

Summary of place-based strategies and site allocations, and policies, outlining main changes to adopted Local Plan.



Note this summary has been produced to inform understanding of the approach in the new Richmond Local Plan. It is not exhaustive and policies should be read in full in particular to determine policy requirements for particular proposals on a site by site basis.

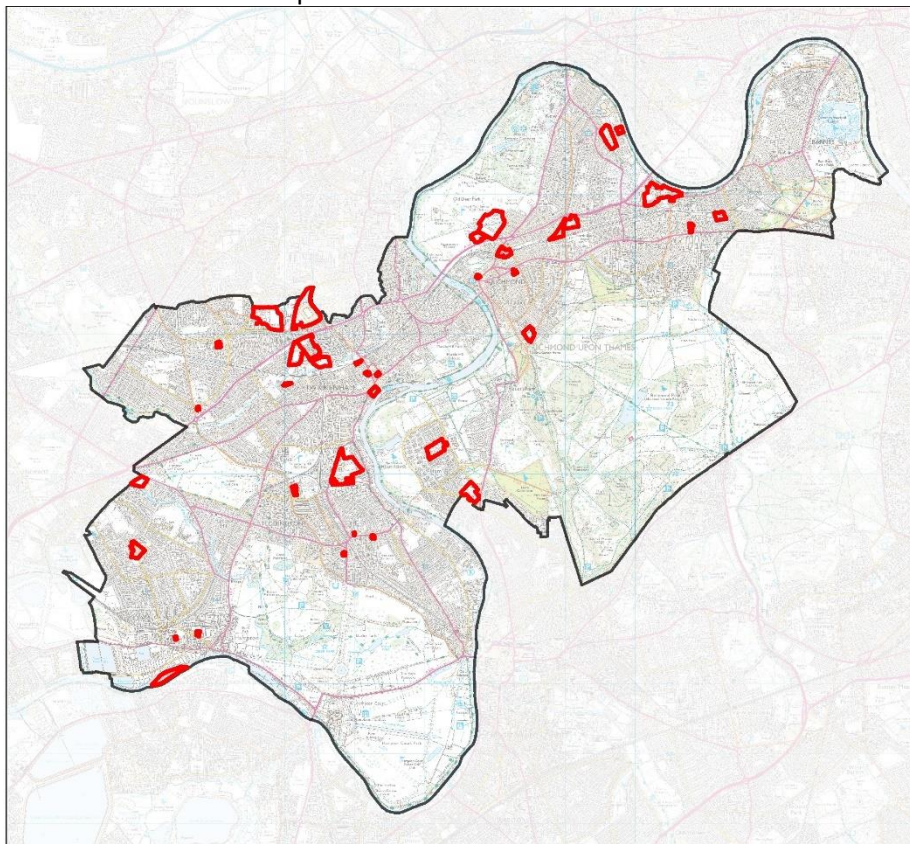
Spatial Strategy, Place-Based Strategies and Site Allocations

Policy 1. Living Locally and the 20-minute neighbourhood: new policy setting out overarching approach to achieve living locally, creating environments that focus on ease of active travel and access to public services, taking into account changing high streets and workplaces, and making it clear all development should contribute to the concept.

Policy 2. Spatial Strategy: Managing change in the borough: new policy setting out the continued spatial strategy directing higher density development to sites in the town centres or well-connected places, prioritising previously developed land. Emphasis is on promoting green infrastructure and mitigating the impacts of climate change and protecting the borough’s environment, local character and heritage assets. Supporting text details the evidence base around future needs and the borough’s constraints and capacity for growth.

There are place-based strategies covering the whole borough, divided into nine ‘high-level’ places, each accompanied by the site allocations within that place.

Map of all site allocations:



Place-based Strategy for Hampton & Hampton Hill: focus is on retaining the rural feel due to the green spaces and riverside, while offering a more diverse range of community facilities to meet local needs.

