

LONDON BOROUGH OF RICHMOND UPON THAMES
LOCAL PLAN INDEPENDENT EXAMINATION IN PUBLIC
WRITTEN STATEMENT

MAIN MATTER 1:
LEGAL REQUIREMENTS AND OVERARCHING ISSUES

TUESDAY 25 JUNE 2024

COUNCIL RESPONSES TO MAIN MATTER 1

Abbreviations

AMR – Authority Monitoring Report

DtC – Duty to Cooperate

GLA – Greater London Authority

LDS – Local Development Scheme

LP – The London Plan

NPPF – National Planning Policy Framework

PPG – Planning Practice Guidance

RLP – Richmond Local Plan

SA – Sustainability Appraisal

SAC – Special Area of Conservation

SCI – Statement of Community Involvement

SoCG – Statement of Common Ground

SPA – Special Protection Area

TfL – Transport for London

WMS – Written Ministerial Statement

1.1 Duty to Cooperate

1.1.1 Has the Council met the duty to cooperate and is this clearly evidenced? In particular:

- **Have all the relevant strategic matters in relation to this duty been clearly identified?**

Yes, it is the Council's view that the Local Plan has been prepared in accordance with the Duty to Cooperate (DtC) under S33A of the Planning and Compulsory Purchase Act 2004 (as amended). In preparing the Plan, the Council has engaged constructively, actively and on an ongoing basis with neighbouring boroughs and other public bodies and key stakeholders on strategic issues.

The Duty to Co-operate Statement (SD-015) sets out the timely, effective and conclusive discussions with the prescribed bodies at each stage in the plan preparation. The Plan was subject to three stages of public consultation – Direction of Travel (March to April 2020), Pre-Publication Draft Local Plan (Regulation 18) (December 2021 to January 2022), and Publication Draft Local Plan (Regulation 19) (June to July 2023) – and effective engagement and discussions with the prescribed bodies took place at these key stages and throughout the preparation of the Local Plan. LBRuT has engaged in meetings and detailed conversations with DtC partners on strategic matters and cross boundary issues on an ongoing basis. In addition, following the Publication (Regulation 19) consultation a number of background topic papers (SD-019 to SD-022) were produced to accompany the submission of the Plan, and these were shared with relevant Duty to Cooperate bodies to enable any missing or insufficient detail to be addressed.

All strategic matters have been identified and defined per Section 33A (4) of the Planning and Compulsory Purchase Act 2004. The DtC Statement (SD-015) clearly sets out within section 7 the relevant strategic matters that have arisen from the consultations. The document sets out each of the main strategic and/or cross boundary matters identified together with any specific outcomes from the process or next steps.

It should be noted that although not relevant regarding the DtC, the Council has taken a positive approach to produce Statements of Common Ground in advance of the hearing sessions – these are detailed in response to the question below.

- ***Has the Council maximised the effectiveness of plan-making activities by engaging constructively, actively and on an on-going basis with the prescribed bodies, in the preparation of the Plan in the context of these relevant strategic matters? Does the evidence clearly set this out?***

The Council has made every effort to obtain the necessary cooperation on strategic cross boundary matters through active and sustained engagement from the outset of plan preparation. In addition to the statutory consultation periods, the Council has actively and continually engaged and consulted with the relevant stakeholders (prescribed bodies), neighbouring local authorities and formal partnerships (including those not subject to the DtC requirements) by way of one-to-one meetings, joint working and early and on-going discussions on policy development in accordance with the DtC. The DtC Statement (Document SD-015) sets out the engagement the Council undertook.

The Council has produced Statements of Common Ground with neighbouring authorities and prescribed bodies to formalise the position with partners on strategic matters:

- SOCG-01 Statement of Common Ground – Surrey County Council
- SOCG-02 Statement of Common Ground – Spelthorne
- SOCG-03 Statement of Common Ground – Transport for London
- SOCG-04 Statement of Common Ground – Wandsworth
- SOCG-05 Statement of Common Ground – National Highways
- SOCG-06 Statement of Common Ground – Hammersmith & Fulham
- SOCG-07 Statement of Common Ground – Elmbridge
- SOCG-08 Statement of Common Ground – Environment Agency
- SOCG-09 Statement of Common Ground – Kingston
- SOCG-10 Statement of Common Ground – Historic England
- SOCG-11 Statement of Common Ground – The Mayor of London / Greater London Authority
- SOCG-12 Statement of Common Ground – Hounslow

The Council is an active respondent to any Local Plan consultations of neighbouring authorities, to ensure cross boundary policy consistency. The report of DtC Monitoring 2017-2023 (SD-089) sets out DtC activity and engagement initiated and requested by other authorities and prescribed bodies.

1.2 London Plan

- **1.2.1 Is the RLP in ‘general conformity’ with the London Plan as required by the provisions of Section 24 of the 2004 Act?**

Yes, the Council has submitted a Local Plan that it considers to be in ‘general conformity’ with the London Plan, as required by the provision of Section 24 of the 2004 Act.

The GLA and TfL, on behalf of the Mayor of London, have been consulted, and they have submitted representations on both the Pre-Publication (Regulation 18) and Publication (Regulation 19) versions of the Local Plan. These, along with the Council’s responses to their representations, are set out in the Statement of Consultation Regulation 18, Appendix 3F: Report of ‘Pre-Publication’ Draft Local Plan (Regulation 18) Consultation Responses including Responses to Local Plan pre-publication consultation and Officer comments (SD-007) and Schedule of responses to the Publication Local Plan (Regulation 19) consultation (in plan order) with the Council’s response (January 2024) (SD-014) (see Rep No.s 19, 55, 346, 367, 402, 445, 465, 514 and 521).

Alongside the formal consultation processes, ongoing DtC engagement activities have also taken place between officers of the Council and the Mayor, with meetings held on 20 January 2022 (also jointly with Transport for London (TfL) and 11 July 2023. The notes of meetings are included within the Council’s Duty to Co-operate Statement (SD-015). In addition, following the Publication (Regulation 19) consultation a number of background topic papers were shared with the GLA and TfL. There is a signed Statement of Common Ground with TfL (SOCG-03) and with the Mayor of London (SOCG-11).

The Mayor of London’s response (dated July 2023) to the consultation on the Publication (Regulation 19) Local Plan states that Policy 11 on affordable housing threshold approach as set out in the draft Plan is not in general conformity with Policy H4 of the LP2021 and will potentially result in fewer affordable homes being delivered in LBRuT across the plan period. This had also been identified in the earlier response to the Pre-Publication (Regulation 18) Local Plan. The Mayor comments on other aspects of the Plan, but does not raise any other issues relating to conformity. The detailed comments on Affordable Housing are:

The Mayor welcomes LBRuT’s policy to seek 50% affordable housing from residential development which aligns with Mayor’s strategic target of 50% of all new homes to be genuinely affordable as set out in London Plan Policy H4A. However, as mentioned in the response to LBRuT’s Regulation 18 consultation in January 2022, the policy fails to reflect the Mayor’s Threshold Approach to affordable housing as set out in Policy H5 LP2021. This

means the Publication Draft Local Plan as consulted on is not in General Conformity with the London Plan.

The Threshold Approach seeks to limit those circumstances where viability evidence is required as part of residential planning proposals by providing the incentive for developers to achieve at least the minimum level of affordable housing to qualify for the Fast Track Route thereby avoiding scrutiny of viability at various stages of development. The threshold set in Policy H5 has been informed by viability testing and embeds affordable housing requirements into land values which creates consistency across London.

The policy has been proven effective at securing affordable housing with the 2022 Annual Monitoring Report showing that 84% of all strategic applications provided at least 35% affordable housing, this represents an increase from 53% of schemes in 2018. The average rate of affordable homes per scheme was 41% of all units and 45% of all habitable rooms.

A 50 per cent site specific target is likely to result in most residential applications following the Viability Tested Route which on average provides less affordable housing and takes longer to determine compared with Fast Track Route schemes.

On average schemes that were referable to the Mayor that followed the Fast Track Route provided 44 per cent affordable housing in 2022, whereas viability tested schemes provided only 28 per cent. Applicants also typically seek to demonstrate the existence of 'viability deficits' through the viability assessment process and use these as a credit in viability review mechanisms which can reduce the likelihood that additional affordable housing is secured over the lifetime of the development.

As such, in practice, there is a significant risk that the borough would secure fewer affordable homes through a blanket 50 per cent requirement than could be achieved through 35 per cent threshold for sites that are not on public or industrial land. Based on figures from the London Development Database, only 19% of housing approvals in the borough were affordable over the three years from 2019/20 to 2021/22 and this trend is likely to continue under the proposed approach. We are therefore concerned that, in reality, a headline target would achieve less than a more feasible, lower target – in effect 50% of a small number will not deliver our shared ambitions.

There is a lack of evidence that the approach as set out in the draft Plan will deliver more affordable homes in practice than the threshold approach as set out in the London Plan has achieved. Therefore, changes to Policy 11 of Richmond's Local Plan should be made to bring it in line with Policy H5 LP2021.

As the threshold approach reduces the total to 35% for sites not in public ownership or industrial land, this would not impact all of the sites within the borough. However, as large-scale developable land is so scarce in the borough, coupled with the acute need for affordable rented homes, every additional affordable home is a major benefit. Large scale sites in the borough can sometimes struggle to even reach 35%, which can be down to a variety of factors impacting on viability such as high existing use values. This alone however should not justify the need to drop the 50% target on all eligible sites; there is a need to retain flexibility but by introducing the 35% target the Council would potentially lose out on a large quantum of affordable homes on the sites that could viably provide 50% that would have a detrimental impact on the future supply of affordable housing.

In light of these local circumstances, the Council considers a locally distinctive approach that differs from the strategic London Plan policy is justified by local evidence. Further details are set out in the Affordable Housing Background Topic Paper (SD-021) and the Council’s response to Main Matter 3. Both the Council’s and the Mayor’s strategic targets for affordable housing align, and when both the RLP and the London Plan are looked at as a whole, in general the Council considers there is conformity given the mutual aim is to maximise affordable housing delivery. The Council’s policy approach is considered reasonable in light of the borough circumstances and with regard to national policy.

1.3 Does RLP meet all other legal requirements, specifically:

- **1.3.1 Does the content and timescale for preparation of RLP accord with the latest version of the Local Development Scheme?**

Yes, the content and timescale for the preparation of the RLP accords with the latest version of the LDS. A revised LDS (SD-025) was produced in December 2023 for the period 2023-2025. The LDS was produced in accordance with the Town and Country Planning (Local Planning) (England) Regulations 2012 (as amended). The content and key milestones for the programme of the Local Plan are on track and are set out in paragraph 5.1 of the LDS as follows:

What	When
Evidence gathering and research, including duty to co-operate engagement	Ongoing
'Direction of Travel' public consultation on vision, objectives, spatial strategy and issues, alongside consultation on Sustainability Appraisal (SA) Scoping Report	February – April 2020
Call for Sites consultation	
Pre-Publication consultation on draft Plan and SA (Regulation 18)	December 2021 – January 2022

Publication consultation on the Council's final version of the Plan and final SA report (Regulation 19)	June – July 2023
Submission of the Council's final version of the Plan to the Planning Inspectorate	January 2024
Independent Examination in Public	January 2024 to Autumn 2024
Inspector's Report	Autumn 2024
Adoption of the Local Plan	Winter 2024/25

This confirms that the submitted Plan, and that consulted upon at earlier stages of its preparation, including the Publication Local Plan (Regulation 19), are entirely consistent with the content and programme for production as outlined in the current LDS.

