

London Borough of Richmond upon Thames

Authority's Monitoring Report 10

for financial year **2012/13**

December 2013

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1 Introduction

Changes introduced by the government in 2011 have resulted in greater flexibility in the way that planning policies are monitored. Annual Monitoring Reports are now known as Authority's Monitoring Reports (AMRs).

Since then, a number of key indicators have been monitored on an annual basis. Others are reported on a theme basis every three years in a rolling programme. The themes covered in this monitoring year are: sustainable development, carbon emissions, climate change and travel.

This report is the tenth AMR produced by the Council and covers the 2012/2013 financial year **and thus policies in force during that period.**

The Statutory Plan

The Borough's Core Strategy was adopted in April 2009, the Development Management Plan in November 2011 and the Twickenham Area Action Plan in July 2013. These Plans superseded the Unitary Development Plan (UDP) with the exception of those Proposal Sites in Chapter 12 which remain as saved policy. The emerging Site Allocations Plan will supersede the remainder of the UDP, when the latter is adopted in January 2015.

The Development Plan also includes the Mayor's London Plan July 2011¹ which replaces the London Plan Consolidated with Alterations published in 2008.

A summary of research documents produced as part of the LDF Evidence Base is provided in Appendix 1. (The Appendices are published in a separate document).

Statutory Requirement for an AMR

The Localism Act received Royal Assent on the 15 November 2011. It includes (in subsection 113) a requirement for local authorities to prepare a report which should include information on the implementation of the local development scheme and the extent to which the policies set out in the local development documents are being achieved, and to make it publicly available².

What is monitored?

The majority of indicators monitor the effectiveness of key development plan policies. Others monitor implementation and quality of life issues. The report includes the statutory monitoring of the LDS in full, and the monitoring of significant effects indicators³. Where an indicator contributes to a regional or national target, that contribution is assessed. Elsewhere local targets have been set where appropriate.

AMRs are produced by the Council's Planning Policy & Research Team, incorporating data and resources from elsewhere in the Council and from a range of external organisations. Data sources and limitations of the data provided are identified with regard to each specific indicator. The financial year is used where possible unless data are not collected on this basis.

The Council's Decisions Analysis System is a key tool for providing information on planning applications, decisions and perhaps most significantly on completions – i.e. planning permissions which have been built. Information on planning applications has been logged since the 1980s. The Council undertakes a Completions Survey in the Spring each year which informs both the Decisions Analysis System and the GLA's monitoring system - London Development Database.

Choice of indicators

Many of the non-mandatory indicators tie in with other indicators produced nationally or regionally by the Greater London Authority and other organisations and allow for benchmarking of performance.

Borough profile

Information on the characteristics of the borough can be obtained from the DataRich website <http://www.datarich.info/>. Information on village plans can be obtained from the Council's website at http://www.richmond.gov.uk/village_plans

¹ <http://www.london.gov.uk/sites/default/files/The%20London%20Plan%202011.pdf>

² <http://www.legislation.gov.uk/ukpga/2011/20/section/113/enacted>

³ <S:\Environment\Development & Street Scene\Planning - P&R\LDF\Twickenham Action Plan\Sustainability Appraisal\SA Adoption Statement\TAAP SA Adoption Statement incl Appendices.doc>

Map 1: Villages in Richmond upon Thames



2 Non-technical summary

This report is the tenth AMR produced by this Council. It covers the 2012/13 financial year and relates to policies operating at the time. It is a statutory requirement of the Localism Act 2011.

A key aim of the report is to determine whether the Council is still on track with the production of the Local Plan (formerly known as the Local Development Framework). It also provides information on the effectiveness of key planning policies and is the means of monitoring the set of Sustainability Appraisal indicators agreed as part of the Sustainability Appraisal process for planning policy documents.

Many indicators report on completed development i.e. that which has been built over the previous financial year unless indicated otherwise.

Local Plan:

Key achievements during 2012/13 were:

- **The Twickenham Area Action Plan** pre-publication version was subject to an Examination in Public in February 2013, (and adopted in July 2013).
- The preliminary **CIL Charging Schedule** consultation⁴ began on December 17th, 2012 running until 28th January 2013. Examination in Public is programmed for January 2014.

Effectiveness of key policies:

Housing supply – the rate of completions (695 units net) considerably exceeded the current annual target in the London Plan 2011 of 245 homes per annum, with the completion of a few large sites each delivering a significant number of units (there were 404 units from just four sites). The housing land supply potentially provides for 1501 units over the next five years which is 276 units more than the target.

Affordable housing – the improvement in recent years was maintained with 33% of housing completions affordable (from both large and small sites), although this remains well below the strategic boroughwide target

Town centres – There were no new developments of over 500m² completed in 2012/13. Just over 6,000m² of A1 (shops)/A2 (financial uses) /B1a (office) & D2 floorspace (leisure & assembly) has been built in last financial year. 89% of this was built within town centre boundaries or mixed use areas, or meeting the locational requirements of retail policy. If we examine the net figures, there has been an overall loss in floorspace in total including a significant loss in the office sector.

Vacancy rates, a good indicator of town centre health, have mostly fallen. The average vacancy rates for the 5 main centres is consistent with the previous year, and is well below the national average. Twickenham & East Sheen have a higher vacancy rate and Richmond and Whitton a notably lower rate. It is a generally positive picture amongst the smaller centres, with rates below the national average. The total number of vacancies across the borough fell again to 185 in 2013, from 194 in the previous year and 231 in 2011. Looking specifically at vacant shops, there were 9 fewer vacant shops in the borough in 2013 than in the previous year. Some 8.8% of shops were vacant in 2013.

There has been little change in terms of the availability of key essential shops and services amongst the smaller, more local centres in the borough. The change that has occurred has been positive in four of these centres, with none experiencing a decline in availability.

Employment land and premises – Some 4,046 m² of gross employment floorspace was completed in 2012/13. However if losses are taken into account there was a **net loss of 13,829 m²**. This is very significant as is much higher than in previous years. This year's figures are affected by the change of use of over 2.0 ha of brownfield land into predominantly flats with some mixed uses along Sandy Lane, and an office block of over 3,000 sqm with a car park undergoing a change of use to a 113 bed hotel in Teddington. Generally, the loss is to residential redevelopment, conversions to an hotel and a training centre, and cumulative small scale conversions to small offices, retail, health clinics and other D1 and D2 uses.

Note that this figure does not take into account losses from employment land to residential use under the newly revised changes to permitted development rights. Between May and the end of November this year the

4

http://www.richmond.gov.uk/home/environment/planning/planning_guidance_and_policies/community_infrastructure_levy/borough_cil.htm

authority received 116 applications for the change of use from offices to residential under the prior approval process. Of these, 58 had been accepted, i.e. prior approval was granted or not needed, resulting in further significant cumulative losses in employment land. The AMR usually monitors completions. Therefore, these applications will be picked up in subsequent AMRs if & when implemented.

Open space –

- The majority of the completions on designated Metropolitan Open Land were considered to be appropriate development, (although five were allowed as exceptions), because of their overall benefit or due to site specific characteristics.
- 2 proposals involved a minor loss of OOLTI as a result of the need for providing school places, and 1 completed development was compliant with OOLTI policy.
- There was no loss of or inappropriate development in designated Green Belt.
- There were only 2 completed developments on designated Public Open Space, whereby only 1 development led to a very minor loss of designated POS, and even this development was not considered to compromise the continued use of land as POS. The other completed development was compliant with the POS policy.

Overall, it is a positive picture.

Protecting local character – No Buildings of Townscape Merit or Listed Buildings were demolished.

Sustainability - There is some progress towards meeting sustainability targets.

- waste and recycling – Figures per household reveal a generally positive picture, with a continuing reduction in the amount of residual household waste being collected and an increase in the proportion being re-used, recycled and composted.
- a number of new developments have been permitted which have met sustainability standards. Several indicators report information from the Sustainable Construction Checklist and these are included in the AMR for the first time. Although it is acknowledged that data are incomplete in this area of monitoring, the data presented provide valuable examples of where sustainability measures/ features have been incorporated into schemes built in the borough.

Planning obligations – The Council received just over £3.5 million during 2012/3 This is over a million pounds more than in the previous year, which was a million pounds greater than the year before. The completion of the Normansfield Hospital site has had the most impact on receipts, with a contribution of over a million pounds for affordable housing alone. The Council collected Mayoral CIL receipts on the Mayor's behalf of £44,560 in its first year of operation.

Biodiversity –

Policies are considered successful in retaining designated open space as only 2 developments were built on land covered by the Sites of Nature Conservation Interest designation, both were minor developments and considered to be appropriate. There were no developments completed on land designated as an SSSI.

22 of the 104 developments that were subject to the Sustainable Construction Checklist resulted in the creation of new ecological features and habitats. The amount of land of ecological value lost to development, was significantly less than new features /habitats provided.

Sustainable Travel – All completed developments bar one were in accordance with parking standards in this monitoring year. The latest figures for modal split suggests the borough compares very well to other London Boroughs for both walking and cycling. Numbers of people killed or seriously injured in Road Traffic Accidents are low, making improvement more challenging. However, the most recent figures show a small increase in accidents of this type compared to previous years.

3 Progress with the Local Development Framework

3.1 Progress with plan making in financial year 2012/13, shown in bold below

Twickenham Area Action Plan

The pre-publication version was subject to public consultation from 16 December 2011 to 9 Feb 2012 in line with the Local Development Scheme. The Public Inquiry took place in February 2013 and the Plan was adopted in July 2013.

CIL Charging Schedule (this is not a Development Plan Document)

Programme:

- **Preparation: spring to autumn 2012**
- **Consultation on Preliminary Draft CIL Charging Schedule: 17 December 2012 and 28 January 2013**
- Publication of Draft CIL Charging Schedule: summer 2013
- Submission of CIL Charging Schedule: autumn 2013
- Examination in Public: January 2014.
- Adoption: spring 2014

Site Allocations DPD:

Programme:

- **Call for Sites Jan 2013**
- **Site and Needs Assessments March-July 2013**
- Pre-publication consultation– autumn 2013
- Publication consultation–May/June 2014
- Submission –July 2014
- Examination in Public– Oct 2014
- Inspectors Report– Dec 2014
- Adoption –Jan 2015

Joint West London Waste Plan

Programme:

- **Joint West London Waste Plan**
- **Evidence Gathering and early consultation (on-going since 2009)**
- **Call for new sites (17 Dec 2012 to 28 January 2013)**
- Publication (March 2014)
- Submission (May 2014)
- Examination (2014)

Progress: This has been subject to delay due to undergoing additional alterations to conform with the NPPF and the “the duty to cooperate” and to ensure apportionment requirements are met.

With respect to the Supplementary Planning Documents, the following was started in 2012/2013:

- Affordable Housing – consultation on Draft Affordable Housing SPD from 27 April to 8 June 2012, adoption expected 2014.

Other policies and plans:

National Planning Policy Framework (NPPF)

This national guidance was published on 27 March 2012 with a 12 month transition period. As of end of March 2013, plan making and decision making should be compliant with the NPPF unless a variation can be justified. The NPPF supersedes existing National Planning Policy Guidance. Whilst the NPPF is similar to previous guidance there is an increased emphasis on encouraging sustainable development, promoting economic growth and supporting town centres, providing a 5 year supply of deliverable housing sites and ensuring that planning requirements are reasonable to ensure viability.

The Council has reviewed its adopted and emerging Plans against the NPPF to see if there are any significant inconsistencies. None were found, but there were a few areas where it will be necessary to ensure that the Council has sufficient up to date evidence in place to justify the approach it is taking.

The government consulted on the National Planning Practice Guidance in September/October 2013.

Neighbourhood Plans

The Localism Act came into force on 15 November 2011. Amongst other things the Act makes provision for neighbourhood planning, which allows communities (residents, employees, businesses) to come together through a "Neighbourhood Forum" and produce a neighbourhood development plan. A neighbourhood development plan or neighbourhood development order must be in line with national policies and in general conformity with the strategic policies contained in the development plan for the area of the authority. Neighbourhood plans will not be able to prevent development in a neighbourhood – they can only include proposals for an equal (or greater) amount of growth than is set out in the local authority's development plan, regional and national guidance.

In line with the Localism Act and Neighbourhood Planning Regulations, the duties on local authorities in relation to neighbourhood planning can be summarised as follows:

- Confirm the geographical area of the proposed "Neighbourhood Area"
- Confirm the status of a proposed "Neighbourhood Forum"
- Provide expertise and advice to a "Neighbourhood Forum"
- Pay for independent examinations
- Pay and arrange for referendums
- Adopt neighbourhood plans where all requirements have been met

So far interest in neighbourhood planning in the borough has been limited with one application received for the designation of a neighbourhood area in Ham and Petersham initially in March 2013, which is under consideration. This Authority has provided information on neighbourhood planning on its [website](#)⁵, including a set of frequently asked questions as well as a **Neighbourhood Planning Protocol** specific to this borough, which provides a general overview, advice and ensures there is clarity and transparency for local communities in terms of what support can be expected from this Authority.

Village Plans

These are non-statutory corporate plans for a range of actions in 14 local areas which have been produced following the Council's All in One survey at the end of 2010 and community planning events across the borough during the summer of 2011. The 14 Village Plans:

- Describe the local area and have a vision for how the area will develop in the future.
- Look at the key issues, priorities and opportunities in the area.
- Describe how residents can be involved in improving the local area.
- Give useful information about how to get things done with the Council.

The Policy Team provided the planning policy input into these plans, setting out current planning policy and areas of potential change. The Village Plans are to be kept continuously updated and expanded to include Village Planning Guidance (which will have the status of a Supplementary Planning Document) in a rolling programme starting with Kew and Whitton/Heathfield. The consultation process began in November 2013.

Uplift Areas

The Council has agreed an [Uplift programme](#)⁶ which aims to revitalise areas of the borough which would benefit most from a range of improvements including enhancements to visual appearance, retail areas, open spaces, housing and civic areas. Many of the proposals take forward the Council's planning strategy. The programme is aimed to last five years and has been given initial funding from the Council of £11 million (which also includes additional work to Twickenham). Further information is provided via Indicator 54.

There are five areas within Uplift Phase One are Whitton, Hampton North, Barnes, Mortlake and Ham. Phase Two covers Heathfield. Progress on projects in the Uplift areas was [reported to Cabinet on the 15 November 2012](#)⁷.

⁵

http://www.richmond.gov.uk/home/environment/planning/planning_guidance_and_policies/local_development_framework/neighbourhood_plans.htm

⁶ http://www.richmond.gov.uk/home/council_government_and_democracy/council/get_involved/all_in_one/uplift.htm

⁷ <http://cabnet.richmond.gov.uk/documents/s36703/Update%20of%20Uplift%20Programme.pdf>

LDF Evidence Base

A full list of research prepared by or commissioned by the Council as part of the LDF Evidence Base is included in Appendix 1.

4 The Indicators

4.1 Implementation of policies and proposals

Annual Indicator 1: Number of approved applications which are departures from the Development Plan decided in the monitoring year

Target: Less than 5% departures of total applications

Data source: LBRuT Development Control Monitoring for 2012/13

progress towards target : ✓ Target met

During the financial year 2012/13, 3214 planning applications were granted or refused⁸. 10 applications were allowed contrary to the development plan, amounting to less than 1% of those decided, the target was again easily met.

⁸ Denominator excludes withdrawals, non-determination refusals, consultations, detailed design applications, those determined by Secretary of State etc.

Table 1: Planning applications approved as departures from the Development Plan 2012/13

Application no.	Address	Summary of Proposal	Justification for departure.
12/3933/FUL	81 High Street Whitton Twickenham TW2 7LD	Change of use of ground floor from Class A1 to mixed Class A1/A3 coffee shop	Loss of A1 contrary to policy. However, benefits in introducing a mixed use, with a personal condition.
12/3193/HOT	68 Sheen Park Richmond TW9 1UP	Front, side and rear dormer roof extensions.	Front dormer restores a degree of symmetry originally intended for the semi-detached house. Similar approved elsewhere in locality.
12/2433/FUL	Cumberland House 274 Kew Road Kew Richmond TW9 3EE	Change of use to a single family dwelling house	It is a BTM and in a Conservation Area. Viability assessment supplied. Development involves loss of HMO. It is considered that as the proposal would meet the objectives of the sustainability policies and SPD and would improve the long term sustainability of the building; therefore on balance the proposal would mitigate against the loss of the House in Multiple Occupation in this particular case.
12/2064/HOT	9 Holmes Road Twickenham TW1 4RF	Single storey rear extension	Extension extends more than SPG recommends (4 m) from rear elevation. Considered acceptable because of characteristics of site. House detached, distance from neighbouring dwellings, no facing habitable windows in neighbouring property. No loss of privacy.
12/1653/FUL	13 Hill Rise Richmond TW10 6UQ	Amendment during the course of construction for the change of use of basement and ground floor of premises from use A1 (retail) to use class A3 (restaurant)	Departure warranted given significant heritage benefits, comprehensive marketing evidence submitted and length of vacancy of shop.
12/1355/HOT	54 Grosvenor Road Richmond TW10 6PB	Two storey side extension.	Modest scale and siting of the proposal was not considered to detract from the character/ appearance of the Conservation Area.
12/1252/FUL	Regal House 70 London Road Twickenham	Renewal of temporary planning permission (10/2863/FUL) for the installation of a 'windtracer' shelter on a steel support platform and associated apparatus.	Siting of cabin acceptable. Permission temporary. Bearing in mind existing levels of overlooking that occur.
12/0867/HOT	16 Southfield Gardens Twickenham TW1 4SZ	Single storey rear extension.	Not strictly in accordance with SPG (distance for rear ward projection being more than 3 ms). However, the design reduces the effects and is considered acceptable.
12/0264/FUL	Royal Botanic Gardens Kew Green Kew Richmond 3AB	Retention of 19 outdoor sculptures and an exhibition building for limited period	Sculptures and accompanying "shed" are temporary.
11/3448/FUL	4 - 6 George Street Richmond TW9 1JY	Change of use of second floor from vacant office to 3 x 1 bed residential flats.	Application accompanied by robust marketing & viability report. Change of use of long term vacant offices considered acceptable.

Source: LBRuT ICT Information Systems/ Development Management Section

Table 2: Planning applications determined 2012/13 which are departures from the Development Plan for which planning permission was refused.

Application no.	Address	Summary of Proposal	Date validated	Application appealed
12/3839/HOT	24 Petersham Road Richmond	Proposed modifications and rear extensions to first, second floors and roof.	31/01/2013	no
12/3808/LBC & FUL	Trumpeters House Old Palace Yard Richmond	Attach awnings (sun-awnings) to all windows in the south facade.	18/12/2012	no
12/2877/FUL	81 - 87 Petersham Road Richmond	Modifications to the boundary fence	03/10/2012	Appeal dismissed 3/7/2013
12/2772/FUL	143 Lower Richmond Road Mortlake London SW14 7HX	hip to gable with the insertion of rear roof dormer to upper level flat.	20/08/2012	Appeal dismissed 11/6/2013
12/2734/FUL	Woodbine Close Bungalow Woodbine Close Twickenham	Proposed new single storey 3 bedroom residence.	07/09/2012	Appeal dismissed 12/3/2013
12/2717/HOT	54 Lebanon Park Twickenham TW1 3DQ	Single Storey Rear extension	22/08/2012	Appeal dismissed 12/3/2013
12/2407/HOT	38 Mount Ararat Road Richmond TW10 6PG	Side extension to lower ground, ground and first floor, together with a rear extension to lower ground and ground floor levels	25/07/2012	Appeal partly allowed 15/2/2013
12/2330/HOT	11 Oak Lane Twickenham TW1 3PA	Alterations & new roof	20/07/2012	no
12/2285/PS19 2	33 Kingsway Mortlake London SW14 7HL	Single storey rear extension.	24/07/2012	no
12/2283/ADV	11 - 13 Petersham Road Richmond TW10 6UH	Retention of existing signage: 2 no. fascia signs and 1 no. projecting sign.	13/07/2012	no
12/2208/HOT	10 Arlington Road Twickenham TW1 2BG	Two storey side and single storey rear extension with loft conversion and rear dormer	11/07/2012	Appeal dismissed 15/1/2013
12/2153/FUL	Flat 2 85 Petersham Road Richmond TW10 6UT	Conversion of window on the riverside elevation to French doors and installation of balcony .	06/07/2012	Appeal dismissed 21/2/2013
12/2080/LBC & 12/2072/FUL	34 - 36 King Street Twickenham	Alterations and extensions to existing three storey terraced properties	13/07/2012	no
12/2049/LBC & 12/2048/HOT	Wentworth House The Green Richmond TW9 1PB	To raise front parapet and flank wall to garage, etc	28/06/2012	no
12/1549/FUL	Land Rear Of 130 Castelnau Barnes London	Demolition of 6 No. garages, greenhouse and outbuildings and construction of a 1 x 3 bedroom detached residential dwelling etc	04/05/2012	Appeal in progress at publication
12/1400/FUL	86 - 88 The Green Twickenham	Erection of a new 2 bedroom detached dwelling house	01/06/2012	no
12/1269/FUL	397 - 399 St Margarets Road Twickenham	Erection of a two storey side and rear extension and new entrance porches and use of each property as two flats	26/04/2012	no
11/4026/COU	210A Hampton Road Twickenham TW2 5NJ	Change Of Use A1 Use To Sui Generis Use	21/02/2012	no
11/3907/FUL	126 Ashleigh Road Mortlake London	Retention of 3 bedroom single family dwelling house	15/12/2011	no
11/2906/FUL	Harrodian School Lonsdale Road Barnes London SW13 9QN	Erection of a sports hall and replacement of wall and gate etc	01/09/2011	Appeal dismissed 29/9/2013

Source: LBRuT ICT Information Systems/ CAPs Uniform

Annual Indicator 2: Appeal Decisions allowed

target: less than 40% of appeals allowed

Data source: LBRuT Appeals Section monitoring for financial year 2012/13

progress towards target : ✓ **Target met**

During 2012/13 16.2% of appeals were allowed and thus the target has again been met easily.