Site Allocations:

- **Site Allocation 1. Hampton Square, Hampton** - updated allocation (SA 1), for partial redevelopment / improvement for community, retail and local services, employment and residential uses.
- **Site Allocation 2. Platts Eyot, Hampton** - updated allocation (SA 2), for regeneration enhancing existing river-dependent and river-related uses or new business and industrial uses. Notes recent fire on Conservation Area.
- **Site Allocation 3. Hampton Traffic Unit, 60-68 Station Road, Hampton** - updated allocation (SA 3), for business, employment generating and other commercial or social infrastructure uses, retaining BTM. (A new permission has been granted subject to a S106).
- **Site Allocation 4. Hampton Delivery Office, Rosehill, Hampton** - updated allocation (SA 4), for employment generating or social and community infrastructure uses. A permission has been granted.
- **Site Allocation 5. Carpark for Sainsburys, Uxbridge Road, Hampton** - new site allocation, proposed for MOL release for 100% on-site affordable housing.

Place-based Strategy for Teddington & Hampton Wick: for Teddington focus on continuing to be a community for residents, visitors and business which enjoys links to open space, Royal Parks and River Thames, with a busy district centre. For Hampton Wick focus on retaining sense of identity and offering an attractive mix of facilities, making the most of the location close to the River Thames and Parks.

Site Allocations:

- **Site Allocation 6. Telephone Exchange, Teddington** - updated allocation (SA 5), for commercial/retail at ground floor and employment floorspace such as offices; mixed-use with residential above could be considered.
- **Site Allocation 7. Teddington Delivery Office, Teddington** - updated allocation (SA 6), for commercial/retail at ground floor and employment floorspace such as offices, mixed-use with residential above could be considered.
- **Site Allocation 8. Strathmore Centre, Strathmore Road, Teddington** - updated allocation (SA 7), for reprovision of childcare/nursery with affordable housing. (A permission has been granted subject to a S106).
- **Site Allocation 9. Teddington Police Station, Park Road, Teddington** - new site allocation, for community/social infrastructure-led mixed use development with residential.

Place-based Strategy for Twickenham, Strawberry Hill & St Margarets: for Twickenham focus on rejuvenating its business and cultural offer, with a new focus at the Riverside. For Strawberry Hill focus is on enhancing the existing character, as is also the focus for St Margarets and East Twickenham.

Site Allocations:

- **Site Allocation 10. St Mary's University, Strawberry Hill** - updated allocation (SA 8), for retention and upgrading for university and associated teaching, sport and student residential accommodation.
- **Site Allocation 11. Richmond upon Thames College, Twickenham** - updated allocation (SA 9), for redevelopment to provide a new replacement college, science / technology / engineering / maths centre, technical hub, new secondary and special education needs school, sports centre and residential, with protection and upgrading of playing pitch facilities. An outline consent and reserved matters have been granted permission, part implemented the phased scheme.

- **Site Allocation 12. The Stoop (Harlequins Rugby Football Club), Twickenham** - updated allocation (SA10), for continued sports use, with additional facilities including indoor leisure, hotel or business uses, and residential, provided they are complementary to the main use of the site as a sports ground.
- **Site Allocation 13. Twickenham Stadium, Twickenham** - updated allocation (SA 11), for continued use and improvement for sports use, with additional facilities including indoor leisure, hotel or business uses provided they are complementary to the main use of the site as a sports ground.
- **Site Allocation 14. Mereway Day Centre, Mereway Road, Twickenham** - updated allocation (SA12) for social and community infrastructure uses.
- **Site Allocation 15. Station Yard, Twickenham** - updated allocation (TW 2), for residential, subject to re-provision of the bus stands. (A permission for residential has been granted on half of the site).
- **Site Allocation 16. Twickenham Telephone Exchange** - updated allocation (TW 5), for mixed use comprising employment, commercial or retail uses to enhance the cultural offering, with residential above.
- **Site Allocation 17. Twickenham Police Station** - updated allocation (TW 6), for mixed use including retail or other active frontage and residential to rear.
- **Site Allocation 18. Twickenham Riverside and Water Lane/King Street** - updated allocation (TW 7), for redevelopment/refurbishment of former pool site to include civic and open space, active frontages at ground floor, retail/leisure/community use with residential, to create a destination and upgrade the Embankment.