The LDS sets out the submission for Examination in January 2024, which has been followed in line with the LDS (submitted 19th January 2024). The Examination in Public is programmed for the period January to Autumn 2024, with the Inspector's report being anticipated Autumn 2024, followed by anticipated adoption (subject to the Inspector's findings) in Winter 2024/25. The timescales and key milestones following submission are dependent on a number of external factors that cannot necessarily be influenced by the Council, such as PINS processes and availability as well as the Inspectors' initial findings and number of MIQs in relation to a submitted Plan, and the LDS notes that a General Election is scheduled to take place no later than 28 January 2025.

- 1.3.2 Has RLP consultation complied with the Statement of Community Involvement and public consultation requirements in the Town and Country Planning (Local Plan) (England) Regulations 2012?**

Yes, the preparation of the Plan has followed the Statement of Community Involvement (SCI) (SD-077). The Town and Country Planning (Local Plan) (England) Regulations 2012 (as amended) were met at each stage of plan preparation. The consultation on the submitted Plan has met the relevant statutory requirements, as set out in the Council's Statement of Consultation (including summary of main issues raised on the Publication Local Plan (Regulation 19) (January 2024)) (SD-011), the Statement of Consultation (including all the Pre-Publication responses and the Council's response (June 2023)) (SD-007).

The additional Direction of Travel consultation, not prescribed by legislation, was undertaken within the context of the NPPF that Plans should be shaped by early, proportionate and effective engagement between plan-makers and communities, local organisations, businesses, infrastructure providers and operators and statutory consultees. The Direction of Travel consultation was due to end on 22 March 2020. The implications of the COVID-19

pandemic become apparent towards the end of the consultation period, with the Government on 16 March 2020 asking everyone to stop non-essential contact with others and to stop all unnecessary travel. The Council was required to close its libraries on 20 March, and from that date many shifted to home working. The Council therefore extended the consultation period to 5 April 2020, making the new deadline clear on the Council's website from 18 March, and accepted any requests for representations to be submitted late, in recognition of the exceptional circumstances. There were 89 respondents to the Direction of Travel consultation.

As part of the consultation on the 'Pre-Publication' Regulation 18 version of the Plan, from 10 December 2021 to 31 January 2022, virtual events were held in January 2022 comprising three evening themed workshops and two lunchtime Q&As, each with an overview presentation and opportunity for discussion. Details are in Richmond Local Plan Engagement event report (SD-040). In response to the Local Plan consultation, the Council received comments from 311 respondents.

There were 159 respondents to the Reg 19 consultation, on a range of issues and sites. The statutory requirements for notification of submission and the commencement of hearings have also been undertaken.

To aid wider engagement, summary documents have been produced during preparation of the Local Plan. A summary leaflet (SD-042) explaining the Council's approach towards and background information for the Local Plan was published alongside the Direction of Travel document. A summary of the place-based strategies with site allocations and policies (December 2021) (SD-034) was published alongside the 'Pre-Publication' Plan, to inform understanding of the main changes to the adopted Local Plan. The changes between the 'Pre-Publication' and 'Publication' versions were then highlighted in the updated Summary of place-based strategies and site allocations, and policies, outlining main changes to adopted Local Plan (June 2023) (SD-009).

The Council's consultation statements clearly set out how the Council has undertaken public consultation and stakeholder involvement in the production of the Local Plan, including at Regulation 18 and Regulation 19 stages, in accordance with the Council's adopted SCI and the Town and Country Planning (Local Plan) (England) Regulations 2012. The statements also set out how consultation has shaped the Plan, along with the main issues raised by representors and the Council's response. Overall, it is considered that consultation efforts have met and indeed exceeded those set out in the Council's SCI.

The Council considers comments raised in the Regulation 19 responses which refer to the adequacy of public consultation (Rep No.s 1, and 54) are addressed by the response above. A number of respondents raised reference should be made to the Localism Act 2011 and the duty to take account of responses to consultation, in relation to the decision-making process and predetermination; the Council's response to Rep No. 33 (SD-014) sets out that the purpose of the Local Plan is not to set out details of the decision-making process.

- **1.3.3 Has RLP been subject to a Sustainability Appraisal (SA) and have the requirements for Strategic Environmental Assessment been met? Is it clear how the SA influenced the final plan and dealt with mitigation measures?**

The RLP has been subject to, and informed by, the process of Sustainability Appraisal (SA) throughout all of its stages. To support the commencement of the preparation of the RLP, a Scoping Report (2020) was updated. Subsequently, all further plan making stages were subject to Sustainability Appraisal processes, which culminated in the two formal Sustainability Appraisal reports, one to accompany the Regulation 18 consultation (December 2021) and the updated Sustainability Appraisal report for the Regulation 19 (June 2023) stage of the Local Plan.

Policy background

A sustainability appraisal is an iterative and systematic approach to assess the extent to which an emerging plan, when judged against reasonable alternatives, will help to achieve relevant environmental, economic and social objectives. The Planning and Compulsory Purchase Act 2004 requires a local planning authority to carry out a sustainability appraisal at each stage of plan-making. Sustainability appraisals incorporate Strategic Environmental Assessments, ensuring that potential environmental effects are given full consideration alongside social and economic effects.

The NPPF states that local plans should be informed throughout their preparation by a sustainability appraisal that meets the relevant legal requirements, including Strategic Environmental Assessment (SEA). The PPG provides further clarity on the need for SA and SEA in relation to plan preparation, giving a steer as to the level of detail required. This should not be done in any more detail that 'is considered to be appropriate for the content and level of detail in a Local Plan'.

Scoping Report

The Council produced a Revised Sustainability Scoping Report in February 2020 (SD-043), alongside the Direction of Travel Consultation, to identify the scope and level of detail of the information to be included in the Sustainability Appraisal. This Scoping Report was revised in July 2020 (SD-050) to take into account consultation responses (SD-049). The Report sets out the context and objectives and baseline information on the environmental, social and economic characteristics of the Plan area, including the likely evolution of the baseline position which would occur without the Plan.

Regulation 18 Sustainability Appraisal

A Sustainability Appraisal (December 2021) (SD-032) accompanied the Pre-Publication (Regulation 18) Local Plan. It provided a summary of the Scoping Report and identified the key aspects and characterisations of Richmond's environment, highlighting the climate emergency, sustainability, protection of the natural and built environment, design and public realm, and pollution and waste management considerations. It set out an overview of the sustainability appraisal objectives against:

- The Local Plan Vision and objectives of the Local Plan
- All Local Plan policies, and
- Each place-based strategy and allocations.

In each testing scenario, the SA provides a commentary on the outcomes, and also comments on two alternative approaches (no policy and continuing the existing policy). Further alternatives have been considered where relevant; these possible alternatives have included:

- Varying the carbon offset price (Policy 3)
- Seeking alternative approaches to securing affordable housing (Policy 11), including lowering the threshold for seeking affordable housing from 10 to 5 units
- Taking a less restrictive approach to shopping frontages in centres (Policy 18)
- Taking a more restrictive approach in respect to the loss of employment floorspace (Policy 23), and
- Varying the targets for urban greening and biodiversity net gain (Policy 39).

Reasonable alternatives for policies were identified and assessed within the policy framework that confirmed the policy approaches being taken forward represented the most appropriate. Alternative policy options to the spatial strategy are discussed in the Sustainability Appraisal (June 2023) at paragraphs 1.3.17 to 1.3.20. The Regulation 18 Local

Plan (SD-031) included a section on 'Alternative Policy Options to the Spatial Strategy' to inform consultees of the issues being considered. Alternative policy options are discussed in the Sustainability Appraisal at paragraphs 3.1.3 to 3.1.6, and within the appraisal tables in section 3. The Site Allocations have been assessed together for each of the Place-based Strategies, it was not felt necessary to assess different options in respect of each site allocation, but alternatives were considered on the new site allocations, as explained in the Sustainability Appraisal at paragraph 4.1.4.

The Local Plan is required to meet the prescribed quantum of housing, employment and other land uses set out for the borough in national, regional and other guidance, and consider the advice of statutory bodies and utilities who have an influence in the area. The Plan also has to consider designations of importance that affect the borough, such as parks, open space and heritage assets. To this extent, the Local Plan is already having to balance a number of relevant and important environmental, economic and social objectives.

The testing of the Local Plan's policies has shown that they represent a suite that best addresses the sustainability objectives in comparison to the alternatives selected. Broadly, the policies of the plan have a positive overall effect on the borough when tested against the SA objectives. Strategic policies work well in aiming to find a balance between meeting environmental objectives and aspirations and accommodating development requirements. No noteworthy policy gaps were identified, and no significant negative effects were established that required mitigation.

Whilst there are no obvious negative impacts, there are instances where there are uncertainties or potential tensions amongst objectives. The key areas where this arose are:

- *Traffic and transport:* the Local Plan supports growth, renewal and regeneration. There is a risk that this will increase the demand for travel around the borough to access new developments or to allow access from new housing (for instance) to places of work and of interest. This is countered by the ambition to locate homes near services and promote active travel with good connections through a strong movement infrastructure.
- *Impacts on heritage and the natural environment:* the Local Plan seeks to meet the identified needs for new development in the borough, but the nature of the environment – large areas of protected open land and historic settlements – means that opportunities for development are limited. The Local Plan does include objectives that seek to counter this, and so the impacts are assessed as uncertain rather than negative.

- *Balancing heritage protection against development needs:* the borough is in the fortunate position of having a high number of valued urban environments that include listed features and protective designations, such as conservation areas. Again, the Local Plan seeks a high quality of design and construction that minimises negative outcomes.
- *The impact of employment land:* the plan seeks to protect employment land and provide additional land where new businesses may wish to establish themselves. Protecting such land can perpetuate a reliance on vehicular movements, and can also make it difficult for employees to access such sites, particularly if travelling to work occurs outside peak hours or during the evening and night. It may also perpetuate environmental impacts of industry, particularly where sites border environmentally sensitive places, such as rivers or parks. In addition to this, the permitted development rights that exist do make employment land vulnerable to change to other uses – including residential – in an unplanned way. Because of the tendency for some employment land to be located away from town centres, and for such employment land to be isolated from town centres and social and community services – this could have a detrimental impact on some objectives if people end up living in such areas.
- *Impact of development on pollution:* the need for development in the borough, alongside possible side effects of greater (or sustained) use of private transport could also have an impact on pollution from noise and light and pollution in the air. Again, objectives exist to counter this side effect, and so the impacts are uncertain.

The SA report was issued with the Regulation 18 Plan and three representations were identified as being relevant to the Sustainability Appraisal process (from the Environment Agency, Historic England and the Ham and Petersham Neighbourhood Forum). These representations have been considered and incorporated into the updated SA report where necessary and relevant.

Regulation 19 Sustainability Appraisal

As mentioned above, SA is an ongoing and iterative process, which was continued throughout the process of developing the Regulation 19 Local Plan. The appraisal was updated to reflect the changes made to the Regulation 19 Plan policies, place-based strategies and site allocations. Consideration of reasonable alternative strategies are discussed in the Sustainability Appraisal (June 2023) at paragraphs 1.3.17 to 1.3.23 and 3.1.3 to 3.10, with the updated SA report continuing to set out commentary on every policy,

each place-based strategy and allocations within the place, including considering a status quo position, a position with no policy and where relevant other alternatives.

The updated Sustainability Appraisal (June 2023) (SD-002), which includes a Non-Technical Summary, was made available alongside the Publication (Regulation 19) Local Plan during the consultation period.