Table 3: Appeals decided in the financial year 2012/13

	All Appeal decisions
Appeal Decisions*	198
allowed	32
dismissed	124
withdrawn	5
% allowed	16.16%

Source: LBRuT Appeals & Enforcement Section

Notes: total includes appeals against enforcement notices, discontinuance notices, those dismissed and upheld & dismissed and varied. It excludes those withdrawn.

Annual Indicator 3: Percentage of proposal sites developed each year development plan is operational

Target: 10% of proposal sites developed each year plan is operational

Data source: LBRuT decisions analysis for financial year 2012/13, Transport Department.

progress towards target : ✗ **Target not met**

This indicator refers to the proposal sites listed in Chapter 12 *Local Strategies and Plan Proposals* in the Unitary Development Plan First Review adopted on 1st March 2005. Many of the proposal sites remain as “saved” policy until such time that the Site Allocations DPD is adopted, which is anticipated Jan 2015. A number of sites were not saved after March 2008 as indicated in Appendix 3. Of the 83 sites remaining, only 4 were implemented in the last financial year:

- Proposal B5 – Barn Elms Sports Ground – substantially completed, although some works to be carried out at a later date.
- Proposal R11, Terrace Yard, Petersham Rd (completed in June 2012)
- T7 - Waldegrave School – completed September 2012.
- W2 – Chase Bridge Primary School – completed November 2012.

In addition a number of sites were under construction:

- Proposal B2 - Barnes Station and Former Goods Yard – development underway (Implementation expected in the Autumn).
- Proposal W3 – Nelson Primary School – work started.
- Proposal W10 – Whitton High Street environmental improvements- anticipated to be finished in 2014.
- Proposal W15 – Heathfield School.

Work on proposal site T5 – Garfield Road is planned. Major work on Twickenham Railway Station site (in TAAP) is not yet underway.

Progress on each site at 1/4/2012 is set out in Appendix 3. The target is not met this year, as previously. However, it should be noted that as the UDP was adopted in 2006. Most of the proposals likely to be taken forward have already been implemented.

Annual Indicator 4: Number of Planning Obligations monies received in monitoring year

Data source: LBRuT Section106 monitoring

Planning obligations agreed between a developer and the Council are set out legally in an agreement under S106 of the Town and Country Planning Act 1990. It is not appropriate to have a target for this indicator since the amount of S106 money received by the Council is to mitigate the impact of specific developments in the borough.

Table 4: Monies received from planning obligations in year 2012/13

Type of obligation	Number of heads of terms*1	Money received
Education	23	£1,037,676.10
Transport	10	£974,919.11
Public realm	9	£228,780.75
Health	11	£54,912.52
Affordable housing	8	£1,198,281.06
Monitoring	9	£14,820.07
TOTAL		£3,509,289.61

Source: LBRuT s.106 monitoring. Produced in Planning Policy.

*1 The details (terms) in the legal agreement, which specifically identify each area (heads e.g. education, health etc) that the Council secures funding for

The Council received £3,509,289.61 from signed legal agreements. This is over a million pounds more than in the previous year, which was a million pounds greater than the year before.

The following obligations were contributions of £50,000 or more for any particular element:

- £173,393 received from Air Sea house, Third Cross Road, Twickenham for education.
- £252,500 received from Former Seeboard site, Sandy Lane, Teddington for education.
- £200,807 received from Normansfield former hospital site, Teddington, for education.
- £109,906 received from Normansfield former hospital site, Teddington, for public realm.
- £1,062,421 received from Normansfield former hospital site, Teddington, for affordable housing.
- £501,933 received from Normansfield former hospital site, Teddington, for transport
- £148,652 received from Normansfield former hospital site, Teddington, for education (uplift clause)
- £160,994.33 received from Norcutt House, Twickenham for transport.
- £62,992.34 from Norcutt House, Twickenham for education.
- £57,289 received from 68-72 Fifth Cross Road, Twickenham for transport.
- £54,352.06 received from Hydrex House, Richmond for affordable housing.

Mayoral CIL receipts

The following information on the Mayoral Community Infrastructure Levy (CIL) monies received is provided for information. Charging came into effect in April 2012. The Council collects the monies for the Mayor and has received the following:

Table 5: Mayoral CIL receipts 2012/13

2012/13	Number of CIL liable permissions	Value of CIL liability
Q1	0	-
Q2	3	£25,785.31
Q3	3	£11,237.78
Q4	2	£7,537.76
TOTAL	8	£44,560.85

Source: LBRuT s.106 Officer. Produced in Planning Policy.

4.2 CP1: Sustainable Development

Indicator 5: Proportion of new residential developments that meet Code for Sustainable Homes Level 3 and the minimum reduction in carbon dioxide emissions.

Target: 100% of new residential development to meet targets set out in policies CP1 and DM SD 1.

Data source: LBRuT Planning Policy Monitoring

progress towards target :  target met

The Sustainable Construction Checklist SPD (SCC SPD) was revised and updated in August 2011. A new monitoring system for recording this data was subsequently developed, which was finalised in early 2012 and monitoring commenced fully on 1 April 2012. As such, to date the new system has only monitored developments that were granted planning permission rather than completed developments.

Currently, it is only possible to record the number of developments rather than the proportion, and it is likely that the data below are incomplete.

SCC SPD monitoring: 25 applications that were subject to the SCC SPD and granted planning permission have achieved a Code Level 3 rating and 6 applications achieved a Code Level 4 rating. Overall there were 102 developments permitted and subject to the SCC SPD. Only applications for new residential development can be assessed under the Code for Sustainable Homes. Conversions or change of use into residential applications would have been assessed under EcoHomes (see Indicator 6 below) and non-residential development would have been subject to a BREEAM assessment (see Indicator 7 below).

Table 6: PERMITTED applications, subject to the SCC SPD, achieving a Code for Sustainable Homes level rating

Application number	Decision date	Address	Proposal description (summary)	Code Level
CODE LEVEL 3				
12/0162	16/04/2012	Hampton Hill Library 13 Windmill Road Hampton Hill Hampton TW12 1RF	Variation of condition for redevelopment of site to allow for alteration of proposed pitch/flat roof for new building into a pitched roof, relocation of solar panels, retention of existing rear addition to be part of the new flat to create an ensuite and enlarge the kitchen area, taking the cloakroom off and relocating the bins	Code Level 3
12/0185	25/04/2012	2 Rutland Drive Petersham TW10 7AQ	The full demolition of the existing structure and construction of a new house	Code Level 3
11/3863	27/04/2012	77 - 79 Richmond Road Twickenham TW11	Refurbishment and extension of existing dwelling - No 79 Richmond Road; Demolition of existing shop and associated office, storage - No 77 Richmond Road; Erection of new single storey B1/D1 employment unit; Erection of new detached 3 Bed Family Dwelling.	Code Level 3
12/0052	11/05/2012	Land Rear Of 70 - 76 Station Road Hampton	Erection of a part single and part two storey side extension to the existing building to provide for a two bedroom dwelling unit together with private amenity space, cycle parking and bin store area and one off street parking space (76G)	Code Level 3
12/0284	07/06/2012	157C Fairfax Road Teddington	Demolition of existing two storey dwelling and erection of new two storey dwelling etc	Code Level 3
12/0638	26/06/2012	6 Trafalgar Road Twickenham	Erection of two storey semi-detached dwelling house.	Code Level 3
12/1497	13/07/2012	Land At 48 Mead Road Ham	The construction of a new terraced two storey 2 bedroom dwelling on land adjacent to no. 48 Mead Road.	Code Level 3
12/0918	27/07/2012	Warfield Court, Station Road, Hampton	Demolition of garages and construction of two 3 Bedroom Dwellings with double garage block and parking. etc	Code Level 3
12/1199	06/08/2012	Somerset House And 14 Elmtree Road Somerset Road Teddington	Variation of condition to amend list of approved drawings to enable internal amendments to Plot 5.	Code Level 3
12/0573	07/08/2012	58 Prospect Crescent Twickenham TW2 7EA	Demolition of existing dwelling at 58 Prospect Crescent and erection of pair of semi detached dwellings.	Code Level 3
09/0441	20/08/2012	Land At Rear Of 291 Waldegrave Road	Erection Of A New 1.5 Storey 2 Bedroom House	Code Level 3
11/3853	07/09/2012	34 Fulwell Park Avenue Twickenham TW2 5HQ	Demolition of existing side elevation and garage and erection of a two storey end of terrace 2 bedroom dwelling house with single-storey rear extension etc	Code Level 3
12/0983	18/09/2012	74 Gloucester Road Hampton TW12 2UJ	demolition of 2 storey side extension and annexe to main house, new detached 3 bedroom 2 storey unit, 2 storey extension to rear of main house, etc	Code Level 3
11/4076	01/10/2012	45 Sheen Lane East Sheen SW14 8AB	Garden infill to the rear to create a new one bedroom residential unit	Code Level 3
12/1247	17/10/2012	Adjacent to 3 Crane Road Twickenham TW2 6RX	New build 2 bed single family dwelling on currently derelict land.	Code Level 3
09/0318	02/11/2012	45 The Vineyard Richmond	Partial demolition of a group of existing buildings in connection with planning permission 09/0316/EXT	Code Level 3
12/2904	23/11/2012	298 Upper Richmond Road West East Sheen London SW14 7JG	Alterations, including side and rear ground floor extensions, in connection with the use of the ground floor as a Class A1, A2, A3 or B1 unit with a self contained flat at first floor	Code Level 3
12/2486	19/12/2012	Shamrock Eel Pie Island	Erection of a previously approved single new dwelling on site of a demolished single dwelling.	Code Level 3
08/1069	17/12/2012	15A Colne Road Twickenham TW2 6QQ	Extension of time to application 08/1069/FUL for the demolition of existing building and erection of 6 no. dwelling houses and 2 no. flats, including parking provision for 6 no. cars. Change of use from retail unit to residential.	Code Level 3

Application number	Decision date	Address	Proposal description (summary)	Code Level
12/2327	07/12/2012	Queen Dowager 49 North Lane Teddington	Demolition of vacant public house and erection of four no. three-bedroom houses	Code Level 3
12/2888	17/01/2013	2 - 4 Walpole Crescent Teddington	Demolition of existing mechanics garage (B2 use) and erection of new detached 3-bedroom house.	Code Level 3
12/4010	15/02/2013	27 Orleans Road Twickenham TW1 3BJ	Demolition of the existing vacant derelict industrial building (Use Class B2: General Industrial) and the erection of a single-family dwelling (Use Class C3: Dwelling Houses) including associated works.	Code Level 3
12/3239	20/02/2013	218 - 220 Kingston Road Teddington	Demolition of existing petrol filling station and associated structures. Erection of 6 x 3-bedroom dwellings and 1 x 1-bedroom dwelling and 1 x 2 bedroom apartment, etc	Code Level 3
11/3417	25/02/2013	Whistle Stop Hampton Court Road East Molesey Kingston Upon Thames	Demolition of existing vacant structures attached to the original dwellinghouse, renovation and alteration of dwellinghouse and erection of 4 flats alongside	Code Level 3
12/3167	08/03/2013	41 Elmfield Road Teddington TW11 8BX	Erection of two storey detached four bedroom house	Code Level 3
CODE LEVEL 4				
10/3153	23/05/2012	18 And 20 Broom Water West Teddington	Demolition of existing houses and erection of two new properties at 18 and 20 Broom Water West, Teddington.	Code Level 4
09/0358	04/07/2012	Land Adjacent 1 Princes Road Teddington	Erection of 1no. two storey house as affordable housing, with associated soft landscaping, refuse and cycle storage	Code Level 4
12/1652	17/07/2012	Syds Quay And Sans Souci Eel Pie Island	Variation of condition U42885 (water source heat pump) to be varied to air source heat pumps and variation of condition DV46 (BREEAM rating) to be 'very good' rather than 'excellent'.	Code Level 4
12/0288	23/08/2012	4 Fife Road East Sheen London	Demolition of the existing dwelling house and garage and their replacement with a new dwelling house, double garage, bicycle store and landscaping.	Code Level 4
12/2817	31/10/2012	64 Anlaby Road Teddington TW11 0PA	Erection of a single storey one bedroom dwelling (Adj to no 64).	Code Level 4
12/2762	22/01/2013	128 Munster Road Teddington TW11 9LW	Erection of a detached Dwelling (Amendment to approved application ref: 08/0293/FUL) to allow for change to external footprint/changes to external appearance	Code Level 4

Source: LBRUT Policy Section, Sustainable Construction Checklist monitoring system

In addition, the following table includes an analysis of the records from previous years' AMRs, where the Council has monitored permissions granted and which have now been completed. Of these, there were in total:

- 4 completed developments that achieved Code Level 3
- 2 completed developments that achieved Code Level 4, and
- 1 completed development that achieved Code Level 5.

Table 7: COMPLETED developments achieving a Code for Sustainable Homes level rating

Application number	Completion date	Address	Proposal description	Code Level
CODE LEVEL 3				
10/3143/FUL	30/06/2012	123A Wills Crescent Whitton TW3 2JF	Proposed demolition of existing garages and erection of a new two bedroom bungalow with associated off street parking and vehicular access thereto, refuse and recycling facilities and secure cycle storage	Level 3
11/1436/FUL	01/12/2012	Park House Station Road Teddington TW11 9AD	Demolition of existing studio building and replacement with a four-storey building (C3 dwelling/A3 restaurant uses)	Level 3
12/0076/FUL	22/09/2012	300 Nelson Road Twickenham TW2 7AJ	Reconfiguration of existing first floor flat to create 1 x 2 bed flat and loft conversion incorporating rear dormer roof extension to provide 1 no. studio flat with associated PV panels, parking, refuse and cycle facilities.	Level 3
08/3259/FUL	01/03/2013	Garages Rear Of Walpole Court, Hampton Road, Twickenham, TW2	Demolition of the existing garages and construction of 6 no. new residential flats with allocated parking on site.	Level 3

Application number	Completion date	Address	Proposal description	Code Level
CODE LEVEL 4				
11/2372/FUL	04/03/2013	12 Sandy Lane Petersham TW10 7EL	Demolition of existing bungalow and separate garage and replacement with new single family dwelling, with accommodation on ground, first and loft floors, including integral garage	Level 4
09/0434/FUL	01/05/2012	Land Adjacent To 244 Lincoln Avenue, Twickenham	Erection Of 2 No.2 Storey 3 Bedroom Houses (100% Affordable Housing) With Associated Soft Landscaping, Parking, Refuse And Cycle Storage.	Level 4
CODE LEVEL 5				
08/4195/FUL	14/07/2012	Garage Site, 92 - 102 Sherland Road, Twickenham	Demolition of existing garages and replacement with six off street parking spaces, erection of three bedroom terraced houses	Level 5

Source: LBRuT Planning Policy Section

NB: The above table contains the data for the completed developments, which were recorded in previous AMRs as permitted applications. It is only a selection of LBRuT records of developments that have achieved the above ratings.

Indicator 6: Proportion of residential conversions that can be assessed under EcoHomes (or any subsequent new applicable standard) that meet the "excellent" rating

Target: 100% of residential conversions assessed under EcoHomes to meet "excellent" standard as set out in policy CP1 and DM SD 1.

Data source: LBRuT Planning Policy Monitoring

progress towards target : ✓ **target met**

The Sustainable Construction Checklist SPD (SCC SPD) was revised and updated in August 2011. A new monitoring system for recording this data was subsequently developed, which was finalised in early 2012 and monitoring commenced fully on 1 April 2012. As such, to date the new system has only monitored developments that were granted planning permission rather than completed developments.

Currently, it is only possible to record the number of developments rather than the proportion, and it is likely that the data below only provides a snapshot of developments that have achieved the required EcoHomes rating. Note that EcoHomes was superseded by BREEAM Domestic Refurbishment on 1 July 2012.

SCC SPD monitoring: 13 applications that were subject to the SCC SPD and granted planning permission have achieved an EcoHomes or BREEAM Domestic Refurbishment Excellent rating and 5 applications achieved a Very Good rating. In comparison, the overall number of developments permitted and subject to the SCC SPD was 102, although it has to be acknowledged that only certain types of applications would have been subject to an EcoHomes or BREEAM Domestic Refurbishment assessment (see Indicators 5 and 7 for other types of developments). In addition, if the conversion or change of use into residential does not involve substantial changes to the building fabric, it would not be possible to carry out a BREEAM assessment, and these developments would only need to comply with the SCC SPD.

Table 8: PERMITTED applications, subject to the SCC SPD, achieving an EcoHomes / BREEAM Domestic Refurbishment rating

Application number	Decision date	Address	Proposal description	Rating
ECOHOMES – EXCELLENT				
12/0598	08/06/2012	26 Kew Road Richmond TW9 2NA	Conversion of first floor B1 office to two self contained flats.	Excellent
09/0382	19/06/2012	30 Broad Street Teddington Middlesex TW11 8RF	Loft conversion with dormer, two storey rear extension and conversion into 6 studios and 1 no. two bedroom flat with bicycle parking	Excellent
12/1390	27/06/2012	5 - 7 Hill Rise Richmond TW10 6UQ	Alterations to first, second and third floor of no.5 Hill Rise and first floor only of no.7 Hill Rise. Change of use on first floor of both premises from residential to office in no.5 and from office to residential in no. 7 Hill Rise. External alterations, new rear terrace and removal of rear pitched roof.	Excellent

Application number	Decision date	Address	Proposal description	Rating
12/1316	10/07/2012	440 Upper Richmond Road West East Sheen London	Change of use from four self-contained flats to a single dwellinghouse, with internal alterations and replacement windows.	Excellent
11/2882	10/09/2012	35 Staines Road Twickenham TW2 5BG	Two-storey infill to the rear of the property and the partial change of use of the front ground floor from vacant offices (Use Class B1) to a single dwelling (Use Class C3).	Excellent
12/2147	01/10/2012	181 Sheen Road Richmond TW9 1XF	Change of use of vacant ground floor to provide 1 two bed flat	Excellent
12/0827	02/10/2012	30 Church Road Teddington TW11 8PB	Change of use to single family dwelling including reinstatement of front garden, erection of garden wall, installation of rear roof dormer and two rooflights at front and rear, demolition of existing garage and erection of new double garage.	Excellent
12/1904	17/10/2012	30A Red Lion Street Richmond TW9 1RW	Existing purpose built single dwelling flat (laid out over first and second floor above an existing retail unit at ground floor - with access from front of property st street level). Conversion into self contained flats with separate entrance doors.	Excellent
12/1564	03/12/2012	9 Mortlake Terrace Mortlake Road Kew TW9 3DT	Change of use from office use to Class C3 Dwelling House at first and second floor level and replacement of all windows to ground, first and second floor level.	Excellent
12/2433	08/02/2013	Cumberland House 274 Kew Road Kew Richmond TW9 3EE	Change of use to a single family dwelling house with ancillary staff flat at lower ground floor level; restoration of roof, elevations (including replacement windows), front boundary wall and railings; landscaping to front and rear; and renewable energy installation at roof level.	Excellent
12/1988	05/09/2012	93 Church Road Richmond TW10 6LU	Change of use from four flats to a single family dwelling, with minor alterations.	Excellent
12/2309	24/12/2012	54 St James Avenue Hampton Hill TW12 1HN	Conversion of single dwellinghouse into two maisonettes. Garden to be separated into two. Single storey rear extension. First floor rear glazed bay extension to create new stair enclosure	Excellent
12/3241	09/01/2013	33 - 35 York Street Twickenham TW1 3JZ	Change of use of upper floor A4 accommodation into three residential apartments	Excellent
ECOHOMES – VERY GOOD				
12/1559	23/07/2012	44 London Road Twickenham TW1 3RR	Change of use of first and second floors from A2 use class to a residential unit (flat).	Very Good
12/0679	24/09/2012	24 Jubilee Avenue Twickenham TW2 6JB	Proposed change of use of the property from a GP doctors surgery (D1 use class) to a residential dwelling (C3 use class).	Very Good
12/2094	02/10/2012	1 Kew Gardens Road Kew Richmond TW9 3HL	Change of use from Doctors Surgery (Class D1) to a single residential dwelling (Class C3).	Very Good
12/3551	07/01/2013	21 Glebe Side Twickenham TW1 1DB	Variation of condition U42549 (Code for Ecohomes - Conversions) of planning permission ref: 11/1709/FUL dated 17/08/2011 to allow for the Ecohomes code to be reduced from 'Excellent' rating to 'Very Good' Rating.	Very Good
12/4047	18/02/2013	160 Percy Road Twickenham TW2 6JQ	Change of use from a doctors surgery (Use Class D1) to a dwelling house (Use Class C3) and alterations to the fenestration of ground floor rear extension.	Very Good

Source: LBRUT Policy Section, Sustainable Construction Checklist monitoring system

NB: EcoHomes was superseded by BREEAM Domestic Refurbishment on 1 July 2012.