Place-based Strategy for Whitton & Heathfield: focus on reinforcing established character, ensuring provision of community facilities and transport links.

Site Allocations:

- **Site Allocation 19. Telephone Exchange, Whitton** - updated allocation (SA 13), for employment and social infrastructure use, increasing permeability to the High Street.
- **Site Allocation 20. Kneller Hall, Whitton** - updated allocation (SA 14), for mixed use quarter within protected landscape and heritage significance, opportunity to open up for community access. Links to Kneller Hall Masterplan SPD.
- **Site Allocation 21. Whitton Community Centre, Percy Road, Whitton** - new site allocation, opportunity to reprovide community facilities with affordable housing.

Place-based Strategy for Ham, Petersham & Richmond Park: focus on building on identity as a distinct and mixed community, recognising the semi-rural landscape setting, to provide access to opportunities and improve active travel. Reflects the adopted Ham & Petersham Neighbourhood Plan.

Site Allocations:

- **Site Allocation 22. Ham Close, Ham** – updated allocation (SA 15), supporting regeneration – comprehensive redevelopment with additional residential (including affordable housing).
- **Site Allocation 23. Cassel Hospital, Ham Common, Ham** - updated allocation (SA 16), for social and community infrastructure, or potential for residential.

Place-based Strategy for Richmond & Richmond Hill: focus on retaining and enhancing its unique character, supporting diversification of Richmond town centre including the community and cultural offer, while ensuring the amenity of residents is maintained.

Site Allocations:

- **Site Allocation 24. Richmond Station, Richmond** - updated allocation (SA 19) , for improved transport interchange, public realm and mix of town centre uses, including commercial, community and residential above.

- **Site Allocation 25. Former House of Fraser, 16 Paved Court 20 King Street 4 To 8 And 10 Paved Court And 75 - 81 George Street Richmond** - new site allocation, for retail, office/workspace, and leisure/community use, with active ground floor frontages. Reflects extant permission.
- **Site Allocation 26. Richmond Telephone Exchange, Spring Terrace, Richmond** - new site allocation, for residential use maximising affordable housing.
- **Site Allocation 27. American University, Queens Road, Richmond** – new site allocation, for education-led use as priority, followed by community use.
- **Site Allocation 28. Homebase, Manor Road, East Sheen** - new site allocation, for residential-led redevelopment, including high quality public realm. Reflects extant permission.
- **Site Allocation 29. Sainsburys, Lower Richmond Road, Richmond** - updated allocation (SA 21) , for retail and residential uses.

Place-based Strategy for Kew: focus on maintaining its character, with potential to improve the character at East Kew. Recognises historic settings of Royal Botanic Gardens, Kew WHS and Old Deer Park.

Site Allocations:

- **Site Allocation 30. Kew Retail Park, Bessant Drive, Kew** – new site allocation, opportunity for residential-led redevelopment with commercial uses (retail, offices, affordable workspace, leisure) along with improvements to public realm, active transport and links to the River.
- **Site Allocation 31. Kew Biothane Plant, Mellis Avenue, Kew** - updated allocation (SA 26), for residential and open space. Reflects extant permission.
- **Site Allocation 32. Pools on the Park and surroundings, Old Deer Park, Richmond** - updated allocation (SA 22), for continued sporting uses, additional leisure/community/complementary uses provided meet identified needs and do not detract from main use, subject to heritage assessment. Links to Old Deer Park SPD.
- **Site Allocation 33. Richmond Athletic Association Ground, Old Deer Park, Richmond** - updated allocation (SA 23), for continued sporting uses, additional leisure/complementary uses provided meet identified needs and do not detract from main use, subject to MOL and historic designations. Links to Old Deer Park SPD.