The Council considers comments raised in the Regulation 19 responses which refer to the Sustainability Appraisal (Rep No.s 233 and 332) raise broad issues related to recreational pressure on Richmond Park SAC and flood risk, which are considered sufficiently addressed in the Local Plan and supporting documents.

- **1.3.4 Have the requirements for appropriate assessment under the Habitats Regulations been met? Have the results of the Habitats Regulations Assessment been carried forward in the RLP?**

Yes. A Habitats Regulation Assessment was produced to accompany the Regulation 18 (November 2021) and Regulation 19 (April 2023) version of the Local Plan (SD-033 and SD-004 respectively). This assessed the Local Plan policies, both for their impact alone and in combination with other plans / projects where relevant, taking account of other documents (e.g. the London Plan HRA).

The 2021 report identified that impacts from air pollution, recreation and water could result in a likely significant effect. At the Appropriate Assessment stage, where mitigation and avoidance measures are taken into account, it was concluded that there would be no adverse effects on the integrity of Wimbledon Common Special Area of Conservation (SAC) as a result of recreational pressures. Likewise, it was concluded that there will be no adverse effects on the integrity of the qualifying features of the South West London Waterbodies Special Protection Area (SPA)/Ramsar in relation to water quantity as a result of the Local Plan.

In relation to air pollution, a likely significant effect on the Wimbledon Common SAC could not be ruled out without an assessment of the in-combination air pollution effects. This assessment has been undertaken (in 2022/23), using TfL models, which confirmed that the changes in traffic on local roads are significantly less than the 1,000 AADT screening criteria. Therefore, in the updated Habitats Regulation Assessment, the 2023 report, the air quality impacts have now been screened out, with no further / appropriate assessment required.

The Appropriate Assessment identified mitigation measures and concluded:

- Recreation – Wimbledon Common SAC: detailed in the HRA 5.9-5.21. Protection and mitigation is clearly outlined in Local Plan Policy 39 and 21.61-21.71 and Policy 37.
- Water Quantity – South West London Waterbodies SPA/Ramsar (Knight & Bessborough Reservoirs Site of Special Scientific Interest): detailed in the HRA 5.22-5.31. Local Plan approach to water management is outlined in Policy 3 Part B and Policy 9.

Natural England (Rep No.12) responded to the Regulation 19 consultation on the Plan stating that they are content that the Local Plan will not have an adverse impact on the natural environment or designated sites and have no comments.

Other respondents have raised broader issues related to the HRA. The Royal Parks (Rep No. 520) raise comment on the HRA in terms of Richmond Park SAC, reiterating comments raised at Regulation 18 in relation to the impact of traffic and associated air pollution on designated sites and priority habitats and impacts to be mitigated. Friends of Richmond Park (Rep No. 38) comment on the assessment of air pollution on the Richmond Park SAC in the Habitats Regulations Assessment, querying the assumption that only the primary road network is likely to experience any significant increases in vehicle traffic as a result of development. Although the HRA was updated to reflect that the qualifying feature of the Richmond Park SAC has been considered in relation to the points raised by The Royal Parks, there could be the opportunity for further clarification around the issues raised. Since submission, the Council is in discussion with Natural England and minor updates to the HRA have been produced for clarification, which in due course will be published as an update to the 2023 HRA Report (SD-004), for consideration during the Examination.

- **1.3.5 Has the preparation of RLP complied with the Town and Country Planning (Local Plan) (England) Regulations 2012?**

Yes, the Plan has been prepared fully in compliance with the Town and Country Planning (Local Plan) (England) Regulations 2012 (as amended). Full details of compliance with the statutory procedures are set out in the Council's Legal Compliance Checklist (SD-017) and the Soundness Self-Assessment (SD-016). In addition, the Council's Statement of Consultation (including summary of main issues raised on the Publication Local Plan (Regulation 19) (January 2024)) (SD-011), the Statement of Consultation (including all the Pre-Publication responses and the Council's response (June 2023)) (SD-007), and the Overarching Local Plan Direction of Travel Consultation Responses Report (November

2020) (SD-044) cover the early non-statutory consultation, Regulation 18 consultation and Regulation 19 consultation, setting out that all statutory procedures and regulations in relation to the publication and availability of documents, advertisements and notifications have been complied with. No relevant body contends that the Duty to Co-operate has not been complied with. See the Council's Duty to Co-operate Statement (SD-015) and response to question 1.1 above.

- **1.3.6 Does the 'policies map' correctly illustrate geographically the application of policies of the RLP?**

The Policies Map pdf (December 2023) (SD-010) illustrates geographically the application of policies in the Plan in accordance with the NPPF, including broad locations for development, and land-use designations and allocations.

The Local Plan Publication (Regulation 19) Consultation Version (June 2023) (SD-001) includes all the proposed changes to the Policies Map designations as insets for clarity, noting these boxes will be removed from the final adopted version of the Local Plan. The inclusion of the proposed changes to the Policies Map accords with the PPG to ensure they have been tested through the public consultation and are considered to be sound. An online Policies Map of the Regulation 19 Plan was also available via the Council's website from June 2023; interactive online mapping allows users to toggle layers on and off and see what applies in a particular location.

Any further amendments to the Policies Map that may be considered as part of the Examination in Public can be identified as proposed modifications. The Schedule of Proposed Modifications suggested by the Council (May 2024) (LBR-002) notes that an update to Appendix 4 including map updates will be set out, and is included in the Council's response to Main Matter 17.

1.4 Consistent with National Policy

1.4.1 Does RLP accord with national policy for plan making in the NPPF, specifically:

- **Does RLP contribute to the achievement of the three dimensions of sustainable development – economic, social, and environmental?**

The NPPF advocates for a planning system that contributes to the achievement of sustainable development. There are three overarching, independent and mutually supportive objectives within this – economic, environmental and social – which mean opportunities for net gains can be taken across all three.

The economic objective ensures a strong, responsive and competitive economy, and seeks to make sure sufficient land of the right type is available in the right places at the right time to support growth and productivity. The social objective looks to support strong and healthy communities by providing homes and fostering well-designed, beautiful and safe places with accessible services and open spaces that together support well-being. The environmental objective seeks to protect and enhance the natural and built environment, which includes making effective use of land, using resources prudently, minimising waste and pollution and adapting to climate change.

The NPPF has, at its heart, a presumption in favour of sustainable development. This does not, however, change the status of the development plan as the starting point for decision making. Plan making is required to apply a presumption in favour of sustainable development and promote a sustainable pattern of development that meets the objectively assessed housing and other needs of an area whilst aligning growth and infrastructure, improving the environment and mitigating / adapting to climate change. This should be done whilst protecting assets of recognised importance. The NPPF recognises that the scale of development may adversely affect an area or need to be restricted in some cases. One means of ensuring that sustainable development is central to plan making is the requirement for plans to be informed throughout their preparation by a sustainability appraisal.

The RLP recognises the presumption in favour of sustainable development very early in the Publication (Regulation 19) Local Plan (SD-001) (para 2.4). The opening paragraphs of the Plan ('Setting the Scene') set out concisely all of the limitations and requirements that the Plan is operating within and also acknowledge the ambitions of the Council itself within the broader framework. This opening sequence is also very clear that the RLP is accompanied by a Sustainability Appraisal which, like the Plan itself, has been open to comment. The Sustainable Appraisal is discussed in question 1.3.3 above.

Section 2 of the RLP describes the borough today, recognising its geographic location and the wider context of our place in London. It sets out the key challenges, opportunities and critical planning issues, including the changing population and environment. While the borough's unique characteristics and environment are an asset, these also act as constraints and limit opportunities for new development. In this context, the importance of balancing economic, social, and environmental objectives is inherent throughout the Plan.

Having placed the Local Plan, as the Council's expression of its strategic planning ambitions, in the context of the Council's other strategies, the RLP sets out a Vision that is based around ten themes to inform the vision for growth in the borough. The vision is underpinned by a series of social, economic and environmental objectives from which the policies of the plan emerge. The policies themselves are grouped by theme, all of which have cross-cutting implications for social, economic and environmental considerations, and the implementation of the Plan is set out at the end as envisaged across the themes. The ten themes are:

- Responding to the climate emergency and taking action
- Delivering new homes and an affordable borough for all
- Shaping and supporting our town and local centres as they adapt to changes in the way we shop and respond to the pandemic
- Increasing jobs and helping business to grow and bounceback following the pandemic
- Protecting what is special and improving our areas (heritage and culture)
- Increasing biodiversity and the quality of our green and blue spaces, and greening the borough
- Improving design, delivering beautiful buildings and high-quality places
- Reducing the need to travel and improving the choices for more sustainable travel
- Securing new social and community infrastructure to support a growing population
- Creating safe, healthy and inclusive communities

The emphasis in this Plan is on the 'Living Locally' concept which cuts across all the ten themes and the Plan as a whole, in terms of the locations of homes, places to work and for leisure, and improvements such as towards active travel and green infrastructure. This concept reflects the dimensions of sustainable development, see further details in the Council's response to Main Matter 2 and question 2.3.

- ***Has it been positively prepared 'in a way that is aspirational but deliverable'?***
(Paragraph 16 of the NPPF)

Yes, the Plan has been positively prepared in accordance with paragraph 16 of the September / December 2023 NPPF.

It provides a framework for addressing housing needs and other economic, social and environmental priorities, with the objective of contributing to the achievement of sustainable development. It is positively prepared with an emphasis on deliverability and has been

shaped by early, proportionate and effective engagement as set out in the Statement of Consultation (January 2024) (SD-011). A specific effort has been made to avoid unnecessary duplication with London Plan policies and the NPPF. Once adopted, the Plan and Policies Map will be made accessible using the digital tools available to the Council.

The Plan contains a vision and strategic objectives, a series of place-based strategies along with key Site Allocations, and Development Management policies, which are positively prepared, clear and justified with appropriate evidence. Together these elements provide a positive, aspirational and deliverable Plan for the future of the borough, addressing a number of housing, social, economic and environmental priorities, in conformity with national policy and considered to be in general conformity with the London Plan, taking local circumstances into account.

The Whole Plan Viability Study (April 2023) (SD-071) tests the cumulative impact of policy requirements with cost implications on development, using a range of typologies and uses a sensitivity analysis to consider the cyclical markets. Small adjustments to residual land values resulting from changes in policy can be absorbed in most circumstances by developers taking a commercial view on the impact. The study does present a mixed outcome, and therefore considers the need for viability to be assessed on a site-specific basis taking into account variations particularly between private sales values, scheme composition and benchmark land value.

As recognised in the RLP (paragraph 2.31), the constraints in the borough mean that land values are high and opportunities for new development are limited. The Council's position is that while meeting the housing target will be a challenge, a realistic, stepped approach to delivery is set out in the Council's response to Main Matter 3. With few large sites available, there is pressure on land for other key uses including schools and employment to support the achievement of sustainable communities.

In the challenging context of tackling a climate change emergency, an acute affordable housing crisis, and reversing the decline of valuable species and habitats, the borough context and local circumstances are considered to justify the Council's aspirations for our places across a number of critical planning issues. The emphasis in the RLP is on setting out a balanced framework for decision-making, to allow development opportunities to come forward and a site-specific assessment of benefits weighed against any shortcomings in policy requirements.

- ***Is RLP consistent with the NPPF in all other respects? Or if not, what is the justification for any inconsistency?***

Yes, the Local Plan is consistent with the NPPF in all other respects.