In addition, the following table includes an analysis of the records from previous years' AMRs, where the Council has monitored permissions granted and which have now been completed. Of these, there were in total:

- 4 completed developments that achieved an Excellent rating
- 1 completed development that achieved a Very Good rating

Table 9: COMPLETED developments achieving an EcoHomes / BREEAM Domestic Refurbishment rating

Application number	Completion date	Address	Proposal description	Rating
EXCELLENT				
07/1455/FUL	01/10/2012	14a King St Coach House, The Old Workshop and CP, Retreat Road, Richmond, Surrey	Demolition of redundant printworks building, workshop and coach house and redevelopment for a mixed use scheme (B) comprising; A 92 SQM B1 office unit; A 65 SQM B1 office unit; A 286 SQM B1 office/D2 unit; 10x1 bed flats; 2x3 bed flats; 1x4 bed house etc	Excellent
07/3470/FUL	01/07/2012	209 Waldegrave Road, Teddington, Middlesex, TW11 8LX	Refurbishment of existing public house retaining the A4 use class at ground floor with 3 flats at upper floors. Construction of two new 3 storey buildings comprising of 19 flats with associated parking for 20 cars.	Excellent
08/0007/FUL	03/04/2012	Craig House, 26A Park Road, Teddington, Middlesex	Erection of a terrace of 6 x 3 bed houses (100% affordable housing).	Excellent
08/0307/FUL	01/03/2013	361 to 367A, St Margarets Road, Twickenham, Middlesex	Redevelopment of the site to provide a 3-storey building comprising 17 private units (11 x 1-bedroom and 6 x 2-bedroom) and 10 affordable units (3 x 1-bedroom for shared ownership and 2 x 3-bedroom, 4 x 2-bedroom and 1 x 1-bedroom for social rent) etc	Excellent
VERY GOOD				
11/3714/FUL	01/03/2013	172 Sheen Road Richmond TW9 1XD	Conversion and extension of 3 storey dwelling house with part basement into 3 apartments including refuse and cycle facilities, hard and soft landscaping and timber deck to rear. Single storey side and rear extension. Rebuild front dormer and general replacement of fenestration	Very Good

Source: LBRuT Planning Policy Section

NB: The above table contains the data for the completed developments, which were recorded in previous AMRs as permitted applications. It is only a selection of LBRuT records of developments that have achieved the above ratings.

Indicator 7: Proportion of new non-residential buildings over 100sqm to meet the relevant BREEAM "excellent" standard

Target: 100% of new non-residential development to meet BREEAM "excellent" standard as set out in policy CP1 and DM SD 1.

Data source: LBRuT Planning Policy Monitoring

progress towards target : ✓ **target met**

The Sustainable Construction Checklist SPD (SCC SPD) was revised and updated in August 2011. A new monitoring system for recording this data was subsequently developed, which was finalised in early 2012 and monitoring commenced fully on 1 April 2012. As such, to date the new system has only monitored developments that were granted planning permission rather than completed developments.

Currently, it is only possible to record the number of developments rather than the proportion, and it is likely that the data below only provides a snapshot of developments that have achieved the required BREEAM rating.

SCC SPD monitoring: 18 applications that were subject to the SCC SPD and granted planning permission have achieved a Very Good rating. In comparison, the overall number of developments permitted and subject to the SCC SPD was 102, although it has to be acknowledged that only certain types of developments would be assessed under a BREEAM scheme, such as mixed use developments, schools or other educational and leisure establishments; residential developments would be assessed under the Code for Sustainable Homes (see Indicator 5 above), and conversions or change of use into residential would be assessed under EcoHomes / BREEAM Domestic Refurbishment (see Indicator 6 above).

Table 10: PERMITTED applications achieving a BREEAM rating

Application number	Decision date	Address	Proposal description	Rating
BREEAM – VERY GOOD				
12/0104	08/05/2012	Richmond Adult Community College And 7B Parkshot	School extension.	BREEAM Very Good
12/0468	06/06/2012	Orleans Infant School	School extension.	BREEAM Very Good
12/0291	09/07/2012	Buckingham Primary School	School extension.	BREEAM Very Good
12/1122	10/07/2012	Richmond Park Academy	School extension.	BREEAM Very Good
12/1652	17/07/2012	Syds Quay And Sans Souci Eel Pie Island Twickenham	Variation of condition U42885 (water source heat pump) to be varied to air source heat pumps and variation of condition DV46 (BREEAM rating) to be 'very good' rather than 'excellent'.	BREEAM Very Good
12/1812	15/10/2012	St Elizabeths Rc School Queens Road Richmond TW10 6HN	Alterations and extension	BREEAM Very Good
12/2416	17/10/2012	1 Glebe Way Hanworth Feltham TW13 6HH	Conversion to 2 S/C Flats (2X1 BED) including two storey side extension.	BREEAM Very Good
12/2552	18/10/2012	36 Kingston Road Teddington TW11 9HX	Conversion of 3 flats back into a single family dwellinghouse	BREEAM Very Good
12/2738	23/10/2012	80 Sheen Park Richmond TW9 1UP	Convert the existing building from two self contained flats (one x 1bed & one x 2Bed duplex) into a single family dwelling	BREEAM Very Good
12/2719	24/10/2012	30 Grosvenor Road Richmond TW10 6PB	Alterations in connection with the change of use from 2 flats to single dwelling house	BREEAM Very Good
12/1114	30/10/2012	10 - 12 King Street Twickenham	Conversion of existing building to form retail unit and three apartments. Internal and external alterations including removal of fire escape stair, restoration of windows to the rear and new traditional shopfront.	BREEAM Very Good
09/0318	02/11/2012	45 The Vineyard Richmond TW10 6AS	Extension of time application to allow for partial demolition of a group of existing buildings in connection with planning permission 09/0316/EXT	BREEAM Very Good
12/2341	06/11/2012	Hampton Wick Infants School	Proposed Extension etc	BREEAM Very Good
12/2483	27/11/2012	212 Kingston Road Teddington TW11 9JF	Proposed Change of Use of Shop from A1 to A2. Proposed Single Storey Rear Extension to Form a Ground Floor 1 Bedroom Flat	BREEAM Very Good
12/2792	18/01/2013	Heathfield Primary School	Demolition, new build and alteration works to provide permanent accommodation for the expansion of both the existing infant and junior schools from 3 form of entry to 4 form of entry.	BREEAM Very Good
12/3318	15/01/2013	34 - 36 King Street Twickenham	Alterations and extensions to existing three storey terraced properties.	BREEAM Very Good
12/3988	12/02/2013	21 St Johns Road Richmond TW9 2PE	Change of use from B1 to residential and conversion of 2 storey former coach house into 2 x 2 bedroom houses; external alterations.	BREEAM Very Good
12/2911	08/03/2013	2nd floor Sheen Lane House 254 Upper Richmond Road	Non Material Amendment to application 12/2911/FUL for change of use of the second floor from vacant office to three residential flats etc	BREEAM Very Good

Source: LBRUT Policy Section, Sustainable Construction Checklist monitoring system

In addition, the following table includes an analysis of the records from previous years' AMRs, where the Council has monitored permissions granted and which have now been completed. Of these, there were in total:

- 4 completed developments that achieved an Excellent rating
- 3 completed development that achieved a Very Good rating

Table 11: COMPLETED developments achieving a BREEAM rating

Application number	Completion date	Address	Proposal description	Rating
EXCELLENT				
07/4107/FUL	14/04/2012	St Marys University College, 268 Waldegrave Road, Twickenham, TW1 4SX	New sports hall, the refurbishment and remodelling of the existing sports hall, associated parking and landscaping works etc	Excellent
10/0080/FUL	31/08/2012	St Marys & St Peters C Of E Primary School	School extension etc	Excellent
09/1294/FUL	14/03/2013	1 - 5 Lower George Street, Richmond	Redevelopment of the existing building and the erection of a 4 storey building plus basement providing retail (Class A1) at basement and ground floors and offices (class B1) at first, second and third floors.	Excellent
07/1455/FUL	01/10/2012	14a King St, Coach House, The Old Workshop and CP Retreat Road, Richmond, Surrey	Demolition of redundant printworks building, workshop and coach house and redevelopment for a mixed use scheme (B) comprising; A 92 SQM B1 office unit; A 65 SQM B1 office unit; A 286 SQM B1 office/D2 unit; 10x1 bed flats; 2x3 bed flats; 1x4 bed house; etc	Excellent
VERY GOOD				
10/3748/FUL	14/05/2012	Twickenham Preparatory School 43 High Street	Demolition of four temporary buildings. Erection of one single storey building to provide two new classrooms, three music practice rooms and a fully accessible disabled wc	Very Good
11/1436/FUL	01/12/2012	Park House Station Road	Demolition of existing studio building and replacement with a four-storey building (C3 dwelling/A3 restaurant uses)	Very Good
10/2145/FUL	01/09/2012	Waldegrave School	Improvements to the school through the combination of a new two storey science block extension and the remodelling of the design and technology teaching spaces and AEN teaching rooms.	Very Good

Source: LBRuT Planning Policy Section

NB: The above table contains the data for the completed developments, which were recorded in previous AMRs as permitted applications. It is only a selection of LBRuT records of developments that have achieved the above ratings.

Indicator 9: Number of days per annum when PM10 (particulate matter of less than 10 microns diameter) exceeds 50 micrograms per metre³ more than 35 times a year at any measuring site

Target: Daily mean particles (PM10) not to exceed 50 micrograms per metre³, more than 35 times a year, at any measuring site.

Data source: LBRuT Special Projects Team



target met for calendar years 2010, 2011 and 2012.

progress towards target :

[There were 14 days when the threshold was exceeded at the Castelnuau monitoring site (the site with the most number of exceedances) in 2012 which is well below the 35 days in the target.]

The target is derived from the national *Air Quality Strategy*⁹, which sets annual air quality objectives for individual pollutants. Even when these annual objectives are met there will still be some days when air pollution is moderate or higher. This is because the objectives provide for a limited number of exceedences each year. The Air Quality Strategy objectives are measured and reported on a calendar year basis. The terms 'particles', 'particulates' and 'particulate matter' are interchangeable terms.

Monitoring of air quality in the borough takes place 24 hours a day via one mobile monitoring unit and two static units. One of the static units is located at a roadside site outside Castelnuau Library and the other is at an 'urban background' site at the Wetlands Centre in Barnes. The mobile unit was in Hampton Court Road, near Hampton Court for the whole of 2010 before being moved to Lower Mortlake Road, Richmond for the whole of 2011 and was then moved to Hanworth Road, Whitton in March 2012 (via the depot for technical reasons, Jan – March 2012) where it remains. Caution should be exercised when comparing annual mobile data as sites differ in nature.

Continuous monitoring is carried out for the following pollutants: nitrogen dioxide (NO₂), Ozone (O₃) and Particulates (PM₁₀). We ceased monitoring Sulphur dioxide (SO₂) in March 2011, Carbon Monoxide (CO) in April 2012, Benzene

⁹ The 2007 Strategy can be found at www.defra.gov.uk/environment/airquality/strategy/index.htm

in January 2012, Polycyclic Aromatic Hydrocarbons (PAHs) in Spring 2007 and Toluene/Xylene in Spring 2009 as each pollutant had complied with European limit values for at least 3 years. Air quality data for 2004 to 2012 are shown in the table below.

Table 12: Air quality data for Particles (PM₁₀) for the past 9 years, at the three monitoring sites (from running 24-hour means)

Year	Number of days that exceed 50 µg/m ³			Number of 'moderate' days (63-94 µg/m ³)			Number of 'high' days (95-127 µg/m ³)		
	Barnes Wetlands	Castelnau	Mobile unit	Barnes Wetlands	Castelnau	Mobile unit	Barnes Wetlands	Castelnau	Mobile unit
2012	13	14	10	9	13	7	0	0	1
2011	17	15	12	7	8	5	1	0	0
2010	1	2	1	1	1	1	0	0	0
2009	6	5	11 ¹	3	3	3	0	0	0
2008	9	10	12	1	6	6	0	0	1
2007	19	21	22	6	12	11	0	0	1
2006	13	13	14	9	3	2	0	2	2
2005	15	17	28	2	4	1	0	0	0
2004	9	10	12	1	1	2	1	2 ⁺² ²	0

¹1 mobile unit located in Teddington in 2009

²2 Only two days fell within the 'very high' category (128+ µg/m³) over the period covered in the above table at the Castelnau monitoring site in 2004.

Source: LBRuT particle data from the Special Projects team. Data downloaded from the London Air Quality Network (LAQN). All data has been fully ratified. Over time our understanding of how we monitor particles has improved and it has become apparent that the measurement method used across the UK does not account for all PM₁₀. A correction method has been developed for PM₁₀ measurements made with a Tapered Element Oscillating Microbalance (TEOM) for the loss of volatile components of particulate matter that occur due to the high sampling temperatures employed by this instrument⁸. This correction has been applied to the data in the table above and the banding break points (for low moderate, high and very high) have been updated accordingly⁹, hence the results in this table may differ from the 2008 Report.

Air pollution varies with the different seasons (e.g. higher emissions in winter with cold engines), with weather conditions (which cause year-on-year variability), and with changes to local pollution sources (e.g. traffic flows/congestion, bonfires, construction work). In addition, pollution levels vary with the proximity of the monitor to the pollution source (e.g. road traffic). In the summer there is greater susceptibility to polluted air masses loaded with particles being blown in by winds from across Europe, which combine with local pollutants to produce higher pollution levels (e.g. in the summer of 2006). In winter, local emissions build up in the more stable weather conditions, because the pollution does not disperse (e.g. as happened in December 2007). The relatively low PM₁₀ concentrations in 2010 almost certainly relate to meteorology rather than a fall in emissions. There were few long-range pollution episodes (which usually originate in continental Europe and are characterised by elevated PM_{2.5}/PM₁₀) This may partly explain the low number of daily means greater than 50 in 2010.

Road traffic is the major source of pollution emissions in the borough¹⁰. One of the most significant actions by the Council, to tackle air pollution emissions, is the development of Travel Plans to encourage people to reduce car use. Development Plan policies restrict the number of parking spaces that are available within new housing developments.

⁸ Volatile Correction Model: www.volatile-correction-model.info/

⁹ Revised PM₁₀ Air Quality Index: www.airquality.co.uk

¹⁰ Source apportionment assessment from Stage 4 Air Quality Report: www.richmond.gov.uk/home/environment/pollution/air_pollution/air_quality_reports/air_quality_fouth_stage_review_and_assessment.htm

Indicator 10: Number of new developments (subject to Sustainable Construction Checklist) that incorporate measures to reduce noise.

Target: n/a

Data source: LBRuT Planning Policy Monitoring

progress towards target : ✓ **target met**

The Sustainable Construction Checklist SPD (SCC SPD) was revised and updated in August 2011. A new monitoring system for recording this data was subsequently developed which was finalised in early 2012 and

monitoring commenced fully on 1 April 2012. As such, to date the new system has only monitored developments that were granted planning permission rather than completed developments. It is likely that the data below are incomplete.

SCC SPD monitoring: 17 applications that were subject to the SCC SPD and granted planning permission have incorporated measures to reduce noise.

This data have not been previously reported and therefore time series analysis is not possible.

Table 13: Permitted developments, subject to the SCC SPD, that incorporate measures to reduce noise

Application number	Decision date	Address	Proposal description (summary)
11/4038	08/02/2012	152 Sheen Road, Richmond	Change of use from non-self contained and self contained flats to single family dwelling
11/3374	25/04/2012	7 Broomfield Road, Kew	Conversion of the existing building from three x two bedroom flats into a single-family dwelling.
12/0632	11/05/2012	30 Bonser Road Twickenham	Conversion of existing 2 flats into a single family dwelling house incorporating a single storey side and rear extension.
12/0468	06/06/2012	Orleans Infant School, Hartington Road, Twickenham	Change from a 4 Form Entry (4FE) Infant and Nursery School to a 2 Form Entry (2FE) Primary and Nursery School. etc
12/0638	26/06/2012	6 Trafalgar Road Twickenham	Erection of two storey semi-detached dwelling house.
12/1316	10/07/2012	440 Upper Richmond Road West, East Sheen	Change of use from four self-contained flats to a single dwellinghouse, with internal alterations and replacement windows.
12/0679	24/09/2012	24 Jubilee Avenue Twickenham TW2 6JB	Proposed change of use of the property from a GP doctors surgery (D1 use class) to a residential dwelling (C3 use class).
11/4076	01/10/2012	45 Sheen Lane East Sheen SW14 8AB	Garden infill to the rear to create a new one bedroom residential unit
12/1904	17/10/2012	30A Red Lion Street Richmond	Existing purpose built single dwelling flat. Conversion into self contained flats with separate entrance doors.
12/2416	17/10/2012	1 Glebe Way Hanworth Feltham TW13 6HH	Conversion to 2 S/C Flats (2X1 BED) including two storey side extension.
12/2738	23/10/2012	80 Sheen Park Richmond TW9 1UP	Convert the existing building from two self contained into a single family dwelling.
12/2817	31/10/2012	64 Anlaby Road Teddington TW11 0PA	Erection of a single storey one bedroom dwelling (Adj to no 64).
12/2904	23/11/2012	298 Upper Richmond Road West East Sheen	Alterations, including side and rear ground floor extensions, in connection with the use of the ground floor as a Class A1, A2, A3 or B1 unit with a self contained flat at first floor
12/1564	03/12/2012	9 Mortlake Terrace Mortlake Road Kew, TW9 3DT	Change of use from office use to Class C3 Dwelling House at first and second floor level and replacement of all windows to ground, first and second floor level.
12/3565	09/01/2013	139 Haliburton Road Twickenham	Part one and part two storey side and rear extension and change of use from two flats to one single family dwelling.
12/2433	08/02/2013	Cumberland House 274 Kew Road, Kew	change of use to a single family dwelling house etc
12/4047	18/02/2013	160 Percy Road Twickenham	Change of use from a doctors surgery (Use Class D1) to a dwelling house

Source: LBRUT Policy Section, Sustainable Construction Checklist monitoring system

Indicator 11: Number of new developments (subject to Sustainable Construction Checklist) that have taken measures to reduce light pollution.

Target: n/a

Data source: LBRuT Planning Policy Monitoring

progress towards target : ✓ **target met**

The Sustainable Construction Checklist SPD (SCC SPD) was revised and updated in August 2011. A new monitoring system for recording this data was subsequently developed which was finalised in early 2012 and monitoring commenced fully on 1 April 2012. As such, to date the new system has only monitored developments that were granted planning permission rather than completed developments. It is likely that the data below are incomplete.

SCC SPD monitoring: 16 applications that were subject to the SCC SPD and granted planning permission have incorporated measures to reduce light pollution.

This data have not been previously reported and therefore time series analysis is not possible.