Place-based Strategy for Mortlake & East Sheen: create a new focus to Mortlake by redevelopment of the Stag Brewery site, creating a recreational and living quarter and link to the riverside. Focus on retaining the character of East Sheen, with potential to make Milestone Green the centre.

Site Allocations:

- **Site Allocation 34. Stag Brewery, Lower Richmond Road, Mortlake** – updated allocation (SA 24), for comprehensive redevelopment for a mix of uses to deliver a new heart for Mortlake, including a new 6-form entry secondary school plus sixth form, residential, employment, commercial – retail, other employment generating uses, health facilities, community and social infrastructure, river-related uses, sport and leisure uses, including retention/reprovision and upgrading of the playing field, with public realm and links to surrounding area and riverside.
- **Site Allocation 35. Mortlake and Barnes Delivery Office, Mortlake** - updated allocation (SA 25) , for employment or other commercial and retail uses.
- **Site Allocation 36. Telephone Exchange and 172-176 Upper Richmond Road West, East Sheen** - updated allocation (SA 27) , for employment and commercial uses as well as community and social infrastructure, mixed use with housing above and to the rear.
- **Site Allocation 37. Barnes Hospital, East Sheen** - updated allocation (SA 28) , for social and community infrastructure uses, and provision of a new Special Education Needs school. Reflects extant outline permission.

Place-based Strategy for Barnes: focus on maintaining its character, with new development expected through incremental intensification. (there are no site allocations within this place)

Policies

- **Theme: Responding to the climate emergency and taking action**

Policy 3. Tackling the climate emergency: new overarching climate change policy, bringing all the different climate change strands and strengthened requirements together as well as setting out the high level aims and expectations, including net-zero carbon by 2050 and what contribution developments need to make to achieve this.

Policy 4: Minimising Greenhouse gas emissions and promoting energy efficiency: updated approach (LP20 and LP22) to significantly strengthen the requirements for net-zero carbon, setting out how all developments resulting in 1 or more dwellings have to achieve net-zero, with specific on-site carbon emission reduction requirements. No more gas boilers in new dwellings or new non-domestic development from 2024. To set out a new carbon offset rate of £300/t (as opposed to current price of £95/t).

Policy 5. Energy Infrastructure: updated and strengthened approach (LP22) in relation to requirements for decentralised energy and maximising opportunities for on-site electricity and heat production from renewable energy sources, with emphasis on non-combustible / non-fossil fuel energy for decentralised energy networks.

Policy 6. Sustainable construction standards: updated and strengthened approach (LP20 and LP22) in relation to requirements for BREEAM ratings from current 'excellent' to 'outstanding', together with requirement for BRE Home Quality Mark for new-build residential developments and specific fabric efficiency standards. Retaining existing approach to Sustainable Construction Checklist and maximum water consumption levels.

Policy 7. Waste and the circular economy: updated approach (LP24) in relation to waste and adopting principles of the circular economy, including new specific requirements for Circular Economy Statement and Whole Life-Cycle Carbon assessment.

Policy 8. Flood risk and sustainable drainage: retaining existing approaches (LP21) in relation to fluvial and tidal flood risk, with strengthened requirements for managing surface water flood risks and sustainable drainage as well as groundwater flood risks, including updated guidance and requirements for basement developments in flood affected areas. Incorporating recommendations from 2020 SFRA, including climate change allowances (use of 'upper end' scenarios) and approach to Sequential Test.

Policy 9. Water resources and infrastructure: largely retaining existing approaches (LP23) with updated importance on water quality.

- **Theme: Delivering new homes and an affordable borough for all**

Policy 10. New Housing: updated approach (LP34) to reflect London Plan housing target, updated broad locations for future housing and sets out a stepped housing trajectory.

Policy 11. Affordable Housing: updated approach (LP36) to reflect the London Plan and changes to national policy, including in regard to viability, and the Local Housing Needs Assessment. Sets out that First Homes and a fast track viability threshold approach are not appropriate in the borough context.