Some aspects of Government policy are expressed outside of the NPPF. There are some circumstances where the RLP is taking a different approach to national policy, but these policy approaches are not considered inconsistent with the NPPF. As set out above with regard to the presumption in favour of sustainable development, local circumstances can be taken into account, to reflect the character, needs and opportunities of each area, as set out in paragraph 9 of the September / December 2023 NPPF.

The RLP does not derive the housing requirement by using the standard methodology for housing targets; instead using the London Plan targets (see paragraphs 17.1 to 17.8 in the Plan which provides justification for this approach). The NPPF states that the outcome of the standard method is an advisory starting-point (paragraph 61, as updated in the December 2023 NPPF), but Government guidance is clear in the PPG that the responsibility for the overall distribution of housing need in London lies with the Mayor¹, and the 35% urban uplift applied to London will only be applicable once the next London Plan is being developed.

The RLP seeks contributions to affordable housing from small sites. Paragraph 64 in the September 2023 NPPF / paragraph 65 in the December 2023 NPPF states that provision of affordable housing should not be sought for residential developments that are not major developments. However, this is a continuation of a long-standing adopted policy, as in the context of Richmond, small sites make a significant contribution to housing supply and the cumulative impact of these sites should contribute to affordable housing provision. Further details are set out in the Affordable Housing Background Topic Paper (SD-021) and the Council's response to Main Matter 3.

The RLP protects certain sub-uses within Use Class E. The Government change to the Use Classes Order in 2020 combined several different town centre uses including shops, cafés and restaurants, offices, gyms and health centres into one use class – Class E (commercial, business and service) uses, and intended for flexibility to be applied. The continued loss of office stock and industrial land from the borough at past rates is unsustainable (paragraph 19.1 in the RLP). This is supported by robust evidence which demonstrates need, see further details in the Council's response to Main Matter 15, and is justified by paragraphs

¹ Planning Practice Guidance, Housing and economic needs assessment, Housing need - Paragraph: 034
Reference ID: 2a-034-20201216 www.gov.uk/guidance/housing-and-economic-development-needs-assessments

within the NPPF which require LPAs to meet this need; see paragraph 82 in the September 2023 NPPF / paragraph 86 in the December 2023 NPPF (economic land) and paragraph 86 in the September 2023 NPPF / paragraph 90 in the December 2023 NPPF (town centre uses). As the NPPF still expects a range of needs to be met, restrictions where possible to protect certain sub-uses are considered justified and therefore consistent with the NPPF.

The 2021 Environment Act states that a 10% biodiversity net gain should be sought from proposed development, as a minimum, with no cap set. The RLP requires development proposals to go beyond this and provide a measurable 20% net gain for biodiversity. The PPG on biodiversity net gain² states plan-makers should not seek a higher percentage than the statutory objective of 10% biodiversity net gain unless justified; to justify such policies they will need to be evidenced and consideration given to how the policy will be implemented. The context of the borough's biodiversity crisis and importance of seeking biodiversity gains through the multi-functional green and blue network is set out in further detail in the Biodiversity Background Topic Paper (SD-022) and the Council's response to Main Matter 17.

The WMS Planning - Local Energy Efficiency Standards Update (made on 13 December 2023)³ sets out that any planning policies that propose local energy efficiency standards for buildings that go beyond current or planned buildings regulation should be rejected at examination if they do not have a well-reasoned and robustly costed rationale. However, there is legislation which provides Councils with the ability to set their own policies on energy efficiency. The NPPF sets out that strategic policies should make provision for planning measures to address climate change mitigation and adaptation, which with duties on local planning authorities and requirements from the London Plan, set the expectation for climate change to be addressed. Addressing the climate emergency in the RLP is therefore essential, see further details in the Council's response to Main Matter 13.

- ***Do the policies in RLP provide a clear indication of how a decision maker should react to a development proposal?***

Yes, the policies in the Local Plan provide a clear indication of how a decision maker should react to a development proposal. The Policies of the Local Plan are clearly set out and relate to the vision and strategic objectives of the Plan. The place-based strategies (as referenced

² Planning Practice Guidance, Biodiversity Net Gain, About Biodiversity Net Gain - Paragraph: 006 Reference ID: 74-006-20240214 www.gov.uk/guidance/biodiversity-net-gain

³ <https://questions-statements.parliament.uk/written-statements/detail/2023-12-13/hcws123>

in the introduction paragraphs in section 5 of the Local Plan) articulate for each area how the vision and strategic objectives will be delivered, along with the Site Allocations, to supplement the implementation of the borough-wide policies.

The Council consider that the policies are in accordance with paragraph 16 of the September / December 2023 NPPF, which requires that they are '*clearly written and unambiguous*' and drafted in such a manner that it is '*evident how a decision maker should react to development proposals*'. Policies are positively worded unless local evidence suggests an alternative approach, and – where appropriate – sets out the requirements for decision makers using a criteria-based approach. The thresholds to which a policy applies are clearly set out, with a variable approach by location, type and/or scale of development in many policy areas. The justification for each policy / Site Allocation and how it will apply is clearly set out within the relevant supporting text.

The policies are clearly linked to the relevant environmental, social and economic objectives of the Local Plan, as set out in section 3 of the Plan. These objectives support the achievement of the Local Plan's vision and inform the Spatial Strategy and how to manage change in the borough. The Council has assessed the clarity and intent of the policies using the PAS Soundness Self-Assessment Checklist (SD-016), and in particular Q44 which asks 'Are the objectives the policies are trying to achieve clear, and can the policies be easily used and understood for decision making?'.

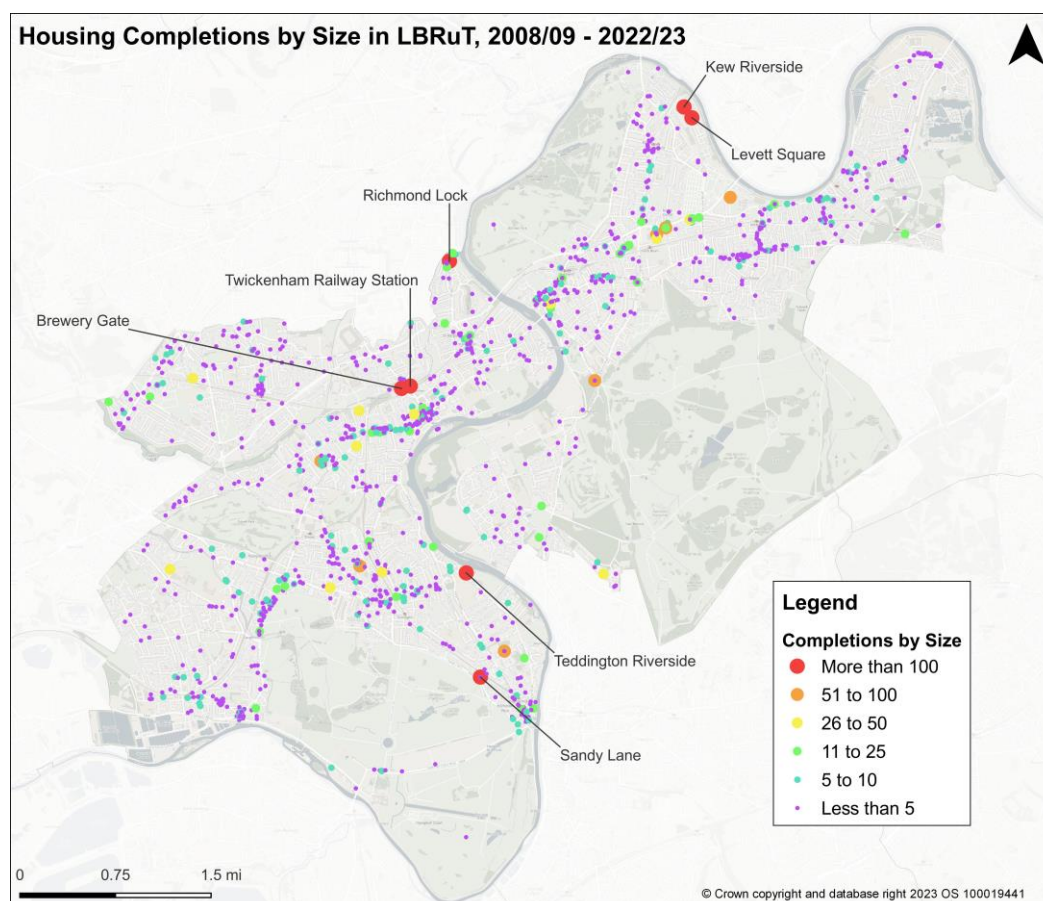
Following the public consultation on the Pre-Publication (Regulation 18) Local Plan, changes were made to policies and Site Allocations, including to address matters of clarity. The Council's detailed responses and the outcome of the representations submitted with respect to the Local Plan are set out in the Council's Statement of Consultation - Including all the Pre-Publication responses and the Council's response (June 2023) (SD-007) at Appendix 3F. The changes between the 'Pre-Publication' and 'Publication' versions were also generally highlighted in the Summary of place-based strategies and site allocations, and policies, outlining main changes to adopted Local Plan (June 2023) (SD-009).

The Publication (Regulation 19) Local Plan (SD-001) has been submitted to the Secretary of State for examination. The Council has reviewed the representations received and have set out detailed comments within the Schedule of responses to the Publication Local Plan (Regulation 19) consultation (in plan order) with the Council's response (January 2024) (SD-014). The responses identify, where considered appropriate, a small number of specific changes to the wording of policies. An example of this includes matters of clarification associated with policy interpretation. These are set out within the Schedule of Proposed

Modifications suggested by the Council (May 2024) (LBR-002), which also includes those taken from Statements of Common Ground with the DtC Bodies, for example a number of changes are proposed to Policy 8 as agreed with the Environment Agency.

This question is also addressed in detail in a number of the Council's response in other Hearing Statements, where relevant, if there are particular matters arising in specific policies / Site Allocations. It is relevant to note that policies often distinguish between large sites and small sites. The borough has generally very few larger development sites – of the 'Major Applications' decided in the last three years any such requirement would have applied to approximately 15 major applications determined each year (see details in the table that is an Appendix to this statement).

In terms of housing delivery, as reported in the Housing AMR 2022/23 (SD-079) there were completions on only one large site in 2022/23. The Housing Delivery Background Topic Paper (SD-019) shows the figure below, revealing past completions data shows the vast majority of net dwelling completions were on small sites:



Housing Completions from 2008/09 – 2022/2023 by site size

It is important therefore to maximise opportunities to address the impacts of both small and large sites, and the implementation of such requirements has been considered as part of the preparation of the Local Plan.

(Note, a major application is any of the following:

- a residential development of 10 or more homes*
- a residential development on a site of at least 0.5 hectares*
- creation or change of use of a commercial development, where the floorspace is 1,000 square metres or more*
- a non-residential development on a site of at least 1 hectare)*

Policy officers work closely with Development Management officers to understand the context for decision-making in the borough, including providing policy observations on pre-application proposals and applications which enables plan-makers to understand implementation in the borough context. The Council's Development Management officers have given appropriate weight to the Publication Local Plan in decision-making (with the exception of Policy 39 in relation to biodiversity net gain and Policy 4 in relation to the increase in the carbon offset rate until the outcome of the Examination is known), in accordance with paragraph 48 of the NPPF.