Table 14: Permitted developments, subject to the SCC SPD, that incorporate measures to reduce light pollution

Application number	Decision date	Address	Proposal description (summary)
12/0638	26/06/2012	6 Trafalgar Road Twickenham	Erection of two storey semi-detached dwelling house.
12/0291	09/07/2012	Buckingham Primary School, Hampton	Erection of 6 classroom block & other extensions to enable expansion of school from 2 Form Entry 420 place to 3 Form Entry 640 place. Associated external works to include extension to existing playground and additional car parking provision.
12/1122	10/07/2012	Richmond Park Academy, East Sheen	Application to extend and alter school etc
12/1497	13/07/2012	Land At 48 Mead Road Ham	The construction of a new terraced two storey 2 bedroom dwelling
12/0573	07/08/2012	58 Prospect Crescent Twickenham TW2 7EA	Demolition of existing dwelling at 58 Prospect Crescent and erection of pair of semi detached dwellings.
12/0679	24/09/2012	24 Jubilee Avenue Twickenham	Proposed change of use of the property from a GP doctors surgery (D1 use class) to a residential dwelling (C3 use class).
12/2147	01/10/2012	181 Sheen Road Richmond TW9 1XF	Change of use of vacant ground floor to provide 1 two bed flat
11/4076	01/10/2012	45 Sheen Lane East Sheen SW14 8AB	Garden infill to the rear to create a new one bedroom residential unit
12/2416	17/10/2012	1 Glebe Way Hanworth	Conversion to 2 S/C Flats (2X1 BED) including two storey side extension.
12/2817	31/10/2012	64 Anlaby Road Teddington TW11 0PA	Erection of a single storey one bedroom dwelling (Adj to no 64).
12/2341	06/11/2012	Hampton Wick Infants School	Proposed Extension to an Infants School, minor refurbishment works and landscaping works
12/2904	23/11/2012	298 Upper Richmond Road West East Sheen London SW14 7JG	Alterations, including side and rear ground floor extensions, in connection with the use of the ground floor as a Class A1, A2, A3 or B1 unit with a self contained flat at first floor
12/2792	18/01/2013	Heathfield Primary School Twickenham	School extension etc
12/3565	09/01/2013	139 Haliburton Road Twickenham	Part one and part two storey side and rear extension and change of use from two flats to one single family dwelling.
12/3167	08/03/2013	41 Elmfield Road Teddington TW11 8BX	Erection of two storey detached four bedroom house
12/2911	08/03/2013	2nd floor Sheen Lane House 254 Upper Richmond Road	Amendment to application 12/2911/FUL for change of use of the second floor from vacant office to three residential flats etc

Source: LBRUT Policy Section, Sustainable Construction Checklist monitoring system

4.3 CP3: Climate Change

Indicator 15: Number of new developments subject to the Sustainable Construction Checklist that have incorporated sustainable drainage in their development; by type of sustainable drainage technique.

Target: n/a

Data source: LBRuT Planning Policy Monitoring

progress towards target : ✓ **target met**

The Sustainable Construction Checklist SPD (SCC SPD) was revised and updated in August 2011. A new monitoring system for recording this data was subsequently developed which was finalised in early 2012 and monitoring commenced fully on 1 April 2012. As such, to date the new system has only monitored developments that were granted planning permission rather than completed developments.

Currently, it is only possible to record the number of developments rather than the proportion, and it is likely that the data below only provides a snapshot of developments that have followed the SuDS hierarchy¹⁰ and incorporated sustainable drainage techniques. In addition, it should be noted that only certain types of developments would be able to incorporate SuDS.

SCC SPD monitoring: 26 applications that were subject to the SCC SPD have followed the SuDS hierarchy and incorporated sustainable drainage techniques.

¹⁰ SuDS, or Sustainable Urban Drainage Systems are a sequence of water management practices and facilities designed to drain surface water in a manner that will provide a more sustainable approach than what has been the conventional practice of routing run-off through a pipe to a watercourse or sewer.

Table 15: Permitted developments, subject to the SCC SPD, that have incorporated SuDS techniques

Application number	Decision date	Address	Proposal description	SuDS techniques
11/4038	08/02/2012	152 Sheen Road Richmond	Change of use from non-self contained and self contained flats to single family dwelling	store rainwater for later use; use of infiltration techniques; discharge rainwater to combined sewer
11/3374	25/04/2012	7 Broomfield Road Kew	Conversion of the existing building from three x two bedroom flats into a single-family dwelling.	discharge rainwater to surface water drain; discharge rainwater to combined sewer
12/0632	11/05/2012	30 Bonser Road Twickenham	Conversion of existing 2 flats into a single family dwelling house incorporating a single storey side and rear extension.	store rainwater for later use; use of infiltration techniques; discharge rainwater to surface water drain
12/0468	06/06/2012	Orleans Infant School Hartington Road Twickenham TW1 3EN	Change from a 4 Form Entry (4FE) Infant and Nursery School to a 2 Form Entry (2FE) Primary and Nursery School. Four new classrooms on the north-eastern boundary, a hall, a new nursery building, provision of a games area and the reconfiguration/refurbishment of the existing school building.	use of infiltration techniques; discharge rainwater to combined sewer
12/1225	14/06/2012	86 Manor Road Richmond TW9 1YB	Installation of internal mezzanine for retail sales, and external alterations.	discharge rainwater to surface water drain
12/0638	26/06/2012	6 Trafalgar Road Twickenham TW2 5EJ	Erection of two storey semi-detached dwelling house.	use of infiltration techniques
12/0291	09/07/2012	Buckingham Primary School Buckingham Road Hampton TW12 3LT	Erection of 6 classroom block & other extensions to enable expansion of school from 2 Form Entry 420 place to 3 Form Entry 640 place. Associated external works to include extension to existing playground and additional car parking provision.	use of infiltration techniques
12/1122	10/07/2012	Richmond Park Academy Park Avenue East Sheen London SW14 8RG	Full planning application to demolish 891sqm of existing floorspace and construct a two-storey extension providing teaching accommodation to the West of the Park Building, an extension forming a new assembly hall to the East of the Park Building, a two-storey extension forming a new dining facility and teaching accommodation to the Hertford Building together with enhanced access arrangements for visitors and students, strategic landscaping works include the creation of a two distinct courtyards and the provision of 50 car parking spaces and 120 cycle parking spaces.	use of infiltration techniques discharge; rainwater to surface water drain
12/1497	13/07/2012	Land At 48 Mead Road Ham	The construction of a new terraced two storey 2 bedroom dwelling on land adjacent to no. 48 Mead Road.	store rainwater for later use; use of infiltration techniques; discharge rainwater to surface water drain
12/0573	07/08/2012	58 Prospect Crescent Twickenham TW2 7EA	Demolition of existing dwelling at 58 Prospect Crescent and erection of pair of semi detached dwellings.	use of infiltration techniques; discharge rainwater to surface water drain
11/2882	10/09/2012	35 Staines Road Twickenham TW2 5BG	Two-storey infill to the rear of the property and the partial change of use of the front ground floor from vacant offices (Use Class B1) to a single dwelling (Use Class C3).	discharge rainwater to surface water drain
12/0679	24/09/2012	24 Jubilee Avenue Twickenham TW2 6JB	Proposed change of use of the property from a GP doctors surgery (D1 use class) to a residential dwelling (C3 use class).	store rainwater for later use; use of infiltration techniques; discharge rainwater to surface water drain
12/2147	01/10/2012	181 Sheen Road Richmond TW9 1XF	Change of use of vacant ground floor to provide 1 two bed flat	discharge rainwater to surface water drain
11/4076	01/10/2012	45 Sheen Lane East Sheen SW14 8AB	Garden infill to the rear to create a new one bedroom residential unit	store rainwater for later use; use of infiltration techniques; store rainwater in tanks for gradual release
12/1904	17/10/2012	30A Red Lion Street Richmond TW9 1RW	Existing purpose built single dwelling flat (laid out over first and second floor above an existing retail unit at ground floor - with access from front of property st street level). Conversion into self contained flats with separate entrance	discharge rainwater to surface water drain


Application number	Decision date	Address	Proposal description	SuDS techniques
			doors.	
12/2738	23/10/2012	80 Sheen Park Richmond TW9 1UP	Convert the existing building from two self contained flats (one x 1bed & one x 2Bed duplex) into a single family dwelling, including internal alterations (restoration and repair).	use of infiltration techniques; attenuate rainwater in ponds or open water features
12/2817	31/10/2012	64 Anlaby Road Teddington TW11 0PA	Erection of a single storey one bedroom dwelling (Adj to no 64).	store rainwater for later use; use of infiltration techniques
12/2904	23/11/2012	298 Upper Richmond Road West East Sheen London SW14 7JG	Alterations, including side and rear ground floor extensions, in connection with the use of the ground floor as a Class A1, A2, A3 or B1 unit with a self contained flat at first floor	use of infiltration techniques; store rainwater in tanks for gradual release
12/1564	03/12/2012	9 Mortlake Terrace Mortlake Road Kew TW9 3DT	Change of use from office use to Class C3 Dwelling House at first and second floor level and replacement of all windows to ground, first and second floor level.	discharge rainwater to surface water drain
12/2327	07/12/2012	Queen Dowager 49 North Lane Teddington TW11 0HU	Demolition of vacant public house and erection of four no. three-bedroom houses	use of infiltration techniques
12/2792	18/01/2013	Heathfield Primary School Cobbett Road Twickenham TW2 6EN	Demolition, new build and alteration works to provide permanent accommodation for the expansion of both the existing infant and junior schools from 3 form of entry to 4 form of entry.	discharge rainwater to surface water drain
12/3565	09/01/2013	139 Haliburton Road Twickenham TW1 1PE	Part one and part two storey side and rear extension and change of use from two flats to one single family dwelling.	store rainwater for later use; use of infiltration techniques; discharge rainwater to surface water drain
12/2433	08/02/2013	Cumberland House 274 Kew Road Kew Richmond TW9 3EE	change of use to a single family dwelling house with ancillary staff flat at lower ground floor level; restoration of roof, elevations (including replacement windows), front boundary wall and railings; landscaping to front and rear; and renewable energy installation at roof level.	store rainwater for later use; use of infiltration techniques; discharge rainwater to combined sewer
12/4047	18/02/2013	160 Percy Road Twickenham TW2 6JQ	Change of use from a doctors surgery (Use Class D1) to a dwelling house (Use Class C3) and alterations to the fenestration of ground floor rear extension.	store rainwater for later use; use of infiltration techniques; discharge rainwater to surface water drain
12/3167	08/03/2013	41 Elmfield Road Teddington TW11 8BX	Erection of two storey detached four bedroom house	use of infiltration techniques
12/2911	08/03/2013	2nd floor Sheen Lane House 254 Upper Richmond Road East Sheen SW14 8AG	Non Material Amendment to application 12/2911/FUL for change of use of the second floor from vacant office to three residential flats, including alterations to the building [namely, amendment to condition DV43B (Parking Permits Restriction) to omit the word 'commercial'.	discharge rainwater to surface water drain

Source: LBRUT Policy Section, Sustainable Construction Checklist monitoring system

Indicator 16: Change in area of permeable surfacing (net gains and net losses in sqm) as a result of new developments subject to the Sustainable Construction Checklist.

Target: n/a

Data source: LBRuT Planning Policy Monitoring

progress towards target :  target met

The Sustainable Construction Checklist SPD (SCC SPD) was revised and updated in August 2011. A new monitoring system for recording this data was subsequently developed which was finalised in early 2012 and monitoring commenced fully on 1 April 2012. As such, to date the new system has only monitored developments that were granted planning permission rather than completed developments.

Currently, it is likely that the data below only provides a snapshot of developments that have led to a change in the area of permeable surfacing, and only certain types of developments would either led to a net gain or net loss in permeable surfacing in square metres.

SCC SPD monitoring: 8 applications that were subject to the SCC SPD and granted planning permission have led to a net gain in permeable surfacing, totalling 4,651m², whereas a net loss was only recorded for 4 applications: total loss of -1,634sqm.

Table 16: Permitted developments, subject to the SCC SPD, that have had led to a net gain and net loss in permeable surfacing

Application number	Decision date	Address	Proposal description	Net gain in permeable surfacing (in sqm)	Net loss of permeable surfacing (in sqm)
12/0468	06/06/2012	Orleans Infant School Hartington Road Twickenham TW1 3EN	School extension etc	730	
12/0638	26/06/2012	6 Trafalgar Road Twickenham TW2 5EJ	Erection of two storey semi-detached dwelling house.	200	
12/1122	10/07/2012	Richmond Park Academy Park Avenue East Sheen London SW14 8RG	School extension etc	2614	
12/2738	23/10/2012	80 Sheen Park Richmond TW9 1UP	Convert the existing building from two self contained flats (one x 1bed & one x 2Bed duplex) into a single family dwelling, including internal alterations (restoration and repair).	8	
12/2341	06/11/2012	Hampton Wick Infants School Normansfield Avenue Hampton Wick Teddington TW11 9RP	Proposed Extension to an Infants School, minor refurbishment works and landscaping works including relocation of car park. Increase number of children fro 180 to 270 plus existing 26 nursery places.	665	
12/2327	07/12/2012	Queen Dowager 49 North Lane Teddington TW11 0HU	Demolition of vacant public house and erection of four no. three-bedroom houses	175	
12/2433	08/02/2013	Cumberland House 274 Kew Road Kew Richmond TW9 3EE	change of use to a single family dwelling house with ancillary staff flat at lower ground floor level; restoration of roof, elevations (including replacement windows), front boundary wall and railings; landscaping to front and rear; and renewable energy installation at roof level.	179	
12/3167	08/03/2013	41 Elmfield Road Teddington TW11 8BX	Erection of two storey detached four bedroom house	80	
12/0291	09/07/2012	Buckingham Primary School Buckingham Road Hampton TW12 3LT	Erection of 6 classroom block & other extensions to enable expansion of school from 2 Form Entry 420 place to 3 Form Entry 640 place. Associated external works to include extension to existing playground and additional car parking provision.		-1049
12/2817	31/10/2012	64 Anlaby Road Teddington TW11 0PA	Erection of a single storey one bedroom dwelling (Adj to no 64).		-20
12/2904	23/11/2012	298 Upper Richmond Road West East Sheen London SW14 7JG	Alterations, including side and rear ground floor extensions, in connection with the use of the ground floor as a Class A1, A2, A3 or B1 unit with a self contained flat at first floor		-70
12/2792	18/01/2013	Heathfield Primary School Cobbett Road Twickenham TW2 6EN	Demolition, new build and alteration works to provide permanent accommodation for the expansion of both the existing infant and junior schools from 3 form of entry to 4 form of entry.		-495

Source: LBRUT Policy Section, Sustainable Construction Checklist monitoring system

Indicator 17: Planning permissions granted contrary to Environment Agency advice on flooding and water quality grounds.

Target: No planning permissions granted contrary to Environment Agency advice on flooding and water quality grounds. (Note: this should only include unresolved objections from the Environment Agency).

Data source: Environment Agency

progress towards target :  target met

The Environment Agency (EA) monitors its performance on delivering Local Plans with regard to flood risk and in particular the number of planning permissions granted by local authorities contrary to its advice. This information is published on a monthly and annual basis on the EA's public website¹¹. However, it is not updated to take account of any additional comments / consultation responses after the initial objection has been made and therefore the data below provides a full picture.

This includes the EA's objections to LBRuT applications made during the 2012/13 financial year, and also for completeness, in previous years where the decision was not made in the same financial year. Also, the EA could have objected to applications in this monitoring year for which a decision is still pending; however, this is not the case for this reporting year.

Water quality grounds

The EA did not object to any planning applications on water quality grounds during the financial year of 2012/13. There were also no outstanding objections on water quality grounds in the previous monitoring years.

Flood risk grounds

Financial year 2012/13:

The EA's published figures for the borough show that between the period of 1/4/2012 and 31/3/2013, the EA has objected to 6 planning applications on flood risk grounds in this Borough.

For all 6 applications, the decision was made within the financial year of 2012/13, and the outcomes were as follows:

- 3 applications were refused permission on flood risk grounds, in line with the Environment Agency's objections; on 1 of these applications, the applicant appealed the decision which was also dismissed on flood risk grounds;
- 2 applications were resolved after an initial objection from the EA; appropriate conditions and/or informatives were appended to the planning permissions; and
- 1 application was withdrawn.

In addition, the following provides an analysis of outstanding/pending decisions from previous years:

Financial year 2011/12:

No pending decision.

Financial year 2010/11:

There are 3 applications to which the Environment Agency objected to in the period of 1/4/2010 and 31/3/2011, but for which the decisions were made in the financial year of 2012/13:

- 1 application was for the discharge of conditions; this was resolved with the EA and the conditions were discharged (with the exception of a partial discharge of the condition relating to contaminated land).
- 2 applications were neither refused nor granted permission, and it was decided that no further action would be taken; these 2 applications will no longer be recorded in the AMR.

Financial year 2009/2010:

No pending decisions.

Financial year 2008/09:

There are 2 outstanding planning applications with pending decisions (as at 04/12/2013) with EA flood risk objections from the financial year of 2008/09, which will be reported again in next year's AMR.

A decision has been made on 1 pending application to take no further action.

¹¹ <http://www.environment-agency.gov.uk/research/planning/125940.aspx>

In summary, all applications were either:


- refused in line with Environment Agency advice,
- resolved due to submission of further information leading to the EA withdrawing their objection and/or appending appropriate conditions,
- withdrawn by the applicant,
- decided as no further action be taken, or
- the decision is still pending.

Therefore, **no decisions were made contrary to the Environment Agency's advice** and therefore the target is met.

Indicator 20: Proportion of residential developments subject to the Sustainable Construction Checklist with a maximum water consumption target of 105 litres/person/day¹²

Target: 100% of residential development to meet targets set out in policy DM SD 9.

Data source: LBRuT Planning Policy Monitoring

progress towards target :  **target met**
There is no monitoring system in place to record non-residential developments.

The Sustainable Construction Checklist SPD (SCC SPD) was revised and updated in August 2011. A new monitoring system for recording this data was subsequently developed which was finalised in early 2012 and monitoring commenced fully on 1 April 2012. As such, to date the new system has only monitored developments that were granted planning permission rather than completed developments.

Currently, it is only possible to record the number of developments rather than the proportion, and it is likely that the data below only provides a snapshot of developments that have met the maximum water consumption target; also note that only residential developments can be recorded against this indicator.

SCC SPD monitoring: 23 applications that were subject to the SCC SPD and granted planning permission comply with the requirement of a maximum water consumption target of 105 litres/person/day.

Table 17: Permitted developments, subject to the SCC SPD, with a maximum water consumption target of 105 litres/person/day

Application number	Decision date	Address	Proposal description (summary)
11/4038	08/02/2012	152 Sheen Road Richmond	Change of use to single family dwelling
11/3374	25/04/2012	7 Broomfield Road, Kew	Conversion into a single-family dwelling.
12/0632	11/05/2012	30 Bonser Road, Twickenham	Conversion of existing 2 flats into a single family dwelling house etc
12/0468	06/06/2012	Orleans Infant School Twickenham TW1 3EN	School extension etc
12/0638	26/06/2012	6 Trafalgar Road Twickenham	Erection of two storey semi-detached dwelling house.
12/1316	10/07/2012	440 Upper Richmond Road West	Change of use from four self-contained flats to a single dwellinghouse.
12/1497	13/07/2012	Land At 48 Mead Road Ham	The construction of a new terraced two storey 2 bedroom dwelling
12/1282	18/07/2012	14 Bracken Gardens, Barnes	Conversion of existing terraced dwellinghouse into single family house.
12/0573	07/08/2012	58 Prospect Crescent Twickenham TW2 7EA	Demolition of existing dwelling at 58 Prospect Crescent and erection of pair of semi detached dwellings.
11/2882	10/09/2012	35 Staines Road Twickenham	Two-storey infill to the rear and partial change of use of the front ground floor from vacant offices to a single dwelling
12/0679	24/09/2012	24 Jubilee Avenue Twickenham	Change of use from a GP doctors surgery to a dwelling.
12/2147	01/10/2012	181 Sheen Road Richmond	Change of use of vacant ground floor to provide 1 two bed flat
11/4076	01/10/2012	45 Sheen Lane East Sheen	Garden infill to the rear to create a new one bedroom residential unit
12/2416	17/10/2012	1 Glebe Way Hanworth	Conversion to 2 S/C Flats (2X1 BED) including two storey side extension.
12/2738	23/10/2012	80 Sheen Park Richmond	Convert from two self contained into a single family dwelling
12/2817	31/10/2012	64 Anlaby Road Teddington	Erection of a single storey one bedroom dwelling (Adj to no 64).
12/2904	23/11/2012	298 Upper Richmond Road West East Sheen London	Alterations in connection with the use of the ground floor as a Class A1, A2, A3 or B1 unit with a self contained flat at first floor


¹² This Indicator has been revised, removing the part relating to non-residential development for which there is no monitoring system in place.