Policy 12. Housing Needs of Different Groups: updated approach (LP37) expanded to address specific types of housing for different groups, with emphasis on priority affordable housing needs, and to ensure local needs will be met through the design of proposals and securing details around eligibility and affordability, to accord with strategies for housing, commissioning, health and social care.

Policy 13. Housing Mix and Standards: updated approach (LP34) to accord with the London Plan including in terms of unit sizes and making efficient use of land.

Policy 14. Loss of Housing: updated approach (LP38) to reflect the London Plan including in terms of optimising use of land and expecting replacement housing at existing or higher densities.

Policy 15. Infill and Backland Development: updated approach (LP39) to take account of types of brownfield sites where the London Plan expects optimisation for housing delivery, and a balanced approach to protecting garden land, resisting significant loss of garden land, with emphasis on assessing the harm of proposals.

Policy 16. Small Sites: new policy, to reflect London Plan emphasis and links with Urban Design Study.

- ***Theme: Shaping and supporting our town and local centres as they adapt to changes in the way we shop and respond to the pandemic***

Policy 17. Supporting our centres and promoting culture: continues the existing hierarchy of the centre network (LP25), recognising the importance of smaller centres to Living Locally, and sets a positive approach to repurposing High Streets through adaptation and diversification including leisure and community uses. Acknowledges the significant impact of changes to the use classes. This overall strategic policy seeks to protect existing commercial space and promotes enhancement of the public realm for connecting places.

Policy 18. Development in centres: continues a town centre first approach (LP25, LP26) directing new major development to within the town centre boundaries, with a focus on the primary shopping area, and appropriate scale development in local centres and Areas of Mixed Use. Support for uses that add to vitality and viability, and that residential can be appropriate on upper floors and peripheries of centres. Links to the vision for each of the centres. Designates Cultural Quarters in Richmond and Twickenham, and recognises cultural clusters in other smaller centres. Seeks inclusive development, flexible provision, adequate servicing/delivery. Acknowledges the significant impact of changes to the use classes.

Policy 19. Managing impacts: updates the previous approach (LP26) on over-concentration in light of the impact of changes to the use classes, with emphasis on supporting vibrant uses while managing the impacts, including the mitigation that may be sought.

Policy 20. Local shops and services: updates the previous approach (LP26 and LP27) supporting local shops and services, important for Living Locally, and resists the loss of public houses. Acknowledges the significant impact of changes to the use classes.

- ***Theme: Increasing jobs and helping business to grow and bounce back following the pandemic***

Policy 21. Protecting the Local Economy: continued protection of existing employment floorspace (LP40, LP41, LP42) with a focus on the importance of existing designated employment sites across the borough and our town centres. Acknowledgement of impact of changes to the use classes, and reference to recent Article 4 Direction as this is the policy tool that will be applied. Expects employment-led intensification and all major new development to consider opportunity to include commercial use, given local employment needs and the uncertainty caused by the pandemic. As a strategic policy, mention of the importance of affordable, adaptable workspaces and the Agent of Change principle.

Policy 22. Promoting jobs and our local economy: new policy recognises the valued local economy and existing clusters/sectors, and promotes local employment opportunities, drawing out criteria for suitable spaces. Include support for technology, low carbon and the circular economy linking with climate change.

Policy 23. Offices: strengthens existing approach (LP41) to expect no net loss of office floorspace, while continuing to direct new major office development to the town centres. Acknowledgement of impact of changes to the use classes, renaming Key Office Areas as Key Business Areas (as there is a link with the town and local centres policies above).

Policy 24. Industrial land: strengthens existing approach (LP 42) to expect no net loss, expecting industrial re-provision to provide suitable space. No longer allowing for mixed use of just residential and replacing industrial land with office floorspace as part of redevelopment proposals as this does not address the need. Acknowledgement of impact of changes to the use classes.