Appendix to the Council's response to Main Matter 1: Legal Requirements and Overarching Issues

Major Development Applications Determined 2021/22 to 2023/24

Compiled from the Council's website Advanced Search https://www2.richmond.gov.uk/lbrplanning/Planning_Report.aspx

A major application is any of the following:

- a residential development of 10 or more homes
- a residential development on a site of at least 0.5 hectares
- creation or change of use of a commercial development, where the floorspace is 1,000 square metres or more
- a non-residential development on a site of at least 1 hectare

This table sets out the applications **decided** for each financial year:

- All Major applications Decided between: 01-Apr-2023 and 31-Mar-2024 - Number of cases: 13 (note four were withdrawn, four were variation of condition applications)
- All Major applications Decided between: 01-Apr-2022 and 31-Mar-2023 - Number of cases: 16 (note two were withdrawn, two were variation of condition applications)
- All Major applications Decided between: 01-Apr-2021 and 31-Mar-2022 - Number of cases: 15 (note five were withdrawn, four were variation of condition applications)

Address	Planning Application Number	Proposal	Decision Status	Proposed number of residential units (gross)	Proposed amount of commercial floorspace (gross)
All Major applications Decided between: 01-Apr-2023 and 31-Mar-2024					
Number of cases: 13					
2 Colne Road Twickenham TW1 4JP	22/3325/FUL	Demolition of existing buildings and the construction of proposed mixed-use development consisting of 2 No. Commercial Units (Unit 1 - B2 (general industrial and Unit 2- E(a) and/or E(g)(iii) industrial processes) 14 residential apartments with associated communal areas.	Refused Permission 04/04/2023	14	312 sqm commercial, comprising 141sqm B2 (general industrial) and 171sqm E(a) and/or E(g)(iii) industrial processes

Address	Planning Application Number	Proposal	Decision Status	Proposed number of residential units (gross)	Proposed amount of commercial floorspace (gross)
Land Rear Of 189 To 207 And 189 Waldegrave Road Teddington	21/3773/FUL	Demolition of existing buildings. Redevelopment of No. 189 Waldegrave Road (Block A) and reduction of commercial floorspace to increase width of site access road and to create one ground floor commercial unit and 3 no. one-bedroom residential apartment. Change of use of rear of the site from employment (light industrial) to C3 residential. Erection of Block B (three storey residential block) and erection of Block C (part three storey part two-storey residential block) comprising 15 no. residential apartments (8 x one bedroom and 7 x two-bedroom C3 units). Creation of a disabled car parking space on the Waldegrave Road frontage. erection of cycle storage and recycling structure; landscaping.	Refused Permission 14/04/2023. Appeal Lodged on 21/02/2024.	18	Approx 30sqm
Hampton Police Station Station Road Hampton TW12 2AX	19/2822/FUL	Retention and refurbishment of the former police station building with part demolition of rear wings and ancillary buildings, and the construction of a three storey side and rear extension and basement to form a registered care home comprising 22 care suites and 66 care bed units, with shared facilities, car and cycle parking, landscaping and ancillary works.	Granted Permission 12/05/2023	A registered care home comprising 22 care suites and 66 care bed units	-
Former Strathmore School Meadlands Drive Petersham	23/0729/FUL	Demolition of the existing vacant school building and associated buildings and the erection of a new Special Education Needs and Disabilities (SEND) school including play areas, multi-use games area, car and minibus parking, cycle	Granted Permission 15/06/2023	-	Education approximately 77 pupils (2,190sqm)

Address	Planning Application Number	Proposal	Decision Status	Proposed number of residential units (gross)	Proposed amount of commercial floorspace (gross)
		and bin storage, hard and soft landscaping, fencing, and associated works.			
St Pauls School Lonsdale Road Barnes London SW13 9JT	22/2623/RES	Reserved Matters for the appearance, layout and scale of the general teaching building (in part Parcels 3 and 4 as well as landscaping proposals in Parcel 7) and associated access details pursuant to outline planning permission 08/1760/OUT (approved 16 January 2009) and as extended under 08/1760/EXT and has been subsequently varied under ref: 17/4358/VRC, 18/4358/VRC and 19/1065/VRC.	Granted Permission 22/06/2023	(Reserved matters relating to previously approved scheme including staff accommodation)	(Reserved matters relating to previously approved scheme for redevelopment of school buildings)
80 George Street And 2 4 6 8 And 12 Paved Court Richmond	23/1723/VRC	Variation of planning approval 22/2333/FUL - Condition Number(s): to allow for proposed design amendments (relating to Fifth Floor and Elevations)	Withdrawn by the Applicant 19/07/2023	-	(Variation of condition to 22/2333/FUL detailed below)
26-28 Priests Bridge East Sheen London SW14 8TA	22/2360/FUL	Demolition of the existing buildings. Erection of a three storey mixed-use building on Priests Bridge (comprising Use Class E and 7 x residential units on first and second floor (three 1-bedroom flats, four 2-bedrooms flats)). Erection of a part-one, part-two storey mixed-use building to rear (comprising Use Class E and 2 x residential units (two-bedrooms flats) with associated parking, cycle and refuse stores, hard and soft landscaping.	Granted Permission 08/08/2023	9 units	Class E 649sqm
Meadows Hall Church Road Richmond TW10 6LN	22/3112/FUL	Erection of one 4-storey building and one 2-storey building to provide 12 affordable housing units (7 Supported Living units and 5 London Living Rent	Granted Permission 14/09/2023	12	-

Address	Planning Application Number	Proposal	Decision Status	Proposed number of residential units (gross)	Proposed amount of commercial floorspace (gross)
		units), plus one residential support unit; removal of existing vehicular access; landscaping including communal amenity space and ecological enhancement area; erection of ancillary structures including secure cycle and refuse storage structures.			
Old Station Forecourt Railway Approach Twickenham	23/2524/VRC	Variation of condition U0096390 - NS02 Strategic Water Main, of planning permission 19/3616/FUL - to include 'The development hereby approved shall then be constructed in accordance with the Phasing Plan dated September 2023 by Union4 Planning'.	Withdrawn by the Applicant 20/09/2023	(Variation of condition to 19/3616/FUL for 46 units granted Permission 03/03/2021)	-
Barnes Hospital South Worple Way East Sheen London SW14 8SU	22/3758/FUL	Demolition of existing structures and redevelopment to provide a special education needs school (Use Class F1(a)) and health centre (Use Class E(e)), with associated refuse facilities, car parking, cycle parking, landscaping and works.	Granted Permission 30/10/2023	-	Education circa 2,921sqm Health 1,716sqm
Richmond Inn Hotel 50 - 56 Sheen Road Richmond TW9 1UG	23/1897/VRC	Variation of condition U148816 - Approved plans of planning permission 22/1496/FUL to revise internal layouts, reduce guest beds from 57 to 50, increase height of BTM by 200mm, lower ground floor by 145mm, amend landscaping including location and extent of planting. Relocate the lift, courtyard facing windows, bin and cycle store and plant. Add new substation, new door, mechanical heat recovery units to each guest bed, louvres at lower ground floor, extraction unit,	Granted Permission 24/01/2024	(Variation of condition to 22/1496/FUL detailed below)	-

Address	Planning Application Number	Proposal	Decision Status	Proposed number of residential units (gross)	Proposed amount of commercial floorspace (gross)
		below ground trench. Replace window with door. Omit bay window			
26-28 Priests Bridge East Sheen London SW14 8TA	23/3233/VRC	Variation of condition U0162476 - Parking Permits Restriction - GRAMPIAN, of planning permission 22/2360/FUL - to allow up to 3 x residents parking permits. This is on the basis that the proposal would not significantly increase parking stress in the area, according parking survey results.	Withdrawn by the Applicant 01/02/2024. <i>This is a VRC to 22/2360/FUL as detailed above.</i>	(Variation of condition to 22/2360/FUL detailed above)	(Variation of condition to 22/2360/FUL detailed above)
2 And 4 And 6 Riverdale Gardens Twickenham	23/0040/FUL	Reduction in the total number of flats from 24 to 21. Rear extensions at nos. 2 & 4, enlarging a dormer window at no. 2. Alterations to fenestration. External wall insulation at the rear. ASHPs to rear gardens. Bike storage to front, rear and side of properties.	Withdrawn by the Applicant 19/03/2024.	21	-
All Major applications Decided between: 01-Apr-2022 and 31-Mar-2023					
Number of cases: 16					
The Strathmore Centre Strathmore Road Teddington TW11 8UH	20/0539/FUL	Demolition of all existing buildings; erection of two 3-storey buildings comprising 30 residential dwellings in total (6 x 1 bedroom, 17 x 2 bedroom & 7 x 3 bedroom); erection of single storey nursery building (294 sqm in total) alterations to existing access road and formation of 36 no. car parking spaces at grade; landscaping including communal amenity space and ecological enhancement area; secure cycle and refuse storage structures.	Granted Permission 04/04/2022	30	Single storey nursery building circa 294 sqm

Address	Planning Application Number	Proposal	Decision Status	Proposed number of residential units (gross)	Proposed amount of commercial floorspace (gross)
Elleray Hall Site North Lane Depot And East Car Park Middle Lane Teddington	21/2533/FUL	Provision of new community centre on existing North Lane Depot, East Car Park site, together with demolition of existing community centre and provision of affordable housing on existing Elleray Hall site.	Granted permission 23/06/2022	16	Community centre (Use Class F2(B)) circa 519 sqm
St Pauls School Lonsdale Road Barnes London SW13 9JT	22/1060/FUL	Temporary school accommodation associated with the construction of the new Junior School building for a period of up to 38 months from implementation, relocation of cycle spaces and associated works.	Granted permission 18/08/2022	-	(Temporary school accommodation circa 280 sqm)
26-28 Priests Bridge East Sheen London SW14 8TA	22/1579/VRC	Removal of condition U0077520 – Building Regulation M4(2), pursuant to planning permission 19/0391/FUL.	Granted permission 01/09/2022	(Variation of condition to 19/0391/FUL in relation to Building Regulations which does not alter previously approved residential)	(Variation of condition to 19/0391/FUL in relation to Building Regulations which does not alter previously approved commercial)
422 Upper Richmond road West East Sheen London	22/0110/FUL	Change of use from retail to residential use, replacement windows, new rooflights, new basement level with front lightwell, two storey rear extension and three rear dormer roof extension to provide 10 residential units. Associated hard and soft landscaping, refuse and cycle stores and new front boundary wall.	Withdrawn by the Applicant 08/09/2022	10	-
12 To 14 Station Road And 13 And 19 To 33 Lower Teddington Road Hampton Wick	21/4134/VRC	Variation of approved drawing condition pursuant to planning permission ref 20/3023/VRC dated 3 February 2021 including revised dormer to No 27, new dormer to No 29, platform link and	Granted permission 12/10/2022	(Variation to condition to 20/3023/VRC relating to building design which does not alter previously	-

Address	Planning Application Number	Proposal	Decision Status	Proposed number of residential units (gross)	Proposed amount of commercial floorspace (gross)
		steps to 27/29, minor alterations to plans/elevations of 27/29.		approved residential)	
Howson Terrace Richmond Hill Richmond	21/3774/FUL	Demolition of existing buildings and redevelopment to provide 1 no. building comprising 28 one and two bedroom affordable retirement apartments and communal facilities. Associated external works and landscaping.	Withdrawn by the Applicant 13/10/2022	28	-
Royal Botanic Gardens Kew Green Kew Richmond TW9 3AB	22/2585/FUL	Annual temporary installation of Christmas Village and Trail inside Kew Gardens between October to January for a 10 year period (2022-2032).	Granted permission 28 November 2022	-	(Temporary installation only)
1-1C King Street, 2-4 Water Lane, The Embankment and River Wall, Water Lane, Wharf Lane And The Diamond Jubilee Gardens, Twickenham	21/2758/FUL	Demolition of existing buildings and structures and redevelopment of the site comprising 45 residential units (Use Class C3), ground floor commercial/retail/café (Use Class E), public house (Sui Generis), boathouse locker storage, floating pontoon and floating ecosystem with associated landscaping, reprovision of Diamond Jubilee Gardens, alterations to highway layout and parking provision and other relevant works.	Granted permission 21/12/2022	45	Retail uses circa 368 sqm, café circa 255 sqm, public house/restaurant circa 444 sqm, and flexible office space circa 320 sqm (approx. total commercial space: 1,387 sqm)
80 George Street And 2 4 6 8 And 12 Paved Court Richmond	22/2333/FUL	80 George Street – Erection of additional storey at fourth floor (with associated roof terrace) and plant room above; 2nd floor rear extension; replacement of roof to the adjacent existing single storey extension at rear; terraces to rear; infill of light well adjacent to Golden Court; extension at basement level, including installation of swimming pool; and associated plant.	Granted permission 23/12/2022	-	Class Use E (Mix of private gym, including swimming pool, retail, restaurant and office) total circa 8,200 sqm, of which is an uplift of 1,200 sqm from GIA floorspace of the existing building.