Application number	Decision date	Address	Proposal description (summary)
12/2327	07/12/2012	Queen Dowager Teddington	Demolition of vacant public house and erection of four no. three-bedroom houses
12/3241	09/01/2013	33 - 35 York Street Twickenham	Change of use of upper floor A4 accommodation into three residential apartments
12/3565	09/01/2013	139 Haliburton Road Twickenham	Part one and part two storey side and rear extension and change of use from two flats to one single family dwelling.
12/2433	08/02/2013	Cumberland House 274 Kew Road, Kew	Change of use to a single family dwelling house etc
12/4047	18/02/2013	160 Percy Road Twickenham	Change of use from a doctors surgery to a dwelling house
12/3167	08/03/2013	41 Elmfield Road Teddington TW11 8BX	Erection of two storey detached four bedroom house

Source: LBRUT Policy Section, Sustainable Construction Checklist monitoring system

Indicator 21: Proportion of residential developments subject to the Sustainable Construction Checklist with a maximum water consumption target of 105 litres/person/day¹³

Data source: LBRuT Planning Policy Monitoring

progress towards target :  target met

The Sustainable Construction Checklist SPD (SCC SPD) was revised and updated in August 2011. A new monitoring system for recording this data was subsequently developed which was finalised in early 2012 and monitoring commenced fully on 1 April 2012. As such, to date the new system has only monitored developments that were granted planning permission rather than completed developments.

Currently, it is likely that the data below only provides a snapshot of developments that have incorporated a green/living roof.

SCC SPD monitoring: 6 applications that were subject to the SCC SPD have incorporated a green roof.

Table 18: Permitted developments with a green/living roof

Application number	Decision date	Address	Proposal description (summary)	Green roof type
12/2792	18/01/2013	Heathfield Primary School	Demolition, new build and alteration to school	Extensive
12/2817	31/10/2012	64 Anlaby Road Teddington	Erection of a single storey one bedroom dwelling (Adj to no 64).	Extensive
12/0291	09/07/2012	Buckingham Primary School	Erection of 6 classroom block & other extensions etc.	Extensive
12/0468	06/06/2012	Orleans Infant School	School extension etc	Intensive
12/3355	10/12/2012	15 Albert Road Richmond	Ground floor rear extension	Extensive
12/1399	28/06/2012	18A Cambridge Park Twickenham TW1 2JE	Erection / excavation of extensions adjacent to Listed Park wall	Extensive

Source: LBRUT Policy Section, Sustainable Construction Checklist monitoring system

In addition, the following table includes a record from the previous year's AMR (2011-12), where the Council has monitored permissions granted and which have now been completed.

Table 19: Completed developments with a green/living roof

Application number	Decision date	Address	Proposal description (summary)	Green roof type
07/1455	01/10/2012	14A King St Coach House, The Old Workshop And CP Retreat Road Richmond	Demolition of redundant printworks building, workshop and coach house and redevelopment for a mixed use scheme;	Extensive sedum

Source: LBRUT Policy Section

NB: This is only a selection of LBRuT records of completed developments that incorporate green roofs.

¹³ This Indicator has been revised, removing the part relating to non-residential development for which there is no monitoring system in place.

Indicator 22: Number of developments subject to the Sustainable Construction Checklist which incorporate water conservation measures; by type of measures.
Data source: LBRuT Planning Policy Monitoring

progress towards target : ✓ **target met**

The Sustainable Construction Checklist SPD (SCC SPD) was revised and updated in August 2011. A new monitoring system for recording this data was subsequently developed which was finalised in early 2012 and monitoring commenced fully on 1 April 2012. As such, to date the new system has only monitored developments that were granted planning permission rather than completed developments.

It is likely that the data below only provides a snapshot of developments that have incorporated water conservation measures.

SCC SPD monitoring: 31 applications that were subject to the SCC SPD and granted planning permission have incorporated water conservation measures. Full details are presented in Appendix 4.

4.4 CP4: Biodiversity

Indicator 23: Loss of or inappropriate development on designated SSSIs, and Other Sites of Nature Importance.
Target: No loss of, or inappropriate development on, designated SSSIs, or on Other Sites of Nature Importance.

Data source: LBRuT Decisions Analysis System – Planning Policy Section

progress towards target : ✓ **target met**

2 developments were completed during 2012/13, which took place on land designated as Other Sites of Nature Importance (OSNI). The analysis in the table below demonstrates that although there was a very minor loss of designated OSNI, conditions were put in place to ensure that the habitats and protected species are not adversely affected by the development proposals. It can therefore be concluded that no inappropriate development has occurred on designated OSNI.

There were no losses of, or inappropriate development on Sites of Special Scientific Interest. The target is met and policies to protect these designations are working well.

Table 20: Completed developments on land designated as SSSI or Other Site of Nature Importance

App. No.	Comp. Date	Address	Summary of Proposal	Reason for development
07/3906/FUL	01/06/2012	Terrace Yard Petersham Road Richmond Surrey	Demolition of workshop/store, mess room, wc and shed and the erection of a building comprising 3 x 1 bed apartments, 3 x 3 bed apartments, 3 x 5 bed houses and a parks depot, with associated access, car parking and landscaping.	This site is a UDP Proposal Site (R11 – Terrace Yard, Richmond) and former parks depot, therefore not part of the park. The land was allocated to be developed for housing, whereby respecting the site's sensitive location. A small part in the south of the site (i.e. the green house) falls within designated OSNI (Terrace Garden), but this part of the site was not redeveloped; the glass house was refurbished. The Council's ecology officer recommended conditions to ensure that the nearby badger sett is protected and that any intrusion from lighting that could affect protected species is minimised. Compliant with biodiversity policies
10/1729/FUL	01/03/2013	Barn Elms Sports Centre Queen Elizabeth Walk Barnes London SW13 9SA	Redevelopment of Barn Elms Playing Fields, including the demolition of the main pavilion and groundsman's mess, new build pavilion, new car parking, refurbishment of tennis courts, pitch improvements etc	This proposal was for the demolition and replacement of an existing pavilion that was destroyed during a fire accident which rendered it unusable with a new, larger structure. The site is considered to be ecologically sensitive and identified as OSNI and adjacent to Barnes Wetland Centre and River Thames. The protected species and bat surveys were considered to be sufficient to satisfy the Council's ecology officer that the development would not adversely affect any protected species on the site. Compliant with biodiversity policies

Source: LBRUT Policy Section

Annual Indicator 27: Loss of ecological features, habitats including loss of garden space as a result of new development (subject to Sustainable Construction Checklist) in sqm.

Target: n/a

Data source: LBRuT Planning Policy monitoring.

progress towards target : **N/A** **Not applicable**

Since 1 April 2012, the Council has implemented a new system for monitoring the Council's Sustainable Construction Checklist. As such, to date this system has only monitored developments that were granted planning permission rather than completed developments. In addition, it should be noted that the Checklist was updated in August 2011, and that some applicants continued to use the 'old' Checklist for some applications submitted after 1 April 2012.

For the purpose of monitoring the effectiveness of policy CP4 of the Core Strategy and DM OS 5 from the Development Management Plan, the Sustainable Construction Checklist requires applicants to consider whether a development proposal would result in the loss of ecological features and habitats, including the loss of garden space in square metres (see table 21 below). In addition, as policy DM OS 5 seeks to enhance biodiversity in new development, the Sustainable Construction Checklist also requires applicants to consider whether a proposal involves the creation and incorporation of new ecological features and/or habitats, including garden space (see table 22 below).

Note that the Sustainable Construction Checklist is only a requirement for certain types of developments and some developments that fall below the threshold are only encouraged to fill in and submit the Checklist. Therefore, the following data does not represent an overall loss of ecological features across the whole borough. In addition, the monitoring system relies on applicants/developers filling in the Checklist correctly.

Note that Indicator 61 of this report monitors the percentage of new housing development on back garden land as a proportion of all housing completions where these result in a net increase in dwellings within the existing curtilage. This indicator (61) focuses on the loss of suburban garden space rather than on ecological features and therefore the data presented in this indicator differs from the one in Indicator 61.

Loss of ecological features, including loss of garden space

In total, out of the 104 developments that were subject to the Sustainable Construction Checklist, only 4 applications have recorded a loss of ecological features, totally 351m². Out of the 4 applications, only 1 has not recreated or re-provided any ecological features on the site as this application was in relation to alterations, side and rear extensions rather than a new development. The other 3 applications include the recreation of garden space, additional planting including one green roof.

Table 21: Permitted applications which involve the loss of ecological features, including garden space

Application number	Permission granted	Address	Proposal description	Loss of ecological feature	Amount in square metres
12/0468	06/06/2012	Orleans Infant School Hartington Road Twickenham TW1 3EN	Change from a 4 Form Entry (4FE) Infant and Nursery School to a 2 Form Entry (2FE) Primary and Nursery School. Four new classrooms on the north-eastern boundary, a hall, a new nursery building, provision of a games area and the reconfiguration/refurbishment of the existing school building.	Yes	161
12/1497	13/07/2012	Land At 48 Mead Road Ham	The construction of a new terraced two storey 2 bedroom dwelling on land adjacent to no. 48 Mead Road.	Yes	Data not available
12/2904	23/11/2012	298 Upper Richmond Road West East Sheen London SW14 7JG	Alterations, including side and rear ground floor extensions, in connection with the use of the ground floor as a Class A1, A2, A3 or B1 unit with a self contained flat at first floor	Yes	70
12/3167	08/03/2013	41 Elmfield Road Teddington TW11 8BX	Erection of two storey detached four bedroom house	Yes	120

NB: Although the highlighted permissions in the above table have recorded a loss of ecological features, they have also recreated and provided new ecological features – see table 22 below.

Source: LBRUT Policy Section, Sustainable Construction Checklist monitoring system

Incorporation of ecological features and/or habitats to improve on-site biodiversity

In addition, out of the 104 developments that were subject to the Sustainable Construction Checklist, a significant amount of applications (i.e. 22 in total) involve the creation of new ecological features and habitats, such as ponds, green/brown roofs, garden space, wildlife friendly planting and additional planting. See further details in the table below.

Table 22: Permitted applications which create new ecological features, including garden space

Application number	Permission granted	Address	Proposal description	New ecological features
11/3374	25/04/2012	7 Broomfield Road Kew	Conversion of the existing building from three x two bedroom flats into a single-family dwelling.	pond, garden space, additional native/ wildlife friendly planting, additional planting
12/0632	11/05/2012	30 Bonser Road Twickenham	Conversion of existing 2 flats into a single family dwelling house incorporating a single storey side and rear extension.	garden space, additional planting
12/0468	06/06/2012	Orleans Infant School Hartington Road Twickenham TW1 3EN	Change from a 4 Form Entry (4FE) Infant and Nursery School to a 2 Form Entry (2FE) Primary and Nursery School. Four new classrooms on the north-eastern boundary, a hall, a new nursery building, provision of a games area and the reconfiguration/refurbishment of the existing school building.	green/brown roof, garden space, additional planting, additional native/ wildlife friendly planting
12/0638	26/06/2012	6 Trafalgar Road Twickenham TW2 5EJ	Erection of two storey semi-detached dwelling house.	garden space, additional native/ wildlife friendly planting, additional planting
12/0291	09/07/2012	Buckingham Primary School Buckingham Road Hampton TW12 3LT	Erection of 6 classroom block & other extensions to enable expansion of school from 2 Form Entry 420 place to 3 Form Entry 640 place. Associated external works to include extension to existing playground and additional car parking provision.	green/brown roof
12/1122	10/07/2012	Richmond Park Academy Park Avenue East Sheen London SW14 8RG	Full planning application to demolish 891sqm of existing floorspace and construct a two-storey extension providing teaching accommodation to the West of the Park Building, an extension forming a new assembly hall to the East of the Park Building, a two-storey extension forming a new dining facility and teaching accommodation to the Hertford Building together with enhanced access arrangements for visitors and students, strategic landscaping works include the creation of a two distinct courtyards and the provision of 50 car parking spaces and 120 cycle parking spaces.	pond, garden space, additional native/ wildlife friendly planting, additional planting
12/1316	10/07/2012	440 Upper Richmond Road West East Sheen London	Change of use from four self-contained flats to a single dwellinghouse, with internal alterations and replacement windows.	garden space, additional planting
12/1497	13/07/2012	Land At 48 Mead Road Ham	The construction of a new terraced two storey 2 bedroom dwelling on land adjacent to no. 48 Mead Road.	garden space, additional native/ wildlife friendly planting, additional planting
12/0573	07/08/2012	58 Prospect Crescent Twickenham TW2 7EA	Demolition of existing dwelling at 58 Prospect Crescent and erection of pair of semi detached dwellings.	garden space
11/2882	10/09/2012	35 Staines Road Twickenham TW2 5BG	Two-storey infill to the rear of the property and the partial change of use of the front ground floor from vacant offices (Use Class B1) to a single dwelling (Use Class C3).	a living wall

Application number	Permission granted	Address	Proposal description	New ecological features
12/0679	24/09/2012	24 Jubilee Avenue Twickenham TW2 6JB	Proposed change of use of the property from a GP doctors surgery (D1 use class) to a residential dwelling (C3 use class).	garden space, additional native/ wildlife friendly planting, additional planting
12/2147	01/10/2012	181 Sheen Road Richmond TW9 1XF	Change of use of vacant ground floor to provide 1 two bed flat	additional native/ wildlife friendly planting
12/2416	17/10/2012	1 Glebe Way Hanworth Feltham TW13 6HH	Conversion to 2 S/C Flats (2X1 BED) including two storey side extension.	garden space, additional native/ wildlife friendly planting, additional planting
12/2738	23/10/2012	80 Sheen Park Richmond TW9 1UP	Convert the existing building from two self contained flats (one x 1bed & one x 2Bed duplex) into a single family dwelling, including internal alterations (restoration and repair).	garden space, additional native/ wildlife friendly planting, additional planting
12/2817	31/10/2012	64 Anlaby Road Teddington TW11 0PA	Erection of a single storey one bedroom dwelling (Adj to no 64).	pond, garden space, additional native/ wildlife friendly planting, additional planting
12/2341	06/11/2012	Hampton Wick Infants School Normansfield Avenue Hampton Wick Teddington TW11 9RP	Proposed Extension to an Infants School, minor refurbishment works and landscaping works including relocation of car park. Increase number of children fro 180 to 270 plus existing 26 nursery places.	garden space, additional native/ wildlife friendly planting, additional planting
12/2327	07/12/2012	Queen Dowager 49 North Lane Teddington TW11 0HU	Demolition of vacant public house and erection of four no. three-bedroom houses	garden space, additional planting
12/2792	18/01/2013	Heathfield Primary School Cobbett Road Twickenham TW2 6EN	Demolition, new build and alteration works to provide permanent accommodation for the expansion of both the existing infant and junior schools from 3 form of entry to 4 form of entry.	green/brown roof
12/3565	09/01/2013	139 Haliburton Road Twickenham TW1 1PE	Part one and part two storey side and rear extension and change of use from two flats to one single family dwelling.	garden space, additional native/ wildlife friendly planting
12/2433	08/02/2013	Cumberland House 274 Kew Road Kew Richmond TW9 3EE	change of use to a single family dwelling house with ancillary staff flat at lower ground floor level; restoration of roof, elevations (including replacement windows), front boundary wall and railings; landscaping to front and rear; and renewable energy installation at roof level.	garden space, additional native/ wildlife friendly planting, additional planting
12/4047	18/02/2013	160 Percy Road Twickenham TW2 6JQ	Change of use from a doctors surgery (Use Class D1) to a dwelling house (Use Class C3) and alterations to the fenestration of ground floor rear extension.	garden space, additional native/ wildlife friendly planting, additional planting
12/3167	08/03/2013	41 Elmfield Road Teddington TW11 8BX	Erection of two storey detached four bedroom house	garden space, additional planting

Source: LBRUT Policy Section, Sustainable Construction Checklist monitoring system

4.5 CP5: Sustainable Travel

Indicator 29: Percentage of completed non-residential development complying with car parking standards set out in the development plan.

Target: All completed non-residential development to comply with maximum car parking standards set out in UDP/ LDF.

Data source: LBRuT Decisions Analysis System – Planning Policy Section

progress towards target : ✓/X **target not met - 1 completion did not meet the standards**

Most statistics included in this report are for developments which have been completed in the last financial year. This provides information on what is actually built, rather than what has permission to be built. The Development Management Plan policies, including car parking standards were not formally adopted until 1 November 2011, (although would have been informally adopted for development control purposes in October 2010). Most planning permissions expire 3 years after permission is granted. Therefore, some completions in the current monitoring year (1 April 2012 to 31 March 2013) will have been determined when the UDP was in force and maximum standards applied. It is therefore still valid to include this indicator. See Appendix 5, for detailed information on a site-by-site basis.

The Council's decisions analysis monitoring system has been interrogated and revealed that only one completion exceeded the maximum standards in 2012/13:

11/1809/FUL	Millennium House, 7 High Street, Hampton TW12 2SA	Alterations to form self contained offices at ground floor level with 3 self contained residential properties on upper floors.
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3 spaces are provided for the residential units and 3 for the retained employment use. However, there has been no increase in the parking provision for this completion.

Annual Indicator 30: Number of parking spaces provided on site for residential developments (1 or more dwellings) and other development of 100m² or more.

Data source: LBRuT Decisions Analysis System – Planning Policy Section

Detailed information is supplied in Appendix 5. Please see paragraph above on caveats. The data provided are the parking provision for the whole development. Revisions to the monitoring system intend to provide further parking information on the different land uses within a mixed use scheme which is not currently available in a disaggregated form.

Indicator 31: Number of households registered with a car club

Data source: LBRuT Transport & Highways

The current number of households registered with a car club is as follows: Zip Car¹⁴ have 2,949 households registered and City Car¹⁵ have 286 households registered. Data have not been reported previously.

Indicator 32: Percentage of trips by main mode: walking and cycling

Data source: LBRuT Transport & Highways

progress towards target : ✓ target met

Key transport indicators are assessed through a performance plan which monitors the effectiveness of the Local Implementation Plan (LIP) Delivery Plan. This Monitoring Plan outlines the Borough's core LIP Targets, sets trajectories, and monitors progress against these targets on an annual basis. Information on this indicator is provided in the Monitoring Plan.

Both cycle modal share and walking modal share are monitored. The short-term target for cycling is 7% by 2016/17 and the long term target is 10% cycling mode share by 2025/2026. The latest data from TFL's London Travel Demand Survey (data over a three year rolling programme 2009/10 to 2011/12) suggests that 5% of trips are made by cycle in the borough. This percentage compares very well with other London Boroughs. Hammersmith and Fulham equal this figure and only one, LB Hackney, has a greater figure of 6%.

The targets for walking are: for the short term - 37.5% walking mode share by 2016/17; and for the long-term - 43.0% walking mode share by 2025/2026.

The most recent figures are taken from the same source as above and suggests that 35% of trips are on foot. This figure is the highest amongst Outer London Boroughs and is more comparable with the Inner London figure of 38%.

¹⁴ <http://www.zipcar.co.uk/>

¹⁵ <http://www.citycarclub.co.uk/>

Indicator 34: Number of people killed or seriously injured in road traffic accidents
Data source: LBRuT Transport & Highways

Accident data are also taken from the Monitoring Plan for the LIP Delivery Plan. The following targets apply:

Long Term Target	Killed/ Serious Injury: an 10% total reduction between 2013 and 2020, to 27
Short Term Target	Killed/ Serious Injury: Reduce by 10% each year until 2016, reduced to 45

It is recognised that the short term target of a 10% reduction each year until 2013, is a low target. This is because Richmond already has achieved good levels of road safety, making each addition saving relatively more difficult to achieve. In 2009, the borough had the 6th lowest number of accidents resulting in death or serious injury across the whole of London, at 56 accidents. The figure is 8 lower than the previous year, and 2 lower than the 2008-10 average of 58. However, more recent data suggest an increase. The figure rose to 72 in 2010 and dropped slightly to 69 in 2011. It is anticipated that it will take the full implementation of the Council's programme of road safety schemes in order to raise the target to a 20% reduction every year beyond 2013 to 2020.