Policy 25. Affordable, flexible and managed workspace: expands on the existing approach (LP41) protecting existing affordable workspace and requiring on all sites providing more than 1,000sqm employment floorspace. Details modern, adaptable affordable workspace that is needed and how this will be secured.

Policy 26. Visitor economy: updated approach (LP43) to reflect London Plan requirements for accessible hotel bedrooms and approach to cultural quarters and clusters in the borough.

Policy 27. Telecommunications and digital infrastructure: updated approach (LP33) recognising the need for enhancing digital infrastructure (reflecting London Plan requirements for new development) while also assessing the potential impacts.

- ***Theme: Protecting what is special and improving our areas (heritage and culture)***

Policy 28. Local character and design quality: takes forward existing approach (LP1) into broader strategic policy, linked to Urban Design Study and achieving design quality and various aspects to place-making.

Policy 29. Designated heritage assets: minor updates to existing approach (LP3) including in response to climate change and latest on updating Conservation Area Appraisals.

Policy 30. Non-designated heritage assets: minor updates to existing approach (LP4) including reference to locally listed historic parks and gardens.

Policy 31. Views and vistas: minor updates to existing approach (LP5) including links with Urban Design Study and forthcoming additional local views to be identified (for the Policies Map).

Policy 32. Royal Botanic Gardens, Kew World Heritage Site: minor updates to existing approach (LP6).

Policy 33. Archaeology: minor updates to existing approach (LP7) to reflect forthcoming updated 'tiered' APAs.

- ***Theme: Increasing biodiversity and the quality of our green and blue spaces, and greening the borough***

Policy 34. Green and Blue Infrastructure: updates the existing policy approach (LP12) to protect and enhance the multi-functional green infrastructure, as well as the blue infrastructure network, ensuring it is maintained and sets the strategic links with its role related to biodiversity, urban greening and climate change as well as outreach and education.

Policy 35. Green Belt, Metropolitan Open Land and Local Green Space: continues the strong protection of the Borough's designated open spaces (LP13) and adds into policy the encouragement for improvements or enhancements to landscape quality (including visual amenity), biodiversity (including delivering biodiversity net gain) or accessibility. Policies Map changes suggested in light of evidence base (i.e. removal of one site from MOL, with two other minor changes to MOL boundaries; and 6 proposed new Local Green Space designations).

Policy 36. Other Open Land of Townscape Importance (OOLTI): continues the protection of designated OOLTI (LP14) and while recognising the changes to PD rights, provides opportunity to encourage measures to restore spaces in terms of their quality, character and biodiversity net gain. Policies Map changes suggested in light of evidence base (i.e. adding one new site and removing duplication of OOLTI designation on one site).

Policy 37. Public open space, play, sport and recreation: updates existing approach (LP31) recognising importance of requirement to provide open spaces on-site as part of new development, and links to biodiversity and climate change, and to refer to the GLA's child yield calculator; updated policy to also refer to relocation of playing fields. Policies Map changes proposed in light of new Public Open Space deficiency mapping to be undertaken.

Policy 38. Urban Greening: new policy to set approach to reflect London Plan Urban Greening Factor on major developments, incorporating the existing policy approach to green roofs and walls (LP17), and expecting incorporation of urban greening on all small sites, recognising wider links to biodiversity and climate change.

Policy 39. Biodiversity and Geodiversity: continues protecting the borough's biodiversity (LP15), with updated mitigation hierarchies and increased emphasis on including the connection between habitats and importance of wildlife / ecological corridors, with a specific policy requirement for at least 20% contribution to delivering measurable biodiversity net gain. Policies Map changes suggested in light of evidence base, i.e. changing existing Other Site of Nature Importance (OSNI) to Site of Importance for Nature Conservation (SINC), amending and adding to existing sites as well as identifying new sites for protection.

Policy 40. Rivers and river corridors: maintains the protection of the historic, environmental and natural qualities of the borough's water bodies (LP18). Promotes public access and protects river related industry and water dependent uses.