Address	Planning Application Number	Proposal	Decision Status	Proposed number of residential units (gross)	Proposed amount of commercial floorspace (gross)
		External alteration works to include: removal of canopy to 80 George Street; alterations to shopfronts at ground floor level of Golden Court, King Street, and George Street frontages; alterations to fenestration throughout; together with other works incidental to the development.			
The Stag Brewery London Richmond Road Mortlake London SW14 7ET	22/1860/FUL	Temporary use of the existing buildings and land including erection of temporary external film set for a period of 5 years for film production operations and ancillary activities.	Granted permission 24/01/2023	-	(Existing commercial space circa 12,358 sqm for temporary use of film production and associated office and storage for a period of 5 years.)
Harroddian School Lonsdale Road Barnes London SW13 9QN	20/1496/FUL	Erection of a two storey with basement level sports and cultural centre on the current tennis court site and associated hard and soft landscaping. Relocation of the tennis courts to the current sports pitch and new all weather pitch. 2 x one storey changing rooms with shower and WC facilities to the east of the current car park. Proposed boundary treatments and hardstanding for access from the car park.	Granted permission 06/02/2023	-	Sports and Cultural centre circa 2,400 sqm
Richmond upon Thames College Langhorn Drive Twickenham TW2 7SJ	22/1168/FUL	Alterations and extensions to existing Sports Hall including associated landscaping within the Tech Hub Development Zone to replace Tech Hub building as defined under application 15/3038/OUT (as amended), and the erection of Sports Hall with associated car parking, landscaping, and other	Granted permission 03/03/2023	-	Total area circa 15,399 sqm (comprising of existing floor area 13,339 sqm and an additional floor area of 2,060 sqm) for use of sports facilities

Address	Planning Application Number	Proposal	Decision Status	Proposed number of residential units (gross)	Proposed amount of commercial floorspace (gross)
		works within the Main College Development Zone including erection of a Science, Technology, Engineering and Maths (STEM) building as approved under application 19/2517/RES (as amended), retention of existing Main College building as approved under application 16/4747/RES (as amended), and associated on-site parking (non-residential) and access roads. Both Sports Hall to serve the college, schools and wider community (Application accompanied by an Environmental Statement).			(circa 3,018 sqm) and educational facilities.
Richmond upon Thames College Langhorn Drive Twickenham TW2 7SJ	21/3136/FUL	Demolition of existing college buildings, removal of hard-surfacing, site clearance and groundworks together with the redevelopment of the site to provide new residential units; together with associated parking, cycle parking, open space and landscaping.	Granted permission 28/02/2023	212	(None as part of residential zone which is the subject of this application)
Ham Close, Ham Village Green, Car Park to East of Ham Village Green, And Part of Woodville Day Centre And St Richards Church Of England Primary School Site, Ham	22/1442/FUL	Demolition of existing buildings on-site and change of use of land within Ham Close, the Woodville Day Centre and St Richards Church of England Primary School and the existing recycling and parking area to the east of Ham village Green for a phased mixed-use redevelopment comprising: a. 452 residential homes (Class C3) up to 6 storeys (with plant above)	Granted permission 22/03/2023	452	Community centre (Class use F2) circa 1179 sqm and Makers Lab (sui generis) circa 164 sqm

Address	Planning Application Number	Proposal	Decision Status	Proposed number of residential units (gross)	Proposed amount of commercial floorspace (gross)
		b. Community/Leisure Facility (Class F2) of up to 3 storeys in height (with plant above) c. Maker labs (sui generis) of up to 2 storeys d. Basement car park e. Provision of on-site cycle, vehicle and servicing parking f. Provision of amenity space and playspace g. Site wide landscaping and alterations of Ham Village Green, and h. New pedestrian, vehicle and cycle accesses and internal routes and associated highways works.			
Richmond Inn Hotel 50-56 Sheen Road Richmond TW9 1UG	22/1496/FUL	Change of use from hotel (Class C1) to care and physiotherapy-led rehabilitation centre (Class C2) to include partial demolition and extension of the existing building along with the provision of associated car parking, cycle parking, refuse storage, landscaping, boundary treatments, servicing, access and necessary highways works.	Granted permission 23/03/2023	-	57 rooms for residential institution for physiotherapy-led rehabilitation (short-term stays) (Class Use C2); with total commercial area for Class Use C2 circa 2698 sqm
All Major applications Decided between: 01-Apr-2021 and 31-Mar-2022					
Number of cases: 15					
Land Adjacent to 38-42 Hampton Road Teddington	20/0222/FUL	Erection of a two storey residential building with accommodation within the roof to provide 14 flats (11 x 1 bed & 3 x 2 bed units) with associated car parking and landscaping	Granted permission 04/05/2021	14	-

Address	Planning Application Number	Proposal	Decision Status	Proposed number of residential units (gross)	Proposed amount of commercial floorspace (gross)
Karslake And Ruston And Ward Buildings At Hampton Water Treatment Works Upper Sunbury Road Hampton	20/1744/FUL	Conversion and extension of the site including Ruston and Karslake Building to provide 37 no. residential units (Use Class C3) and 318.8 sqm flexible business space (Use Class E(g)), associated car parking, access and landscaping works.	Refused permission 04/08/2021	37	Flexible business space circa 318.8 sqm.
Karslake And Ruston And Ward Buildings At Hampton Water Treatment Works Upper Sunbury Road Hampton	20/1742/LBC	Conversion and extension of the site including Ruston and Karslake Buildings to provide 37 no. residential units (Use Class C3) and 318.8sqm flexible business space (Use Class E(g)), associated car parking, access and landscaping works.	Refused permission 04/08/2021	37	Flexible business space circa 318.8 sqm.
The Stag Brewery Lower Richmond Road Mortlake London SW14 7ET	18/0547/FUL	<p>Application A: Hybrid application to include:</p> <ol style="list-style-type: none"> 1. The demolition of existing buildings and structures (except 'the Maltings' and the façade of the Bottling Plant and former Hotel). Site clearance and groundworks to allow for the comprehensive phased redevelopment of the site. 2. Details application for works to the east side of Ship Lane, which comprise: <ol style="list-style-type: none"> a. Demolition of existing buildings (except The Maltings and the façade of the Bottling Plant and former Hotel), walls, associated structures, site clearance and groundworks. 	Refused permission 18/08/2021	<p>Scheme as Richmond Planning Committee resolved to approve: up to 813 units: 663 residential, 150 flexible residential assisted living.</p> <p>Scheme as refused by Mayor of London: 1,250 units.</p>	<p>Scheme as Richmond Planning Committee resolved to approve: Office use 2,417 sqm; Hotel 16 keys (rooms);; Cinema 2,120sqm; flexible floorspace 4,686sqm</p> <p>Scheme as refused by Mayor of London: Office use 5,523sqm; Hotel 1,765sqm; Cinema 1,606sqm; flexible floorspace 5,023sqm.</p>

Address	Planning Application Number	Proposal	Decision Status	Proposed number of residential units (gross)	Proposed amount of commercial floorspace (gross)
		<ul style="list-style-type: none"> b. Alterations and extensions to existing buildings and erection of buildings varying in height from 3 to 10 storeys plus a basement of one and two storeys below ground. c. Residential apartments. d. Flexible use floorspace for: <ul style="list-style-type: none"> i. Retail, financial and professional services, café/restaurant and drinking establishment uses ii. Offices iii. Non-residential institutions and community use iv. Boathouse e. Hotel / Public house with accommodation f. Cinema g. Offices h. New pedestrian, vehicle and cycle accesses and internal routes, and associated highway works i. Provision of on-site cycle, vehicle and service parking at surface and basement level j. Provision of public open space, amenity and play space and landscaping k. Flood defence and towpath works l. Installation of plant and energy centres 			

Address	Planning Application Number	Proposal	Decision Status	Proposed number of residential units (gross)	Proposed amount of commercial floorspace (gross)
		<p>3. Outline application, with all matters reserved, for works to the west of Ship Lane which comprise:</p> <ul style="list-style-type: none"> a. The erection of a single storey basement and buildings varying in height from 3 to 8 storeys b. Residential development c. Provision of on-site cycle, vehicle and service parking d. Provision of public open space, amenity and play space and landscaping e. New pedestrian, vehicle and cycle accesses and internal routes, and associated highway works. 			
The Stag Brewery Lower Richmond Road Mortlake London SW14 7ET	18/0548/FUL	APPLICATION B: The erection of a three storey building to provide a new secondary school with sixth form; Sports pitch with floodlighting, external MUGA and play space; and associated external works including, landscaping, car and cycle parking new access routes and associated works.	Refused permission 18/08/2021	-	Educational facilities circa 9,319 sqm, total site area for the school including sports playing fields is circa 2.17 Ha.
Chalkers Corner Junction At Junction of Lower Richmond Rd South Circ And Clifford Avenue Richmond	18/0549/FUL	APPLICATION C: Reconfiguration of Chalkers corner traffic junction, to include existing public highway and existing landscaped and informal parking area associated to Chertsey Court, to facilitate alterations to lane configuration, a new cycle lane, works to existing pedestrian and cycle crossing, soft landscaping and	Withdrawn by Applicant 18/08/2021	-	-

Address	Planning Application Number	Proposal	Decision Status	Proposed number of residential units (gross)	Proposed amount of commercial floorspace (gross)
		replacement boundary treatment to Chertsey Court.			
139-143 Station Road Hampton TW12 2AL	20/2161/VRC	Variation of Condition Number(s): U0080339 (approved drawing nos) attached to planning permission ref no: 19/3829/VRC dated 16.04.2020 to allow: replace brick to render on western elevation of mews building; realignment of fenestration on eastern elevation of mews building; Addition of rooftop structure to provide improved DDA complaint access for residents to rooftop amenity space.	Granted permission 23/09/2021	(Variation of condition to 19/3829/VRC, relating to design and does not alter previously approved residential units)	(Variation of condition to 19/3829/VRC, relating to design and does not alter previously approved commercial floorspace)
The School House 32 Cross Street Barnes London SW13 0PD	20/3598/FUL	Demolition of the existing caretaker's dwelling and erection of a two storey building to accommodate Special Resource Provision (SRP) in connection with Barnes Primary School, plus associated fences at front and rear, minibus parking, landscaping, bin store and plant enclosure.	Withdrawn by the Applicant 23/09/2021	-	Education facility (Specialist Resource Provision) for existing school circa 191 sqm.
Royal Hospital Kew Foot Road Richmond TW9 2TE	21/3029/VRC	Application Reference Number: 18/3950/FUL - Date of Decision: 15/07/2019 - Condition Number(s): NS08Conditions(s) Removal: The condition is required to be changed due to the nature of the original application where no contractor had been selected at that time. The original CMS should be replaced by the more recent and comprehensive documents developed by the contractor Henrys Construction.	Withdrawn by the Applicant 06/10/2021	(Variation of condition relating to construction management plan which does not alter previously approved residential units 18/3950/FUL)	(Variation of condition relating to construction management plan which does not alter previously approved health floorspace 18/3950/FUL)