4.6 CP6: Waste

Annual Indicator 37: Quantity of household waste re-used, recycled and composted.
Data source: LBRuT Waste and Recycling Services. Defra statistics.

The Council has been operating a materials recycling facility (MRF) at the Central Depot, Twickenham, and waste transfer station/reuse and recycling centre at Kew for many years and is investigating ways of widening the range of materials recycled at the existing sites.

Table 23: Waste Indicators for Richmond upon Thames 2012/13

Richmond upon Thames	2009-10	2010-11	2011-12	2012-13
Residual Household Waste per Household (kg/household)	542	533	506	496
Percentage of Household Waste Sent for Reuse, Recycling or Composting	43%	43%	45%	46%
Collected Household Waste – (kg per person)	430	422	393	403

Source Defra

Figures per household reveal a generally positive picture, with a reduction in the amount of residual household waste being collected and an increase in the proportion being re-used, recycled and composted.

The Borough is a member of the West London Waste Authority¹⁶, along with the London Boroughs of Brent, Ealing, Harrow, Hillingdon and Hounslow. The pattern of reduced waste and increased re-use, recycling and composting is repeated for the West London Waste Authority.

Table 24: Waste Indicators for West London Waste Authority 2012/13

West London Waste Authority	Residual household waste per household (kg/household)	Percentage of household waste sent for reuse, recycling or composting	Percentage of municipal waste sent to landfill
2012/13	552	40%	44%
2011/12	586.5	39.4%	51.2%
2010/11	600.2	39%	56%

 Source [https://www.gov.uk/government/uploads/system/uploads/attachment_data/file/255594/2012-13 ANNUAL publication LA level WITHOUTLINKS.xls](https://www.gov.uk/government/uploads/system/uploads/attachment_data/file/255594/2012-13_ANNUAL_publication_LA_level_WITHOUTLINKS.xls)

Tables of statistics are released by Defra using data from the Wastedataflow¹⁷ website. WasteDataFlow is a web-based system for quarterly reporting on Local Authority collected waste data by local authorities to central government. It is also used by the Environment Agency for monitoring biodegradable waste sent to landfill under the Landfill Allowance Trading Scheme.

Factors affecting household waste range from individual household behaviours, the advice and collection services provided by local authorities, the increasing cost of Landfill Tax, and to some extent wider issues like

¹⁶ <http://www.westlondonwaste.gov.uk/>
¹⁷ <http://www.wastedataflow.org/>

the state of the economy. Over 90% of all waste managed by local authorities comes from households with the remainder coming from business and construction.

The recycling rate in January to March 2013 was lower than a year previously due to low collection of green waste for composting resulting from the freezing temperature and bad weather conditions that occurred in March 2013, recorded as the coldest in over 50 years

Table 25: Collected and Household Waste Statistics for Richmond upon Thames

Management type	2008/09	2009/10	2011/12	2012/13
Total local authority collected waste	99,847	93,389	89,474	87,932
Total household waste	81,105	77,451	75,070	75,749
Total residual household waste (including household rejects)	48,086	44,602	41,710	41,470
Collected residual household waste	35,689	34,330	33,421	33,062
Civic amenity site residual waste (household)	7,382	5,506	5,118	4,926
Other residual household waste	5,015	4,602	3,172	3,227
Total residual non-household waste (including non household rejects)	11,709	5,762	8,515	7,451
Total residual Local Authority Collected Waste	59,795	54,402	50,210	48,921
Household waste sent for recycling/composting/reuse	33,019	32,858	33,360	34,279
Non household waste sent for recycling/composting/reuse	7,033	5,962	5,904	4,732
Local Authority collected waste sent for recycling/composting/reuse	40,052	38,821	39,265	39,011
Estimated household waste rejected for recycling	613	165	393	256
Estimated non-household waste rejected for recycling	13	2	15	11
LA collected waste estimated rejected for recycling	626	166	408	267

Source publication: Local Authority Collected Waste Management, Published November 2013

<https://www.gov.uk/government/statistical-data-sets/env18-local-authority-collected-waste-annual-results-tables>

Notes for table:

There has been a change in terminology and definition of 'municipal waste' reporting in policy and statistical terms.

Local Authority Collected Waste (LACW)

All waste collected by the local authority. This is a slightly broader concept than LACMW as it would include both this and non municipal fractions such as construction and demolition waste. LACW is the definition that will be used in statistical publications, which previously referred to municipal waste. Note that this is different to

Local Authority Collected Municipal Waste (LACMW)

LACMW refers to the previous 'municipal' element of the waste collected by local authorities. That is household waste and business waste where collected by the local authority and which is similar in nature and composition as required by the Landfill Directive. This is the definition that will be used for LATS allowances.

Collected residual household waste' is black bag waste collected as part of the ordinary waste collection round service. This means wastes within Schedule 1 of the Controlled Waste Regulations 1992. Small amounts of commercial and industrial wastes may also be included in the case of collections that include mixed domestic and commercial hereditaments. Wherever possible, these wastes are included in 'Non-household sources'. Collected residual household waste tonnages also include household material which was collected for recycling or composting but rejected as not suitable for recycling, either at collection, during sorting at a Materials Recovery Facility (MRF) or at the gate of the reprocessor.

Other residual household waste' includes bulky waste, street cleaning, gully emptyings, asbestos, separately collected healthcare waste and other collected waste. It refers to Schedule 2 wastes under the Controlled Waste Regulations 1992 ~ those from household sources not collected as part of the ordinary waste collection round service.

Civic amenity site residual waste (household)' refers to household waste collected at sites provided by local authorities for the disposal of excess household and garden waste free of charge, as required by the Refuse Disposal (Amenity) Act 1978.

Household waste sent for recycling/composting/reuse' contains materials sent for recycling, composting or reuse by local authorities as well as those collected from household sources by 'private/ voluntary' organisations.

Residual non household waste' includes any wastes collected by a local authority from non-household sources (i.e. not covered by Schedules 1 and 2 of the controlled Waste Regulations 1992). It includes non-household material which was collected for recycling but actually rejected at collection or at the gate of a recycling reprocessor.

'Non household recycling' includes municipally collected materials for recycling from commercial sources. It excludes material which was collected for recycling from non-household sources but actually rejected at collection or at the gate of a recycling reprocessor

Table 26: (Former NI 191) Residual household waste per household for borough – target 553kg

Period	Performance	Direction of travel	London
2012/13	496kg	Improving	569 Kg
2011/12	506Kg	Improving	585 Kg
2010/11	533 kg	Improving	608 Kg
2009/10	542Kg	Improving	618 Kg
2008/09	583Kg	Improving	667 Kg
2007/08	606Kg	Improving	759 Kg

Source: Department for Environment, Food & Rural Affairs and Number of dwellings, from CLG Council Tax Base.

Residual household waste has fallen consistently since 2007/8, and at 496 kg in 2012/13 is well below the target figure of 553 kg, meaning the target is met.

4.7 CP7: Maintaining and Improving the Local Environment

Indicator 39: Number of Listed Buildings or Buildings of Townscape Merit (BTMs) demolished.

Target: No net loss through demolition of Listed Buildings or BTMs

Data source: LBRuT Urban Design Monitoring for 2012/13

progress towards target : ✓ **Target fully met**

In the 2012/13 financial year there were no demolitions of either Buildings of Townscape Merit or Listed Buildings, and the target is met.

4.8 CP 8: Health of Town & Local Centres

The strategy of protecting local shopping facilities within walking distance of residents' homes is established in the borough. Planning policy provides protection for shops in designated shopping frontages (see adopted policy DMTC 3). The Council's All-In-One consultation¹⁸, related & subsequent consultations confirm the importance of shopping and town centres to local people.

Since the publication of last year's AMR there have been changes to permitted development rights which affect town centres, making it easier to change between certain uses without the need for planning permission, for a two year period. The government has also recently consulted on further changes which will result in even greater flexibility in change of use. There are also well-documented changes to the retail sector, primarily resulting from growth in internet sales, and reduced disposable income, which has resulted in debate about the amount of shopping needed in the High Street. Recent research suggests that the capital, and the borough specifically, still requires additional retail floorspace¹⁹. However, it is especially important and timely to monitor town centres.

Many of the indicators in the section are annual, derived from the regular monitoring of town centres carried out by the Planning Policy Section. Indicators monitor key retail and town centre policies providing information on vacancy rates, the amount and location of retail floorspace built, and whether key shops and services are still available in smaller centres.

Full town centre health checks providing a range of data, and focussing on the five main centres in the borough, plus the largest local centre of Barnes, were published in 2013 and are available on the Council's website²⁰.

Further extensive background information can be found on the Council's website which was the evidence for developing the Council's adopted planning policies. This includes the latest retail capacity study and an exercise to assess the distribution of convenience facilities across the borough²¹.

Town and Local centres in the borough have been classified into the following hierarchy as included in the adopted Core Strategy policy CP 8.

¹⁸ http://www.richmond.gov.uk/all_in_one

¹⁹ <http://www.london.gov.uk/priorities/planning/publications/consumer-expenditure-and-comparison-goods-retail-floorspace-need>

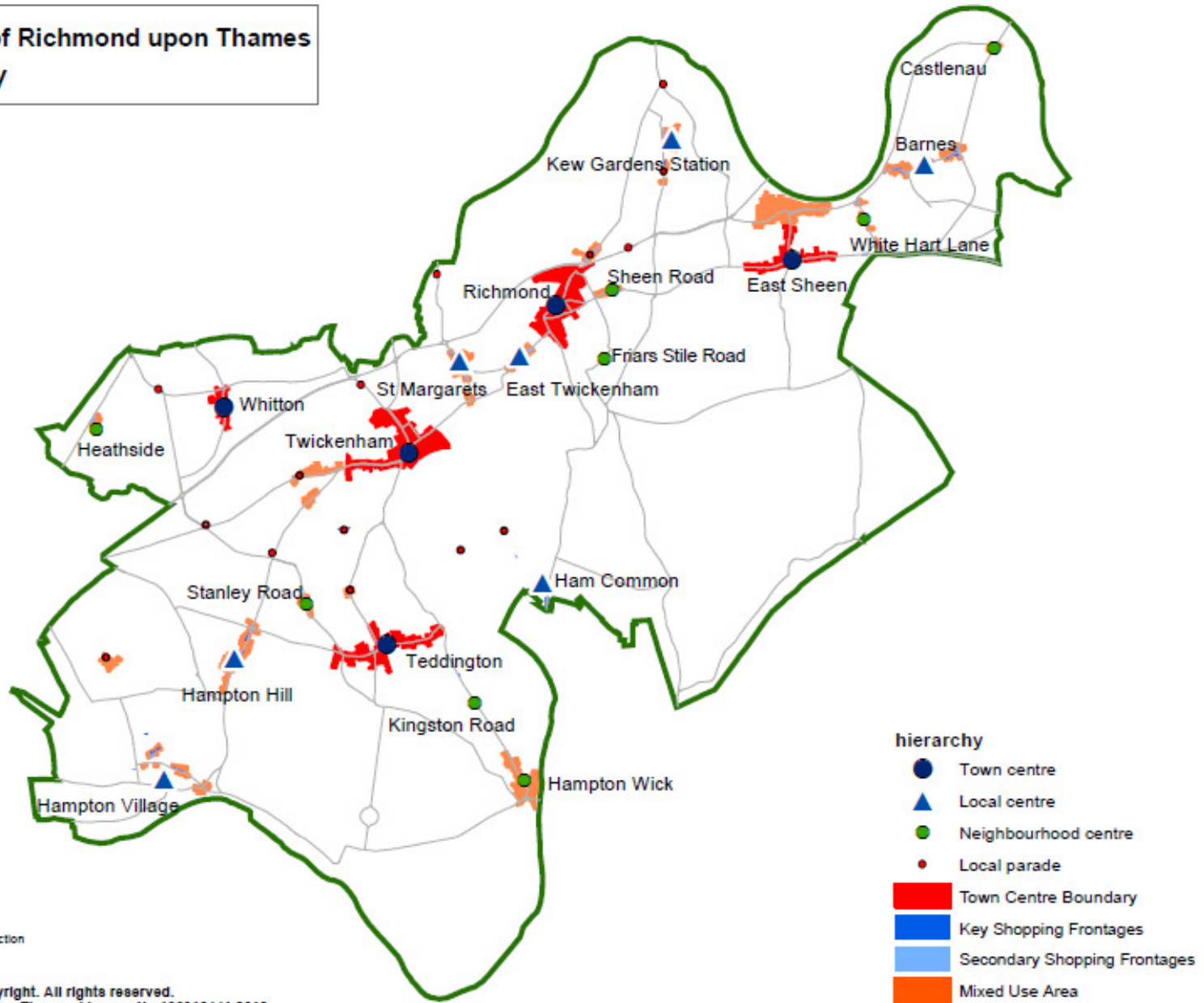
²⁰ http://www.richmond.gov.uk/town_centre_health_checks_2013_full.pdf

²¹

http://www.richmond.gov.uk/home/environment/planning/planning_guidance_and_policies/local_development_framework/local_development_framework_research/retail_study_march_2006.htm

Type of Centre	Name of Centre
Major town centre (with many shops services, employment and entertainment which service a much wider catchment than just the local population)	Richmond
District centres (shops and services primarily serving local catchments but providing for main weekly convenience shopping)	Twickenham, Teddington, East Sheen and Whitton
Local centres (shops and services for day to day needs, some small offices)	Barnes, East Twickenham, Hampton Hill, Hampton Village, Ham Common, Kew Gardens Station, St Margaret's
Neighbourhood centres (shops and services for day to day needs)	Castelnau; Friars Stile Road; Hampton Wick; Heathside (Powder Mill lane); Sheen Road; Kingston Road, Teddington; Stanley Road, Teddington; White Hart Lane
Parades of local importance	Various across the Borough

**London Borough of Richmond upon Thames
Centre Hierarchy**



LDF designations
Produced by Planning Policy & Design section

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Annual Indicator 44: Percentage of larger scale (500m² gross and above) new retail development/ extensions to be located within or well-related to designated frontages in Richmond and the district centres or an appropriate site included in the forthcoming Site Allocations DPD.

Target: 90% of all larger scale (500m² gross and above) new retail development /extensions to be located within or well-related to designated frontages in Richmond and the district centres or an appropriate site included in the Site Allocations DPD.

Data source: LBRuT Decisions Analysis System

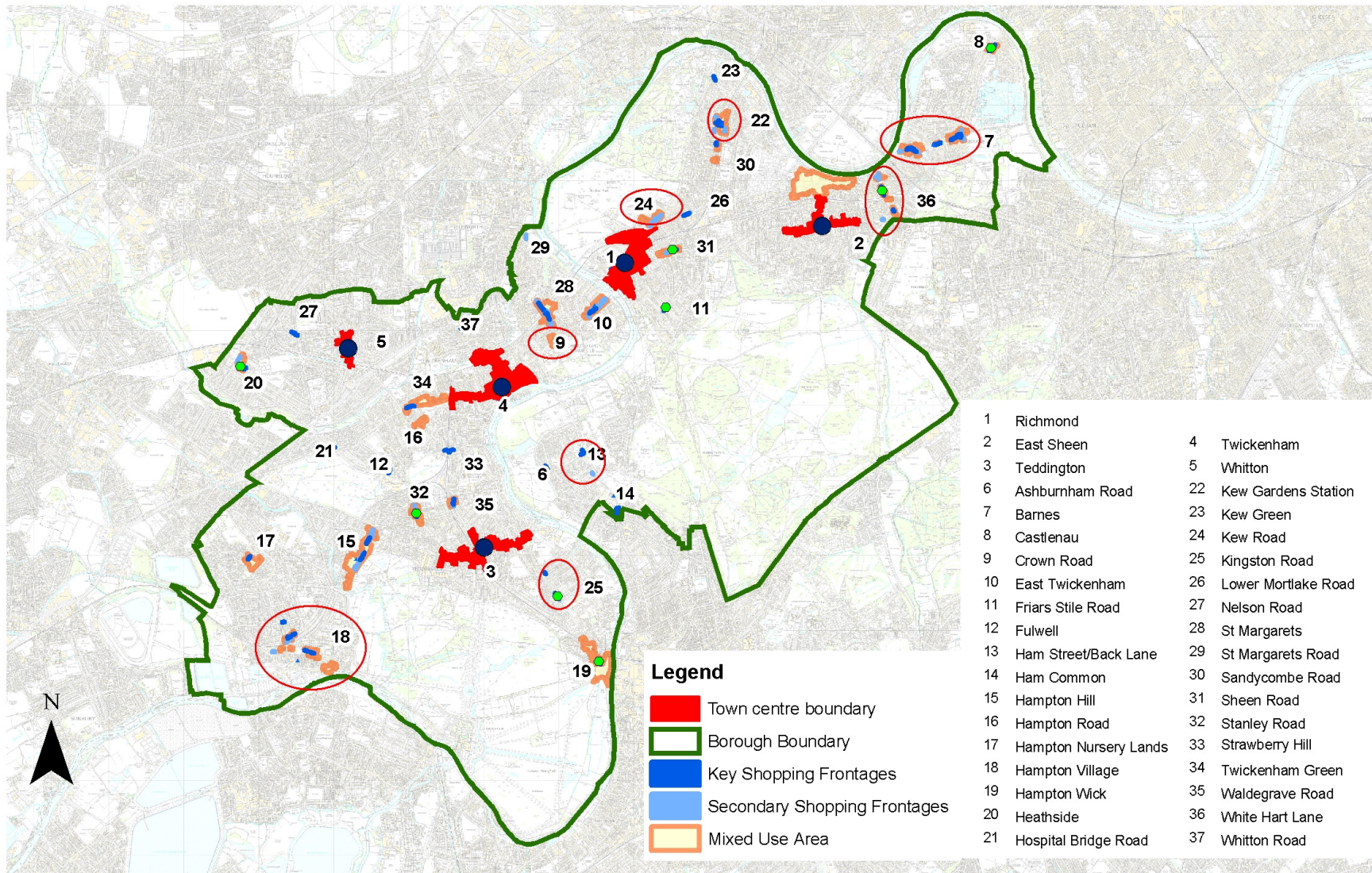
progress towards target : ✓ **Target met**

There were no retail completions which exceeded 500m² threshold in the last financial year. Of interest, but falling below the threshold is a completion at 121 Heath Road in Twickenham. This is a new build development which is well-located to existing secondary frontage. The site has not been occupied by a retailer and now has planning permission for other town centre uses (13/0832/FUL).

In general most new retail development completed in the borough is fairly small scale, falling below the threshold. The purpose of the indicator is to monitor whether the larger developments built are in good retail locations which contribute to existing town and local centres. This is clearly the case in the last financial year.

Map 3: Location of town centres, smaller centres and local parades - replace

Location of town, local centres and local parades in Richmond upon Thames



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Red circles identify extent of designated frontage
in that particular centre

LDF designations
Produced by Planning Policy & Design Section

Annual Indicator 46: Vacancy rates within designated shopping frontages for Richmond, the district and smaller centres.

