### Surrounding land

Surrounding land uses	Public car park to East, residential on remaining three sides
-----------------------	---

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

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

\* Excluding private schools, free schools etc.

<a href="#">Relevant surrounding designations</a>	None
Commentary on relationship with nearby and other proposal sites	Proximity to town centre car park, quite near to sites W1 and W2

## Summary and Overview

<b>Summary of assessment:</b>
A large site with potential for residential development, including affordable units.
<b>Information from Sustainability Appraisal:</b>
Overall largely positive impacts through the provision of new, including affordable homes, and visual and environmental enhancements to the town centre. As the proposal is in a POS deficient area, it should incorporate some provision for a new public open space, possibly in conjunction with the other nearby proposal sites (Iceland store and Whitton Library) or improved access to existing public open space.
<b>Council's preferred use and justification (pre-publication):</b>
Use - Residential, including affordable residential units Justification - Should this site become surplus it should be redeveloped for residential use, including affordable housing. The residential to include a mix of unit sizes. Main access from Ashdale Close with pedestrian access to the public car park. Heights and design to complement existing surrounding residential area.
<b>Proposal for publication:</b>
Use - Residential, including affordable residential units Justification - Should this site become surplus it should be redeveloped for residential use, including affordable housing. The residential to include a mix of unit sizes. Main access from Ashdale Close with pedestrian access to the public car park. Heights and design to complement existing surrounding residential area.

### SITE ASSESSMENT

#### Site details

Site Name	Whitton Station
Site No.	WT 4
Site address / location	Whitton Station, High Street, Whitton
Description of site	Station
Date of site visit	18/4/2013
Grid reference	X: 514222; Y: 173559
Site area	2,782 sqm
Site proposed by	Officers, was saved UDP site W14
Ownership (if known)	Network Rail

#### Site map with aerial photograph



#### Land use details

Existing use and buildings	Station
----------------------------	---------

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	10/0350/CON Proposed Extension To The Existing Platforms 1 (By 46.9m) And Platform 2 (By 41.9m) To Allow For The Use Of 10 Car-Formation Trains (From 8 Car-Formation Trains); Associated Minor Access Works And Relocation Of Signs To Facilitate A Larger Platform - decided as no objection with provisos 27-Sep-2010  94/3590/FUL Continued Use Of Premises As Minicab Office, permitted 17-Jan-1995
Section 106	None

### Constraint and opportunities – Land uses

Constraint/opportunity		Commentary
<a href="#">UDP/LDF site</a>	Yes <input checked="" type="checkbox"/> No <input type="checkbox"/>	Saved UDP site W14 for interchange improvements Part of £200, 000 uplift scheme
<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 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 checked="" type="checkbox"/> No <input 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 3	Moderate
Within 400 metres <sup>+</sup> to an Area of Mixed Use	Yes <input type="checkbox"/> No <input type="checkbox"/>	
Within 400 metres <sup>+</sup> to a main Town Centre	Yes <input checked="" type="checkbox"/> No <input type="checkbox"/>	
<a href="#">Within 1 km of a primary school*</a>	Yes <input type="checkbox"/> No <input type="checkbox"/>	
<a href="#">Within 3 km of a secondary school*</a>	Yes <input type="checkbox"/> No <input type="checkbox"/>	
<a href="#">Within 1 km of a GP surgery</a>	Yes <input type="checkbox"/> No <input type="checkbox"/>	
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"/> 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"/>	

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

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

\* Excluding private schools, free schools etc.



### Surrounding land

Surrounding land uses	Retail and residential
<a href="#">Relevant surrounding designations</a>	Secondary frontage to North of station
Commentary on relationship with nearby and other proposal sites	Possible new cycle route to A316 will start from here

### Summary and Overview

#### Summary of assessment:

An opportunity to upgrade the station and improve interchange arrangements.

#### Information from Sustainability Appraisal:

Overall very positive impacts, particularly as the interchange improvements and enhancements to the station will contribute to encouraging public transport use, reducing carbon dioxide emissions, improved accessibility and vitality of the town centre.

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

Use - Interchange improvements

Justification - Improvements and refurbishment, new station, café, kiosk and forecourt, platform extensions, canopy above platform and lift, improved interchange with buses including accessibility,

#### Proposal for publication:

Use - Interchange improvements

Justification - Improvements and refurbishment, new station, café, kiosk and forecourt, platform extensions, canopy above platform and lift, improved interchange with buses including accessibility,