Address	Planning Application Number	Proposal	Decision Status	Proposed number of residential units (gross)	Proposed amount of commercial floorspace (gross)
Royal Botanic Gardens Kew Green Richmond TW9 3AB	21/3078/FUL	Installation of temporary Christmas Village and Trail inside Kew Gardens	Granted permission 29/11/2021	-	(Temporary installation only)
Twickenham Film Studios The Barons Twickenham TW1 2AW	21/0094/FUL	Erection of a new four-storey block (Block A), comprising of a ground-floor café (Use Class E(b)), with the upper floor in office use (Class E(g)(i) at the front corner of St Margrets Road and The Barons, together with the partial demolition of Block C and the construction of a single storey extension, the construction of an additional storey and external stair access to Block E, the construction of an additional storey above Block H and the refurbishment and modernisation of all existing blocks within the site along with new signage.	Granted permission 14/01/2022	-	Proposal includes retaining existing 9,820 sqm of Class Use E(g)(iii) and also an additional floorspace circa 1,740 sqm across the site to be used for Class Use E(b) (café) circa 240 sqm; Class Use E(g)(1) (offices) circa 664 sqm and an additional Class Use E(g)(iii) of circa 836 sqm. Class E (g) (iii) for operation of the studio (industrial processes).
Kingston Bridge House Church Grove Hampton Wick KT1 4AG	21/1399/FUL	Erection of 2 storey and single storey roof extension and conversion of existing building to create 89 flats with associated works.	Withdrawn by the Applicant 21/01/2022	89	-
Orione House 12 Station Road Hampton Wick KT1 4HG	21/2999/VRC	Application Reference Number: 19/0111/FUL – Condition Number(s): U0074015 Approved Drawings. Condition(s) Removal: to provide substituted drawings to show amended elevations and floor plans to optimise the building design for operational	Withdrawn by the Applicant 22/02/2022	(Variation of condition to 19/0111/FUL, relating to design which does not alter previously approved residential)	-

Address	Planning Application Number	Proposal	Decision Status	Proposed number of residential units (gross)	Proposed amount of commercial floorspace (gross)
		reasons. This involved the insertion of some roof storage space, new access doors and 2 new dormers at roof level. No change in height or footprint.			
Christ's School Queens Road Richmond TW10 6HW	22/0646/VRC	Variation of condition U64306 (Pupil Numbers) of application 13/2826/FUL to allow an increase in the total number of pupils on the school roll to 1046 (881 within school and 165 in the sixth form).	Granted permission 25/02/2022	-	(Variation of condition to 13/2826/FUL relating only to increase in school roll, modular building was dealt with under 22/0118/FUL)
Milevale Properties Ltd 672 Hanworth Road Whitton Hounslow TW4 5NP	21/0156/FUL	Demolition of the existing structures and the erection of two buildings, consisting of a retail unit and community centre at ground floor and 15 residential units above, parking and associated hard and soft landscaping.	Granted permission 30/05/2022	15	Mix of retail unit circa 319 sqm (building A) and a community centre circa 239 sqm (building B).

Source of data extracted from the Council's advance search planning portal

Showing applications based on the following criteria:

Decided between: **01-Apr-2023 and 31-Mar-2024**

Of type: **All Major applications**

Status: **Only applications that are decided**

Cases

Number of cases: **13** (note query was limited to 500 cases.)

- [2 Colne Road Twickenham TW1 4JP](#)
-

[22/3325/FUL](#)

Demolition of existing buildings and the construction of proposed mixed-use development consisting of 2 No. Commercial Units (Unit 1 - B2 (general industrial and Unit 2- E(a) and/or E(g)(iii) industrial processes) & 14 residential apartments with associated communal areas.

- [Land Rear Of 189 To 207 And 189 Waldegrave Road Teddington](#)
-

[21/3773/FUL](#)

Demolition of existing buildings. Redevelopment of No. 189 Waldegrave Road (Block A) and reduction of commercial floorspace to increase width of site access road and to create one ground floor commercial unit and 3 no. one-bedroom residential apartment. Change of use of rear of the site from employment (light industrial) to C3 residential. Erection of Block B (three storey residential block) and erection of Block C (part three storey part two-storey residential block) comprising 15 no. residential apartments (8 x one bedroom and 7 x two-bedroom C3 units). Creation of a disabled car parking space on the Waldegrave Road frontage. erection of cycle storage and recycling structure; landscaping.

- [Hampton Police Station Station Road Hampton TW12 2AX](#)
-

[19/2822/FUL](#)

Retention and refurbishment of the former police station building with part demolition of rear wings and ancillary buildings, and the construction of a three storey side and rear extension and basement to form a registered care home comprising 22 care suites and 66 care bed units, with shared facilities, car and cycle parking, landscaping and ancillary works.

- [Former Strathmore School Meadlands Drive Petersham](#)
-

[23/0729/FUL](#)

Demolition of the existing vacant school building and associated buildings and the erection of a new Special Education Needs and Disabilities (SEND) school including play areas, multi-use games area, car and minibus parking, cycle and bin storage, hard and soft landscaping, fencing, and associated works.

- [St Pauls School Lonsdale Road Barnes London SW13 9JT](#)
-

[22/2623/RES](#)

Reserved Matters for the appearance, layout and scale of the general teaching building (in part Parcels 3 and 4 as well as landscaping proposals in Parcel 7) and associated access details pursuant to outline planning permission 08/1760/OUT (approved 16 January 2009) and as extended under 08/1760/EXT and has been subsequently varied under ref: 17/4358/VRC, 18/4358/VRC and 19/1065/VRC.

- [80 George Street And 2 4 6 8 And 12 Paved Court Richmond](#)
-

[23/1723/VRC](#)

Variation of planning approval 22/2333/FUL - Condition Number(s): to allow for proposed design amendments (relating to Fifth Floor and Elevations)

- [26-28 Priests Bridge East Sheen London SW14 8TA](#)
-

[22/2360/FUL](#)

Demolition of the existing buildings. Erection of a three storey mixed-use building on Priests Bridge (comprising Use Class E and 7 x residential units on first and second floor (three 1-bedroom flats, four 2-bedrooms flats)). Erection of a part-one, part-two storey mixed-use building to rear (comprising Use Class E and 2 x residential units (two-bedrooms flats) with associated parking, cycle and refuse stores, hard and soft landscaping.

- [Meadows Hall Church Road Richmond TW10 6LN](#)
-

[22/3112/FUL](#)

Erection of one 4-storey building and one 2-storey building to provide 12 affordable housing units (7 Supported Living units and 5 London Living Rent units), plus one residential support unit; removal of existing vehicular access; landscaping including communal amenity space and ecological enhancement area; erection of ancillary structures including secure cycle and refuse storage structures.

- [Old Station Forecourt Railway Approach Twickenham](#)
-

[23/2524/VRC](#)

Variation of condition U0096390 - NS02 Strategic Water Main, of planning permission 19/3616/FUL - to include 'The development hereby approved shall then be constructed in accordance with the Phasing Plan dated September 2023 by Union4 Planning'.

- [Barnes Hospital South Worples Way East Sheen London SW14 8SU](#)
-

[22/3758/FUL](#)

Demolition of existing structures and redevelopment to provide a special education needs school (Use Class F1(a)) and health centre (Use Class E(e)), with associated refuse facilities, car parking, cycle parking, landscaping and works.

- [Richmond Inn Hotel 50 - 56 Sheen Road Richmond TW9 1UG](#)
-

[23/1897/VRC](#)

Variation of condition U148816 - Approved plans of planning permission 22/1496/FUL to revise internal layouts, reduce guest beds from 57 to 50, increase height of BTM by 200mm, lower ground floor by 145mm, amend landscaping including location and extent of planting. Relocate the lift, courtyard facing windows, bin and cycle store and plant. Add new substation, new door, mechanical heat recovery units to each guest bed, louvres at lower ground floor, extraction unit, below ground trench. Replace window with door. Omit bay window

- [26-28 Priests Bridge East Sheen London SW14 8TA](#)
-

[23/3233/VRC](#)

Variation of condition U0162476 - Parking Permits Restriction - GRAMPIAN, of planning permission 22/2360/FUL - to allow up to 3 x residents parking permits. This is on the basis that the proposal would not significantly increase parking stress in the area, according parking survey results.

- [2 And 4 And 6 Riverdale Gardens Twickenham](#)
-

[23/0040/FUL](#)

Reduction in the total number of flats from 24 to 21. Rear extensions at nos. 2 & 4, enlarging a dormer window at no. 2. Alterations to fenestration. External wall insulation at the rear. ASHPs to rear gardens. Bike storage to front, rear and side of properties.

Showing applications based on the following criteria:
Decided between: **01-Apr-2022 and 31-Mar-2023**
Of type: **All Major applications**
Status: **Only applications that are decided**

Cases

Number of cases: **16** (note query was limited to 500 cases.)

- [The Strathmore Centre Strathmore Road Teddington TW11 8UH](#)
-

[20/0539/FUL](#)

Demolition of all existing buildings; erection of two 3-storey buildings comprising 30 residential dwellings in total (6 x1 bedroom, 17 x 2 bedroom & 7 x 3 bedroom); erection of single storey nursery building (294 sqm in total) alterations to existing access road and formation of 36 no. car parking spaces at grade; landscaping including communal amenity space and ecological enhancement area; secure cycle and refuse storage structures.

- [Elleray Hall Site North Lane Depot And East Car Park Middle Lane Teddington](#)
-

[21/2533/FUL](#)

Provision of new community centre on existing North Lane Depot, East Car Park site, together with demolition of existing community centre and provision of affordable housing on existing Elleray Hall site.

- [St Pauls School Lonsdale Road Barnes London SW13 9JT](#)
-

[22/1060/FUL](#)

Temporary school accommodation associated with the construction of the new Junior School building for a period of up to 38 months from implementation, relocation of cycle spaces and associated works.

- [26-28 Priests Bridge East Sheen London SW14 8TA](#)
-

[22/1579/VRC](#)

Removal of condition U0077520 - Building Regulation M4(2), pursuant to planning permission 19/0391/FUL.

- [422 Upper Richmond Road West East Sheen London](#)
-

[22/0110/FUL](#)

Change of use from retail to residential use, replacement windows, new rooflights, new basement level with front lightwell, two storey rear extension and three rear dormer roof extensions to provide 10 residential units Associated hard and soft landscaping, refuse and cycle stores and new front boundary wall

- [12 To 14 Station Road And 13 And 19 To 33 Lower Teddington Road Hampton Wick](#)

[21/4134/VRC](#)

Variation of approved drawing condition pursuant to planning permission ref 20/3023/VRC dated 3 February 2021 including revised dormer to No 27, new dormer to No 29, platform link and steps to 27/29, minor alterations to plans/elevtions of 27/29.