Target: Maintain vacancy levels below the national average* within designated shopping frontages for Richmond, the district and local centres. *(UK average as per Experian GOAD)
Data source: LBRuT Town Centre Land Use Surveys, Produced by Planning Policy Team


progress towards target :  **target met, average vacancy rate for each tier of the town centre hierarchy is below the national estimated vacancy rate of c.14%, (albeit that there are a number of very small centres which exceed it). Overall a positive picture compared to 2012.**

Table 27: Vacancy rates in 5 main town centres

	key shopping frontage				secondary shopping frontage				all designated frontage				all frontage	
	2008	2010	2012	2013	2008	2010	2012	2013	2008	2010	2012	2013	2012	2013
Richmond	5.1	4.6	7.8	4.7	4.9	10.9	10.0	8.9	5	6.5	8.4	6.0	8.3	6.2
East Sheen	4.6	4.5	2.6	3.9	11.1	12.7	6.6	9.0	7.7	8.4	5.2	7.1	6.5	7.6
Teddington	5.3	7.9	2.6	4.3	4.3	7.8	10.0	10.0	4.7	7.8	5.1	6.2	5.2	6.2
Twickenham	4.5	6.8	8.3	9.1	3.9	6.5	10.3	10.4	4.3	6.7	9.3	9.7	8.7	10.7
Whitton	8.7	5.8	10.3	5.3	25.6	27.0	10.0	12.0	14.8	13.2	10.2	8.4	10.4	8.1
Average	5.6	5.5	6.5	5.5	10	11.1	9.2	9.8	7.3	7.9	7.6	7.4	7.7	7.8

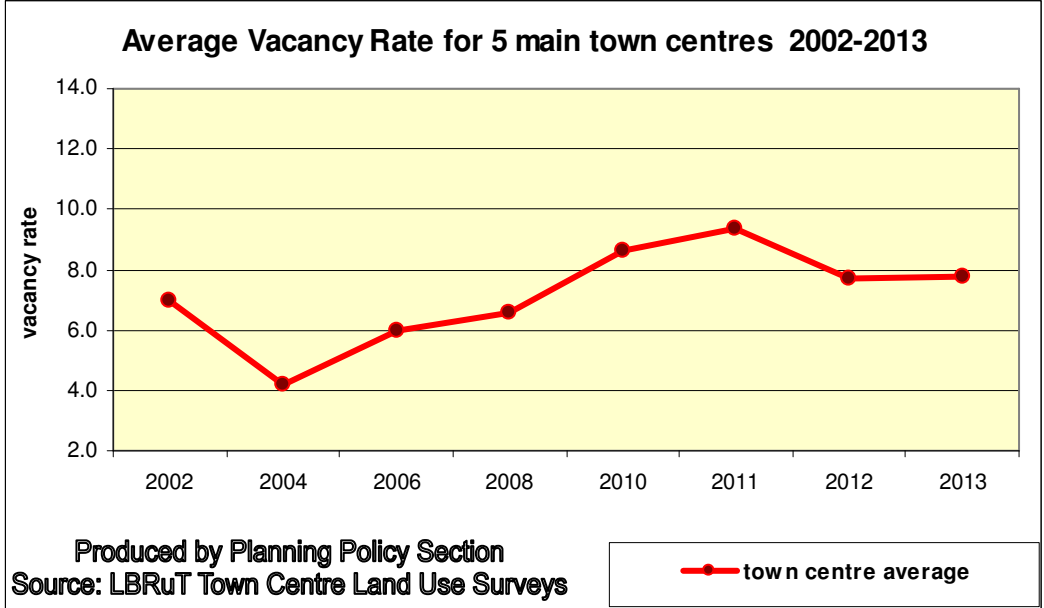
Source: LBRuT Town Centre Land Use Surveys. Produced by Planning Policy Section. Snapshot surveys.
Red indicates a reduction in the last year, black no change, and **blue** an increase.

Please note methodology differs from the published Vacancy Survey data which excludes vacant business units.

Vacancy rates are regarded as one of, if not the best indicator of the health of town centres. However, unlike some indicators such as pedestrian flow which provide up-to-date information, it may take some time for change to reveal itself through vacancy rates. This is because data are collected annually and a unit may have been vacant months before that point. Also, a business may be struggling for some time before closure and thus the survey would not reflect these difficult circumstances.

Overall vacancy rates in the borough’s main town centres are very similar to the previous year, vacancy rates are holding steady. They remain low compared to the national figure of c.14%²², averaging just 5.5% in key shopping frontage, 9.8% in secondary shopping frontage, resulting in an overall figure for designated frontages of 7.4%. The table also presents the figures for the total vacancy rates for centres (including non-designated), which are similar, and suggest an overall vacancy rate of 7.8% for the 5 main town centres, which is very similar to the previous year (7.7%). In 2013 there were 99 vacant units in the 5 main centres combined, compared to 98 in 2012. Two years’ positive figures may not be enough to suggest a sustained recovery, but are a good sign. We should exercise some caution in drawing conclusions, particularly as vacancy rates are a slow indicator of change.

Figure 3



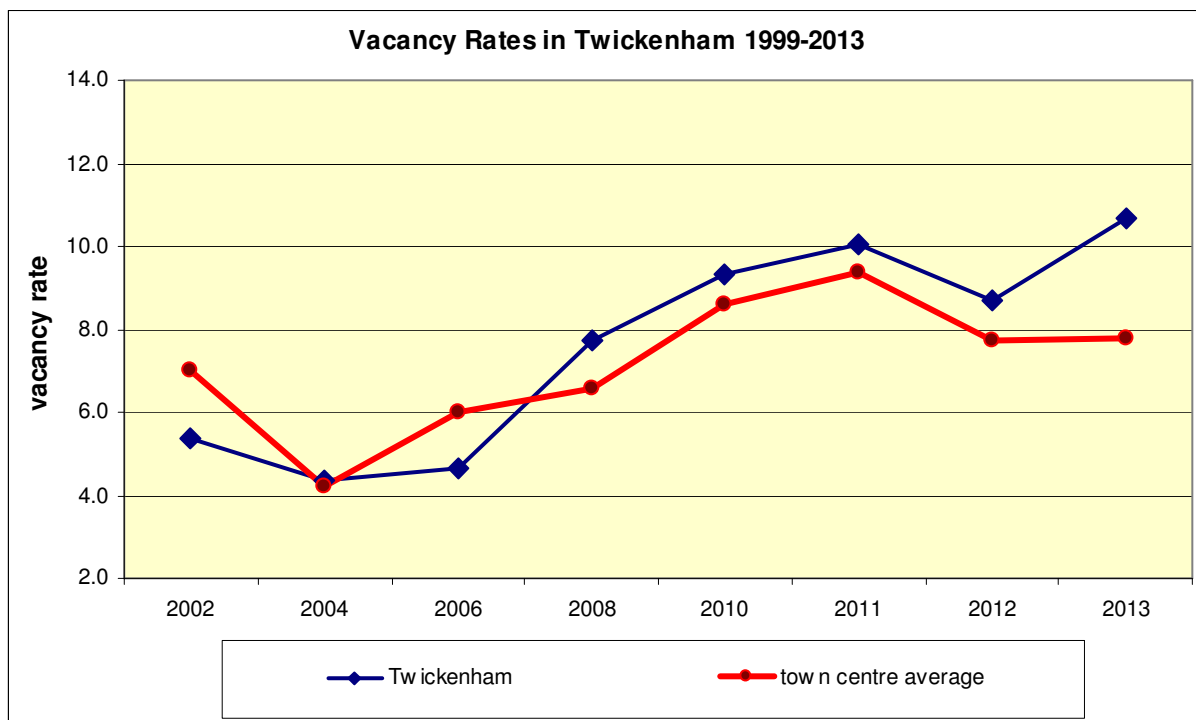
²² NB figures for national vacancy rates will differ by data provider. London Data Company figure (Nov 2012) of 14.41% (July 2013).

There are of course differences between centres. Teddington’s vacancy rates have risen marginally since 2012, but from a very low base. Teddington and Richmond have the lowest vacancy rates of just 6.2%, Richmond having experienced a considerable drop in vacancies from the previous year. Whitton’s rates have also fallen noticeably.

East Sheen’s rates have risen marginally from 6.5% to 7.6% between 2012 and 2013 surveys, with rates going up in both key & secondary frontage. However this figure remains very low and the centre experienced a sharp decline in the vacancy rate the previous year.

Twickenham has experienced a discernible increase in vacancies, with 32 vacancies in the centre when surveyed. This is a total increase of 6 vacancies from 2012. Nevertheless, at 10.7% the vacancy rate remains below the national average of 14%.

Figure 4



Please see table below for a more detailed commentary on business closures and openings on a centre-by-centre basis.

Table 28: Business closures and new businesses in town centres since previous year.

town centre	Observations
Richmond	<p>The data reveal a positive picture for Richmond town centre. The clear change is a drop in vacancies in Richmond to 22 in number, a rate of 6.2%²³. This includes 8 vacant shops and 5 under refurbishment at time of survey. Vacancy rates are particularly low in key shopping frontages (4.7%).</p> <p>Several new businesses have opened in the centre since the 2012 Survey including Lily health & beauty on Brewers Lane, Ugg Australia, a new gallery in a prominent site on George Street, the multiple retailers H & M (in the former Habitat store) and Kiehls cosmetics, 3 new menswear shops, sportswear, & pet grooming, plus new convenience retailers in the form of a bakery & frozen yoghurt shop and also the introduction of a pawn broker on Kew Road.</p> <p>US Wholefoods have opened their store on Eton Street and it is understood that a high street retailer has already acquired an interest in the vacant Dwell store which is a sizable unit, and has been vacant for a short time only.</p>
Twickenham	<p>In July 2013 there were 32 vacancies in Twickenham, which is a further increase. Its vacancy rate edged towards 11%, it is the highest of the district centres.</p> <p>Of these, 5 are undergoing refurbishment/redevelopment (one of which is a new retail unit yet to be occupied, although consent has been given for a flexible use), and 21 are vacant shops. This includes the triple unit on York Street (the former bathroom shop), and the now occupied Morrisons unit on Heath Road. A further triple unit on York Street has now been occupied by estate agents Foxtons.</p> <p>It should be noted that the land use survey is not a survey of floorspace, but of occupiers and there are a number of larger stores in Twickenham which have come about from amalgamating existing units.</p> <p>Since the previous monitoring report was published, the Area Action Plan for Twickenham has been adopted, and significantly the Council is in the process of purchasing a key site in the centre to progress its regeneration plans, specifically to create a focal point for Twickenham. In addition, the ballot carried out in the Autumn was successful in</p>

²³ These figures do not include the units on Lower George Street in the calculations as the site is now occupied by US Wholefoods

town centre	Observations
	<p>supporting the first of the borough's Business Improvement District's in the borough.</p> <p>Business closures include the following shops: a charity shop (although one has opened elsewhere), the long-established Langton's bookshop, carpet shop, and regarding closures of service uses, there have been several restaurants and pub closures in York Street, which now has 6 vacancies.</p> <p>New businesses include new services - an additional coffee shop on King Street, a new estate agent and pub and Burger King replaces an existing restaurant on London Road.</p> <p>New retailers include Cook who have opened a branch in Twickenham, and Khan Communications (phone accessories), and subsequent to the survey the introduction of a Morrisons Local in the former Blockbusters double unit on Heath Road. The retailer is rolling out a programme of expanding its smaller format stores in the borough, with this being the first.</p>
East Sheen	<p>East Sheen has less key shopping frontage than other comparable centres and this results in a high proportion of shops and low vacancies in KSF.</p> <p>The vacancy rate in East Sheen has risen marginally since the previous year, when there was a sharp decline in the rate. There are 22 vacancies in the centre, 16 of which are vacant shops. There has been a net increase of 3 vacant units. However, numbers have not risen to previously high levels of 2010 and 2011, and the rate of 7.6% remains well below the national average.</p> <p>New businesses: There are a number of new businesses which have opened since July 2012 including 2 offering handyman services, and one interior design services, and new shops include: a homestore, a new jewellers, a clothes shop, cosmetics retailer and furniture. The high-end fashion retailer Whistles has opened in the former Kew 159 store, the former sister-business to Jigsaw which has closed down.</p> <p>Closures: A wine merchants, estate agents, photographers, car audio specialists, tile shop, plus a restaurant have closed over the monitoring year.</p>
Teddington	<p>It is still the case that there are very few vacancies in Teddington with a low vacancy rate of 6.2%. Only 5 out of the 12 vacant units are vacant shops. Only 40% of vacancies in the centre are shops, which is low compared to other larger centres.</p> <p>Broad Street which has in the past been almost fully occupied now has a number of vacancies, with the closure of the prominent Dreams bed shop, Johnsons drycleaners, and Greggs the bakers all leaving vacant premises at the time of the survey. However, planning permission has been submitted for alterations to the former Dreams shop for a convenience store, rumoured to be a Morrisons local. Indeed, advertising consent was granted on 3 Dec 2013. 13/3558/ADV http://www2.richmond.gov.uk/plandata2/ShowCaseFile.aspx?appNumber=13/3558/ADV&DocTypeID=1#divShowDocuments</p> <p>Vacancy rates for Teddington included in the AMR are slightly higher than those included in the Council's Economic Indicators reporting, which was devised to report back on key indicators in main centres following the recession. Methodologies between differ slightly.</p> <p>The difference is because there were 3 vacant office units in the centre which push up the overall rate included in the AMR. The latter's methodology excludes B & C classes in the Use Classes Order. Methodologies are maintained in order to give more accurate time series analysis for both datasets.</p>
Whitton	<p>A positive picture emerges for Whitton. Vacancy rates have fallen in Whitton to 8% which is at pre-recession levels. There are only 11 vacancies in the centre, one of which has subsequently been occupied post-survey. 8 out of the 11 were vacant shops.</p> <p>Businesses which have closed in the centre include: Just dancing (dance clothes), a shoe shop, an interiors/ carpet shop which has made way for coffee multiple Costa and the closure of the car showroom as the site is currently under construction for a J Sainsburys convenience store.</p> <p>Amongst the new businesses in Whitton are Debra charity shop, Whitton fruit market, and multiple retailer Greggs in addition to the new artisan bakery in the High Street. A Sainsburys Local is under construction in the centre.</p>

Source: Planning Policy Team.

*1 – long term vacant = a unit which was vacant at the 2010, 2011 and 2012 Surveys. In the vast majority of cases it is likely that the unit was continuously vacant over this period. However, since the Land Use Surveys are snapshot surveys it would not pre-clude a short-term let having opened and closed in the interim.

Table 29: Vacancy rates in the smaller centres in 2013

	key shopping frontage				secondary shopping frontage				all designated frontage				all frontage	
	2008	2010	2012	2013	2008	2010	2012	2013	2008	2010	2012	2013	2012	2013
Local centres														
Barnes	11.5	17.7	6.5	5.2	0	3.6	11.1	0.0	8.5	14.0	7.7	3.9	6.3	4.7
East Twickenham	5.3	0	5.3	5.3	5.7	13.2	9.4	7.5	5.6	9.7	8.3	6.9	7.8	6.5
Hampton Hill*	0	4	3.6	0.0	4.3	4.3	4.3	4.3	2.8	2.9	4.0	2.7	7.0	6.2
Hampton Village	11.5	11.1	7.1	3.6	5	19.0	5.6	0.0	8.7	9.1	6.5	2.2	5.1	2.6
Ham Common	3.3	3.3	0.0	0.0	0	0	0	0	2.9	2.9	0.0	0.0	2.4	2.4
Kew Gardens Station	4.3	4.2	4.0	4.0	0	6.3	6.3	6.3	2.6	5.0	4.9	4.9	3.8	3.9
St Margarets	3.2	0	3.2	3.2	3.1	6.3	6.3	9.4	3.2	3.2	4.8	6.3	4.5	6.0
average		8.5	4.6	3.4		8.5	7.0	5.1		8.5	5.7	4.1	5.7	4.9
Neighbourhood centres														
Castlenau	8.7	13.0	8.7	13.0	n/a	n/a	n/a	n/a	8.7	13.0	8.7	13.0	8.3	12.5
Friars Stile Road*	0.0	11.8	0.0	5.9	0.0	50.0	n/a	n/a	0.0	19.0	5.9	5.9	9.5	14.3
Hampton Wick*	9.1	0.0	0.0	14.3	n/a	n/a	n/a	n/a	9.1	0.0	0.0	14.3	23.6	22.2
Heathside	0.0	13.3	13.3	20.0	7.7	0.0	0.0	0.0	3.6	7.1	7.1	10.7	6.1	9.1
Sheen Road	11.1	11.1	11.1	0.0	0.0	0.0	25.0	0.0	6.3	6.3	14.3	0.0	11.9	4.9
Kingston Road	6.7	13.3	6.7	0.0	0.0	16.7	16.7	0.0	4.8	14.3	0.0	0.0	9.5	0.0
Stanley Road	4.5	9.5	4.8	4.8	7.1	14.3	13.3	13.3	5.6	11.4	8.3	8.3	6.7	8.9
White Hart Lane	9.5	9.1	4.5	4.5	0.0	9.5	9.5	9.5	4.8	9.3	11.6	7.0	8.5	8.3
average		10.5	6.2	7.8		10.8	11.3	6.5		10.6	8.4	4.1	11.0	11.3
local parades														
Ashburnham Road	0.0	0.0	0.0	0.0	n/a	n/a	n/a	n/a	0.0	0.0	0.0	0.0	0.0	0.0
Fulwell	22.2	22.2	11.1	0.0	n/a	n/a	n/a	n/a	22.2	22.2	11.1	0.0	16.7	0.0
Ham Street / Back Lane	23.1	0.0	7.7	7.7	0.0	40.0	25.0	0.0	17.6	11.1	11.8	5.9	11.1	5.6
Hampton Nursery Lands	0.0	0.0	0.0	0.0	n/a	n/a	n/a	n/a	0.0	0.0	0.0	0.0	0.0	0.0
Hospital Bridge Road	0.0	16.7	0.0	0.0	n/a	n/a	n/a	n/a	0.0	16.7	0	0.0	0.0	0.0
Kew Green	11.1	11.1	12.5	12.5	n/a	n/a	n/a	n/a	11.1	11.1	12.5	12.5	11.1	11.1
Kew Road	n/a	n/a	n/a	0.0	7.1	3.6	7.1	6.9	7.1	3.6	7.1	6.9	8.8	5.7
Lower Mortlake Road	9.1	9.1	9.1	0.0	0.0	0.0	0.0	0.0	8.3	8.3	8.3	0.0	5.9	0.0
Nelson Road	9.1	27.3	27.3	27.3	n/a	n/a	n/a	n/a	9.1	27.3	27.3	27.3	27.3	27.3
Sandycombe Road	16.7	16.7	0.0	0.0	0.0	16.7	0.0	0.0	8.3	16.7	0	0.0	7.0	4.7
Strawberry Hill	14.3	14.3	7.1	14.3	n/a	n/a	n/a	n/a	14.3	14.3	7.1	14.3	7.1	14.3
Twickenham Green	11.8	17.6	27.8	16.7	n/a	n/a	n/a	n/a	11.8	17.6	27.8	16.7	16.7	14.3
Waldegrave Road	10.0	10.0	10.0	20.0	0.0	0.0	0.0	0.0	7.1	7.1	7.1	14.3	13.3	13.3
St Margarets Road	n/a	n/a	n/a	0.0	25.0	25.0	25.0	25.0	25.0	25.0	25	25.0	27.3	27.3
Whitton Road	16.7	16.7	0.0	0.0	n/a	n/a	0.0	0.0	16.7	22.2	0.0	0.0	6.7	6.7
average		12.9	11.2	9.7		11.5	9.6	7.7		12.5	10.7	9.0	10.9	8.7

Source: LBRuT Town Centre Land Use Surveys.

Red indicates a reduction in the last year and **blue** an increase from the to. Black = no change.

* Hampton Wick vacancy figure corrected from 2012.

If the actual number of vacancies has remained the same the colour coding will be shown as black, there may be some marginal change in the percentage because the denominator has changed, due to amalgamation/ splitting of units in the centre.

Average vacancy rates in local centres and local parades were all lower than the national average and had dropped from the previous year. The rate is essentially unchanged for neighbourhood centres (a very slight rise of 0.3% - 1 vacancy) between 2012 and 2013 surveys. For the second year running, the "local centres" (the larger of the smaller centres in the borough) have experienced either a reduction in vacancy rates or no change from the previous year, with only one exception: St Margarets which experienced one additional vacancy. However, the very latest information (Nov 2013) from St Margaret's Centre Manager shows 3 of the 4 vacancies either now occupied, or under refurbishment for a specific occupier. The picture is positive for these local centres.

The outlook is also very positive for the borough's local parades with Strawberry Hill being the only parade to experience an increase in vacancy rates.

Amongst the neighbourhood centres the picture for individual centres is more mixed (change of one unit can have more of an impact on the overall rate, because the total number of units can be very small. Of the neighbourhood centres Castelnau, Friar's Stile Road, Heathside, and Stanley Road have seen an increase in vacancy rates. The increase in all amounts to just 1 unit in terms of numbers (Stanley Road's increase is a refurbishment). Hampton Wick retains a high vacancy rate despite the removal of all but a very small section of designated frontage from the centre to encourage diversification. However, numbers have dropped slightly from last year and since being surveyed, a newly constructed double unit has been occupied quickly by the London Electric Bike Company, which is positive and adds to the centre's not inconsiderable offer in the specialist cycle/triathlon sector. It is less reliant on passing trade. 7 out of the 12 vacancies in the centre are shops, showing that it is not just empty retail units in Hampton Wick.