Policy 41. Moorings and floating structures: clarification (LP19) to improve and protect the open character, views and heritage of the waterways, and emphasise that new moored vessels would only be supported for river-related uses.

Policy 42. Trees, Woodland and Landscape: continues the protection of existing trees and requirements for new trees in development (LP16), with increased emphasis on the broader value of trees and links with biodiversity, air quality and climate change mitigation and adaptation.

Policy 43. Floodlighting and other external artificial lighting: continues policy approach (LP9) considering the demonstrable harm of floodlighting and the need to balance with positive benefits, including recognising potential for positive benefits around safety/security.

- **Theme: Improving design, delivering beautiful buildings and high-quality places**

Policy 44. Design process: new policy to reflect the Government and London Plan emphasis on design-led approach, setting out the tools to assess good design through the planning process including the role of design review.

Policy 45. Tall and Mid-Rise Building Zones: updated policy approach (LP2) to respond to the London Plan requirements and links with the Urban Design Study identifying tall and mid-rise zones.

Policy 46. Amenity and living conditions: updated policy approach (LP8) particularly recognising London Plan approach to mitigating design features to ensure privacy.

- **Theme: Reducing the need to travel and improving the choices for more sustainable travel**

Policy 47. Sustainable travel choices: updates existing policy (LP44) to reflect the London Plan, Mayor's Transport Strategy and the Council's Active Travel Strategy. Increases emphasis on walking and cycling for short journeys, inclusive mobility and assessing the impact of developments on the road network - using a threshold approach linked to development size as to whether a separate Transport Statement or Transport Assessment is required for different types of uses.

Policy 48. Vehicular Parking, Cycle Parking, Servicing and Construction Logistics Management: updates existing policy (LP45) to reflect London Plan vehicle and cycle parking standards. Adopts a threshold approach linked to development size for whether future occupants will be excluded from a CPZ, for when an on-street vehicular parking stress survey is needed, and for when a construction management plan is required. Includes private vehicular crossovers to a former front garden, car-free development, and car clubs.

- **Theme: Securing new social and community infrastructure to support a growing population**

Policy 49. Social and Community Infrastructure: continues existing approach (LP29) to ensure adequate provision of community services and facilities, protecting existing sites and requiring new provision to be inclusive and adaptable, to accord with Living Locally. A new criterion allows for a

change of use to wholly affordable housing without the need to explore and market for alternative social infrastructure use. Acknowledgement of impact of changes to the use classes.

Policy 50. Education and Training: updated approach (LP29) with additional detail regarding provision of childcare places, and to involve AfC in discussions. For promoting local employment opportunities, details updated to reflect adopted Planning Obligations SPD and circumstances when a financial contribution e.g. to Work Match may be accepted. Acknowledgement of impact of changes to the use classes.

- ***Theme: Creating safe, healthy and inclusive communities***

Policy 51. Health and Wellbeing: updated approach (LP30) to reflect health priorities and future infrastructure needs, such as space for social prescribing, emphasis on inclusive access, dementia-friendly environments, and public toilets and drinking water. Reflects the London Plan restrictive approach to takeaways. Links with related health plans and strategies, move to integrated care systems. Acknowledgement of impact of changes to the use classes.

Policy 52. Allotments and food growing spaces: continues existing approach (LP32), protecting existing allotments and supporting space for food growing.

Policy 53. Local Environmental impacts: continues to seek to minimise adverse effects of development (LP10) and protect amenity of exiting occupiers. Now includes agent of change principles.

Policy 54. Basements and subterranean developments: update of existing approach (LP11), to reflect the policy approach to flood risk and sustainable drainage in terms of dealing with basements in flood affected areas assessing throughflow and groundwater and setting out where Basement Impact Assessments are required.

- ***Delivery and Monitoring***

Policy 55. Delivery and Monitoring: new policy, to outline approach to delivery through partnership working, securing planning obligations, and enforcement and monitoring.