- [Howson Terrace Richmond Hill Richmond](#)

[21/3774/FUL](#)

Demolition of existing buildings and redevelopment to provide 1 no. building comprising 28 one and two bedroom affordable retirement apartments and communal facilities. Associated external works and landscaping.

- [Royal Botanic Gardens Kew Green Kew Richmond TW9 3AB](#)

[22/2585/FUL](#)

Annual temporary installation of Christmas Village and Trail inside Kew Gardens between October to January for a 10 year period (2022 - 2032)

- [1-1C King Street, 2-4 Water Lane, The Embankment And River Wall, Water Lane, Wharf Lane And The Diamond Jubilee Gardens, Twickenham](#)

[21/2758/FUL](#)

Demolition of existing buildings and structures and redevelopment of the site comprising 45 residential units (Use Class C3), ground floor commercial/retail/cafe (Use Class E), public house (Sui Generis), boathouse locker storage, floating pontoon and floating ecosystems with associated landscaping, reprovision of Diamond Jubilee Gardens, alterations to highway layout and parking provision and other relevant works.

- [80 George Street And 2 4 6 8 And 12 Paved Court Richmond](#)

[22/2333/FUL](#)

80 George Street - Erection of additional storey at fourth floor (with associated roof terrace) and plant room above; 2nd floor rear extension; replacement of roof to the adjacent existing single storey extension at rear; terraces to rear; infill of light well adjacent to Golden Court; extension at basement level, including installation of swimming pool; and associated plant. External alteration works to include: removal of canopy to 80 George Street; alterations to shopfronts at ground floor level of Golden Court, King Street, and George Street frontages; alterations to fenestration throughout; together with other works incidental to the development.

- [The Stag Brewery Lower Richmond Road Mortlake London SW14 7ET](#)

[22/1860/FUL](#)

Temporary use of the existing buildings and land including erection of temporary external film sets for a period of 5 years for film production operations and ancillary activities.

- [Harrodian School Lonsdale Road Barnes London SW13 9QN](#)
-

[20/1496/FUL](#)

Erection of a two storey with basement level sports and cultural centre on the current tennis courts site and associated hard and soft landscaping. Relocation of the tennis courts to the current sports pitch and new all-weather pitch. 2 x one storey changing rooms with shower and WC facilities to the east of the current car park. Proposed boundary treatments and hardstanding for access from the car park.

- [Richmond Upon Thames College Langhorn Drive Twickenham TW2 7SJ](#)
-

[22/1168/FUL](#)

Alterations and extension to existing Sports Hall including associated landscaping within the Tech Hub Development Zone to replace Tech Hub building as defined under application 15/3038/OUT (as amended), and erection of Sports Hall with associated car parking, landscaping, and other works within the Main College Development Zone including erection of a Science, Technology, Engineering and Maths (STEM) building as approved under application 19/2517/RES (as amended), retention of existing Main College building as approved under application 16/4747/RES (as amended), and associated on-site parking (non-residential) and access roads. Both Sports Halls to serve the college, schools and wider community. (Application accompanied by an Environmental Statement).

- [Richmond Upon Thames College Langhorn Drive Twickenham TW2 7SJ](#)
-

[21/3136/FUL](#)

Demolition of existing college buildings, removal of hard-surfacing, site clearance and groundworks together with the redevelopment of the site to provide new residential units; together with associated parking, cycle parking, open space and landscaping.

- [Ham Close, Ham Village Green, Car Park To East Of Ham Village Green, And Part Of Woodville Day Centre Site And St Richards Church Of England Primary School Site, Ham](#)
-

[22/1442/FUL](#)

Demolition of existing buildings on-site and change of use of land within Ham Close, the Woodville Day Centre and St Richards Church of England Primary School and the existing recycling and parking area to the east of Ham Village Green for a phased mixed-use redevelopment comprising: a. 452 residential homes (Class C3) up to 6 storeys (with plant above) b. Community/Leisure Facility (Class F2) of up to 3 storeys in height (with plant above) c. Maker labs (sui generis) of up to 2 storeys d. Basement car park e. Provision of on-site cycle, vehicle and servicing parking f. Provision of amenity space and playspace g. Site wide landscaping and alterations to Ham Village Green, and h. New pedestrian, vehicle and cycle accesses and internal routes and associated highways works

- [Richmond Inn Hotel 50 - 56 Sheen Road Richmond TW9 1UG](#)
-

[22/1496/FUL](#)

Change of use from hotel (Class C1) to care and physiotherapy-led rehabilitation centre (Class C2) to include partial demolition and extension of the existing building along with the provision of associated car parking, cycle parking, refuse storage, landscaping, boundary treatments, servicing, access and necessary highways works.

Showing applications based on the following criteria:
Decided between: **01-Apr-2021 and 31-Mar-2022**
Of type: **All Major applications**
Status: **Only applications that are decided**

Cases

Number of cases: **15** (note query was limited to 500 cases.)

- [Land Ajaent To 38 - 42 Hampton Road Teddington](#)
-

[20/0222/FUL](#)

Erection of a two storey residential building with accommodation within the roof to provide 14 flats (11 x 1 bed & 3 x 2 bed units) with associated car parking and landscaping.

- [Karslake And Ruston And Ward Buidlings At Hampton Water Treatment Works Upper Sunbury Road Hampton](#)
-

[20/1744/FUL](#)

Conversion and extension of the site including Ruston and Karslake Buildings to provide 37 no. residential units (Use Class C3) and 318.8sqm flexible business space (Use Class E(g)), associated car parking, access and landscaping works.

- [Karslake And Ruston And Ward Buidlings At Hampton Water Treatment Works Upper Sunbury Road Hampton](#)
-

[20/1742/LBC](#)

Conversion and extension of the site including Ruston and Karslake Buildings to provide 37 no. residential units (Use Class C3) and 318.8sqm flexible business space (Use Class E(g)), associated car parking, access and landscaping works.

- [The Stag Brewery Lower Richmond Road Mortlake London SW14 7ET](#)
-

[18/0547/FUL](#)

APPLICATION A: Hybrid application to include 1. The demolition of existing buildings and structures, except The Maltings and the façade of the Bottling Plant and former Hotel; Site clearance and groundworks, to allow for the comprehensive phased redevelopment of the site: 2. Detailed application for works to the east side of Ship Lane which comprise: a. Alterations and extensions to existing buildings; erection of buildings (3 to 8 storeys) plus basements to allow for 439 residential apartments; Flexible use floorspace for various commercial uses, community and leisure; and hotel, cinema, gym and office floorspace b. New pedestrian, vehicle and cycle accesses and associated highway works c. Provision of on-site cycle, vehicle and service parking at surface and basement level d. Provision of public open space, amenity and play space and landscaping e. Flood defence and towpath works f. Installation of plant and energy centres 3. Outline application, with all matters reserved for works to the west of Ship Lane which comprise: a) Single storey basement and buildings varying in height from 3

to 7 storeys b) Residential development of up to 224 units c) Nursing and care home (up to 80 ensuite rooms) with associated facilities d) Up to 150 units of flexible use living accommodation for either assisted living or residential use e) New pedestrian, vehicle and cycle accesses and internal routes, and associated highway works f) Provision of on-site cycle, vehicle and service parking g) Provision of public open space, amenity and play space and landscaping. FOR FULL DESCRIPTION OF DEVELOPMENT, REFER TO ACCOMPANYING COVERING LETTER, WHICH CAN BE VIEWED ON THE APPLICATION FILE, ON OUR WEBSITE.

- [The Stag Brewery Lower Richmond Road Mortlake London SW14 7ET](#)

[18/0548/FUL](#)

APPLICATION B: The erection of a three storey building to provide a new secondary school with sixth form; Sports pitch with floodlighting, external MUGA and play space; and associated external works including, landscaping, car and cycle parking, new access routes and associated works.

- [Chalkers Corner Junction At Junction Of Lower Richmond Rd South Circ And Clifford Avenue Richmond](#)

[18/0549/FUL](#)

APPLICATION C: Reconfiguration of Chalkers Corner traffic junction, to include existing public highway and existing landscaped and informal parking area associated to Chertsey Court, to facilitate alterations to lane configuration, a new cycle lane, works to existing pedestrian and cycle crossing, soft landscaping and replacement boundary treatment to Chertsey Court.

- [139 - 143 Station Road Hampton TW12 2AL](#)

[20/2161/VRC](#)

Variation of Condition Number(s): U0080339 (approved drawing nos) attached to planning permission ref no: 19/3829/VRC dated 16.04.2020 to allow: replace brick to render on western elevation of mews building; realignment of fenestration on eastern elevation of mews building; Addition of rooftop structure to provide improved DDA compliant access for residents to rooftop amenity space.

- [The School House 32 Cross Street Barnes London SW13 0PD](#)

[20/3598/FUL](#)

Demolition of the existing caretaker's dwelling and erection of a two-storey building to accommodate Special Resource Provision (SRP) in connection with Barnes Primary School, plus associated fences at front and rear, minibus parking, landscaping, bin store and plant enclosure

- [Royal Hospital Kew Foot Road Richmond TW9 2TE](#)

[21/3029/VRC](#)

Application Reference Number: 18/3950/FUL - Date of Decision: 15/07/2019 - Condition Number(s): NS08Conditions(s) Removal: The condition is required to be changed due to the nature of the original application where no contractor had been selected at that time. The original CMS should be replaced by the more recent and comprehensive documents developed by the contractor Henrys Construction.

- [Royal Botanic Gardens Kew Green Kew Richmond TW9 3AB](#)
-

[21/3078/FUL](#)

Installation of temporary Christmas Village and Trail inside Kew Gardens

- [Twickenham Film Studios The Barons Twickenham TW1 2AW](#)
-

[21/0094/FUL](#)

Erection of a new four-storey block (Block A), comprising of a ground-floor café (Use class E(b)), with the upper floor in office use (Class E(g)(i) at the front corner of St Margarets Road and The Barons, together with the partial demolition of Block C and the construction of a single storey extension, the construction of an additional storey and external stair access to Block E, the construction of an additional storey above Block H and the refurbishment and modernisation of all existing blocks within the site along with new signage

- [Kingston Bridge House Church Grove Hampton Wick KT1 4AG](#)
-

[21/1399/FUL](#)

Erection of 2 storey and single storey roof extension and conversion of existing building to create 89 flats with associated works

- [Orione House 12 Station Road Hampton Wick KT1 4HG](#)
-

[21/2999/VRC](#)

Application Reference Number: 19/0111/FUL - Condition Number(s): U0074015 Approved Drawings. Conditions(s) Removal: to provide substituted drawings to show amended elevations and floor plans to optimise the building design for operational reasons. This involves the Insertion of some roof storage space, new access doors and 2 new dormers at roof level. No change in height or footprint.

- [Christ's School Queens Road Richmond TW10 6HW](#)
-

[22/0646/VRC](#)

Variation of condition U64306 (Pupil Numbers) of application 13/2826/FUL to allow an increase in the total number of pupils on the school roll to 1046 (881 within school and 165 in the sixth form).

- [Milevale Properties Ltd 672 Hanworth Road Whitton Hounslow TW4 5NP](#)
-

[21/0156/FUL](#)

Demolition of the existing structures and the erection on of two buildings, consisting of a retail unit and community centre at ground floor and 15 residential units above, parking and associated hard and soft landscaping