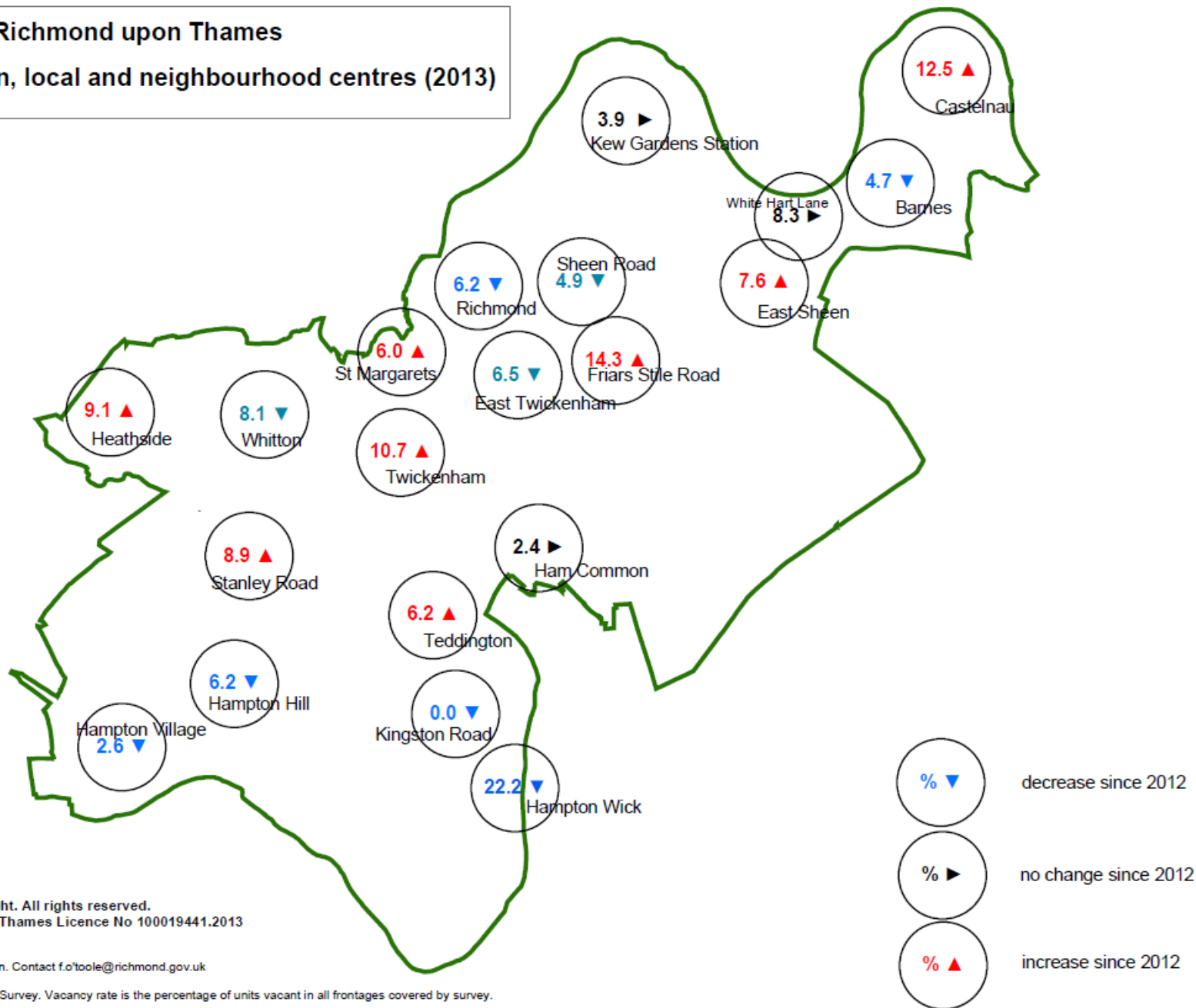
Overall figures:

The total number of vacant outlets in **designated frontages** is as follows: 79 in town centres (82 in 2012, 96 in 2011), 18 in local centres (25 in 2012, 33 in 2011), 14 in neighbourhood centres (15 in 2012, 16 in 2011), and 16 in local parades (19 in 2012, 25 in 2011). The overall figure is 127 vacant outlets compared to 141 in the previous year ,170 in 2011 and 163 in 2010. This represents a borough vacancy rate of 6.8%, compared to 7.5% last year, 9.0% in 2011 and 8.7% in 2010. This appears to show a positive trend of falling vacancy rates in designated frontages.

The corresponding figures for **all frontages** shows a declining "borough vacancy rate" of 7.6% compared to 8.0% in 2012 and 9.5% in 2011. The total number of vacancies fell again to 185 in 2013, from 194 in the previous year and 231 in 2011.

It should be noted that the Land Use Survey is a snapshot survey, generally undertaken in the summer. In the current economic climate, the position in centres may have changed since the survey was carried out. However, the number of vacant units boroughwide have fallen noticeably over the last two years.

London Borough of Richmond upon Thames
Vacancy rates in town, local and neighbourhood centres (2013)

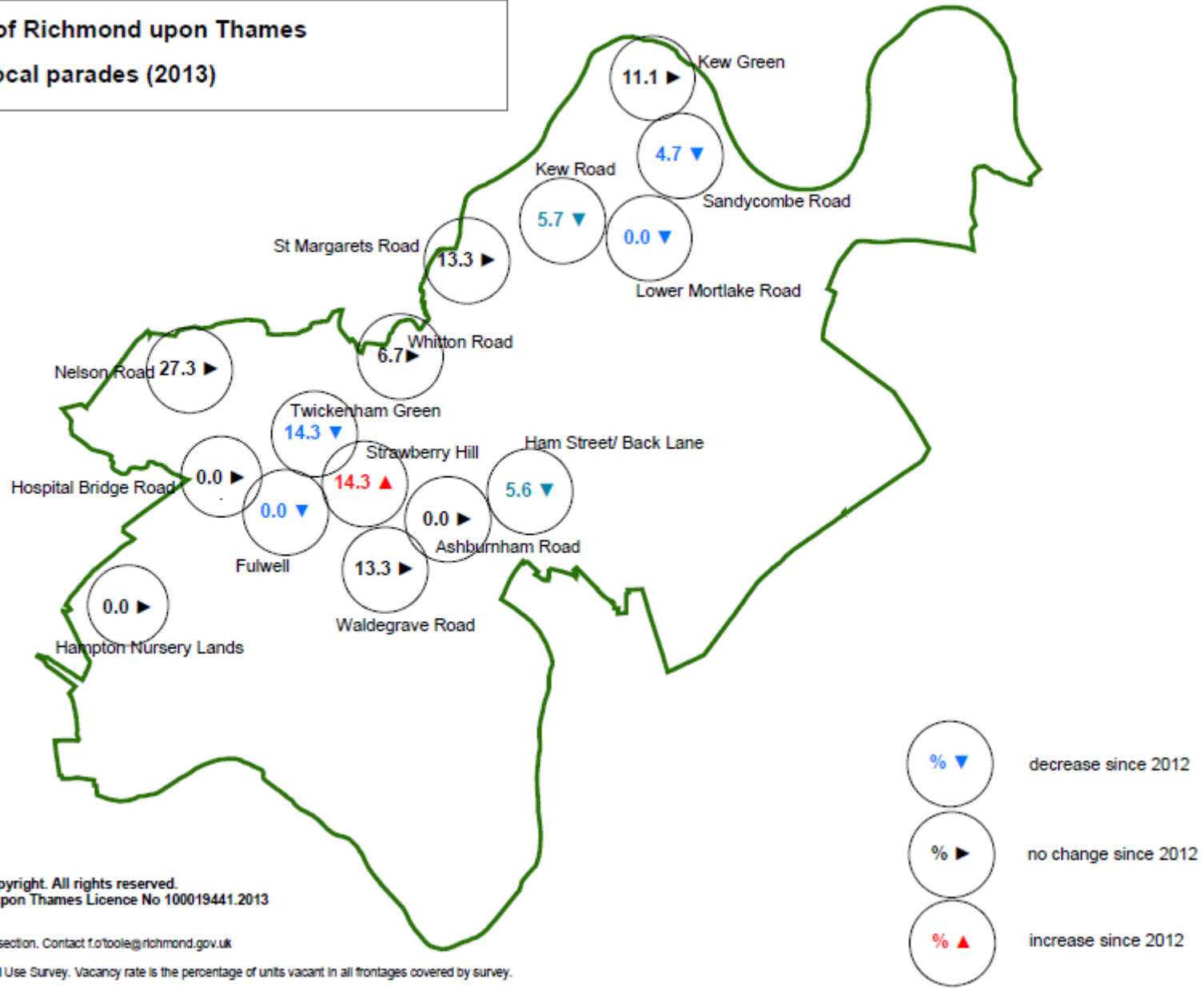


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source: LBRuT 2013 Town Centre Land Use Survey. Vacancy rate is the percentage of units vacant in all frontages covered by survey.

London Borough of Richmond upon Thames
Vacancy rates in local parades (2013)



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source: LBRUT 2013 Town Centre Land Use Survey. Vacancy rate is the percentage of units vacant in all frontages covered by survey.

This year's monitoring report includes statistics on vacant shops specifically, in order to provide information on the health of the retail sector in the borough. This is in part a response to national concerns that the retail sector is in decline, in the most part from the growth in multi-channel retailing, in particular in internet shopping. As mentioned earlier, the closure of a shop is the ultimate proof that the business was not viable and may come at the end of a long period of difficulty. Vacancy rates are therefore an accurate, but not necessarily a quick responsive as an indicator of change.

Table 30: Vacant shops (A1 use class)

centres & parades in the borough hierarchy	2013			2012		Actual change between 2012 & 2013 surveys	
	vacant shops	% shops which are vacant	% of vacancies which are shops	vacant shops	% vacant shops	actual change in all vacancies	actual change in vacant shops
town centre (5 main)							
Richmond	13	6.0	59.1	22	10.1	-7	-9
East Sheen	16	9.6	72.7	14	8.4	3	2
Teddington	5	4.5	41.7	4	3.6	2	1
Twickenham	22	14.5	68.8	16	10.5	6	6
Whitton	8	10.5	72.7	10	13.2	-3	-2
town centre total	64			66		1	-2
local centre							
Barnes	4	5.7	66.7	7	10.0	-2	-3
East Twickenham	3	6.4	60.0	4	8.5	-1	-1
Hampton Hill	5	7.7	62.5	5	7.7	-1	0
Hampton Village	1	2.3	50.0	2	4.5	-2	-1
Ham Common	0	0.0	0.0	0	0.0	0	0
Kew Gardens Station	0	0.0	0.0	0	0.0	0	0
St Margarets	2	5.3	50.0	2	5.3	1	0
local centre total	15			20		-5	-5
neighbourhood centre							
Castelnau	2	18.2	66.7	1	9.1	1	1
Friars Stile Road	2	14.3	66.7	2	14.3	1	0
Hampton Wick*	7	38.9	50.0	6	27.8	-1	1
Heathside	3	17.6	100.0	2	11.8	1	1
Sheen Road	0	0.0	0.0	3	15.8	-3	-3
Kingston Road	0	0.0	0.0	2	13.3	-2	-2
Stanley Road	3	13.0	75.0	2	8.7	1	1
White Hart Lane	4	12.9	80.0	4	12.9	0	0
neighbourhood centre total	21			21		-2	-1
local parades							
Ashburnham Road	0	0.0	0.0	0	0.0	0	0
Fulwell	0	0.0	0.0	1	16.7	-2	-1
Ham Street / Back Lane	1	11.1	100.0	2	22.2	-1	-1
Hampton Nursery Lands	0	0.0	0.0	0	0.0	0	0
Hospital Bridge Road	0	0.0	0.0	0	0.0	0	0
Kew Green	2	18.2	100.0	2	18.2	0	0
Kew Road	1	6.3	50.0	1	6.3	-1	0
Lower Mortlake Road	0	0.0	0.0	1	10.0	-1	-1
Nelson Road	2	33.3	66.7	2	33.3	0	0
Sandycombe Road	1	5.9	50.0	1	5.9	-1	0
Strawberry Hill	2	28.6	100.0	1	14.3	1	1
Twickenham Green	3	16.7	50.0	4	22.2	-1	-1
Waldegrave Road	1	11.1	50.0	0	0.0	0	1
St Margarets Road	3	75.0	100.0	3	75.0	0	0
Whitton Road	0	0.0	0.0	0	0.0	0	0
local parade total	16			18		-6	-2

* vacant shop demolished in 2011, and rebuilt as part of redevelopment of double unit.

Source: LBRuT Annual Town Centre Land Use Surveys. Produced by Planning Policy Section.

Shops = Businesses falling within the A1 Use class which also includes some services such as Post Offices, dry cleaners, ticket offices.

The figures in the table are net gains/ losses. There will be some natural change within centres, with some retailers closing and others opening.

Across the borough there are 9 fewer vacant shops (net) in 2013 compared to the previous year. In total there are 116 vacant shops. These figures indicate a percentage change amounting to a decrease of 7.2% between 2012 and 2013. Some 8.8% of shops are vacant. Approximately half of vacant shops are in the 5 main town centres. Twickenham has discernibly more vacant units than the other main centres and has experienced the greatest increase in numbers from the previous year.

Amongst the smaller centres the increase in shop vacancies has been marginal.

63% of all vacancies in the borough are vacant shops. It is not just retailers who are operating in challenging conditions.

Overall the picture is positive with little increase in shop vacancies in the majority of centres.

Annual Indicator 47: Percentage of completed floorspace (new development & net additional floorspace) for town centre uses (A2, B1a and D2) within town centre boundaries/ mixed use areas (where town centre boundaries not defined). For A1 use - percentage of completed floorspace within, adjacent to or well-related to designated frontages.

Target: 90% of completed floorspace (gross for town centre uses (A2, B1a and D2) within town centre boundaries / mixed use areas (where town centre boundaries not defined). For A1 use, 90% within, adjacent to or well-related to designated shopping frontages.

Data source: LBRuT Town Centre Land Use Surveys, Produced by Planning Policy Team

progress towards target :



89% of new floorspace built in town centre boundaries/ MUAs/ for A1 within or well-related to designated frontages. Figure very marginally missing target.

This indicator provides information on town centre uses both as new completed floorspace (including change of use and conversions) and as net additional floorspace which subtracts losses through demolition, conversion and change of use to other use classes from the completed floorspace figure. The table below presents a summary of the figures. Detailed analysis on a case by case basis is presented in Appendix 7.

Table 31: Total amount of new completed floorspace for town centre uses 2012/13 (figures in metres² (gross external, unless specified))

		Use class			
		A1 [*]	A2	B1a	D2
Completed floorspace	total	902	273	3619	1439
	total amount in mixed use area boundaries/ for A1 – within or well-related to designated frontages	902	244	3181	1204
	% within mixed use area boundaries / for A1 – within or well-related to designated frontages	100.0	89.4	87.9	83.7
Net additional floorspace (taking account of gains and losses)	total	-2376	126	-8088	-10140
	A1 net additional retail sales floorspace (taking account of gains and losses)	-11			

Source: LBRuT Decisions Analysis System

Notes -Adopted DM DPD designations apply.

Total figures are adjusted so as not to double count flexible permissions where the occupier was unknown when surveyed.

Retail - The total amount of new retail floorspace completed over the year is similar to last year. A significant proportion of the total is a result of a new build development on Heath Road. However, this unit remains unoccupied and planning permission has been given for a flexible use class consisting of a range of town centre uses.

The net figures give a better picture of development on the ground, taking account of both gains and losses on a site-by-site basis. Most completions relate to relatively minor changes to overall floorspace, some due to an introduction of a mixed use.

Whereas in 2011/12 there was a net increase in both net additional floorspace (858m² gross) and the retail sales (795m²), this year's figures are significantly different, with a substantial loss of 2,376 m². However, in reality the picture is much more positive than it first appears. The development and subsequent opening of US Wholefoods in Richmond is recorded as an overall loss, although there has been a significant increase in the retail sales area. Equally, the opening of the Tesco Express in Kew Road, Richmond brings back into use a long-vacant building which had been on the Buildings at Risk Register, and significantly improves convenience provision in the centre. The loss is of ancillary floorspace (function rooms). Of note is that the overall amount of retail sales floorspace is practically unchanged from the previous year.

All of the new retail floorspace is located within or adjacent to designated retail frontages and thus meets the locational aspects of policy requirements.

The vast majority (89%) of the new A2 floorspace (273m²) has been built within a town centre/ mixed use area (244m²). The net figure, taking account of losses is fairly small at +126 m². It should be noted that 2 of the permissions are for a flexible use class and therefore the occupier may not be an A2 use. The occupier is not yet known but will be recorded when the next Completions Survey is undertaken.

B1a (office development) – Last year's figures revealed an overall small net loss of approx 156m². The picture is very different this year with an overall net loss of almost 8,100m² of floorspace. This is an unprecedented loss in office floorspace, compared with the previous 8 years' figures.

The figures in relation to D2 uses (Assembly & Leisure) also require some explanation. Some 1400m² of new floorspace has been completed during 2012/13 which is more than in previous years. 500m² of which relate to the conversion of office space to a 24 hr gym in Regal House, Twickenham. However, the overall net loss is exceptionally large due to the conversion of a former private Bowling Green in Mortlake to residential. The site being 1 hectare in size. It had been vacant for many years and was in a state of dereliction. The applicant demonstrated that the previous recreation use has been abandoned and that the site had no lawful planning use, and therefore policies to protect such uses were not relevant considerations in this case.

Some 84% of D2 completions were located within a mixed use area, and this reflects the fact that some completions were for improvements to existing pavilions/facilities which are not located in town centres.

Table 32: Proposals of A1, A2, B1a & D2 (town centre uses) completed (gross external).

Financial year	Town centre uses (completions m ²)
2012/13	6049
2011/12	5600
2010/11	7829
2009/10	3720
2008/9	7268
2007/8	4463

Source: LBRuT – Decisions Analysis System – Planning Policy Section

The overall amount of new floorspace completed in 2012/13 is comparable with the previous year. Just over 6,000m² of A1/A2/B1a & D2 floorspace has been built. 89% of this was built within town centre boundaries or mixed use areas, or meeting the locational requirements of retail policy.

Net figures (taking losses into account)

Perhaps a more meaningful figure is that which takes into account losses of floorspace in these use classes. There has been a substantial net loss of 20,660m² of floorspace. This loss is noticeable compared to the net figures for the two preceding years: + 1,020 m² in 2011/12, and +890m² in 2010/11.

This figure is partly explained by the inclusion in the figures of the redevelopment of the former Williams Lane Bowling Green to residential, and this being a large site. However, if we removed this completion there would still be a loss of about 10,000m², which is for the most part loss of B1a office space.

This does not include loss of offices as a result of the changes to permitted development rights. See further analysis of this issue in section 4.13.

This is a challenging target, which was very nearly met this year.

Annual Indicator 49: Number of basic convenience shopping facilities in smaller centres
Data source: LBRuT Town Centre Land Use Surveys, Produced by Planning Policy Team

The Council undertakes a Town Centre Land Use Survey each year in order to assess land use change in the borough's town centres, which is an important indicator of their overall health. The Survey is undertaken in the summer months and is by observation in the field. The land use survey is a snapshot survey.

Appendix 6 shows a detailed breakdown of the shops and services in smaller centres, i.e. those below district level in the current hierarchy when the Council's 2013 Town Centre Land Use Survey was undertaken (Summer 2013). Whilst some shops and services are common to most smaller centres such as a newsagent, hairdresser, off licence, chemist and pub/restaurant, only 5 centres have a bank and four a traditional greengrocer. Banks & greengrocers are now only to be found in local centres, i.e. the largest of the smaller centres. Less than half of centres now have a Post Office. Most have a small convenience store or store/off licence although the availability of fresh goods on offer may be limited.

Table 33: Summary table: Key shops and services in smaller centres in the borough.

centre	Number of key shops/ services in centre.					
	2005	2007	2010	2011	2012	2013
Local centres						
Barnes	11	11	11	11	10	11
East Twickenham	8	8	6	7	7	7
Ham Common	10	10	10	10	10	10
Hampton Hill	9	10	10	11	11	11
Hampton Village	10	10	10	10	10	10
Kew Gardens Station	8	9	9	9	9	9
St Margarets	9	9	9	10	10	10
Neighbourhood centres						
Castelnau	8	8	8	8	8	8
Friars Stile Road	8	8	7	7	7	7
Hampton Wick	6	5	5	5	5	5
Heathside	9	9	8	8	8	8
Kingston Road	7	7	6	7	6	6
Sheen Road	7	7	6	7	6	6
Stanley Road	7	7	6	6	5	6
White Hart Lane	6	6	6	5	5	5
Local parades						
Ashburnham Road	5	5	5	5	5	5
Fulwell	5	4	4	3	3	3
Ham Street/ Back Lane	4	4	5	5	3	4
Hampton Nursery Lands	6	5	5	5	5	5
Hospital Bridge Road	6	6	6	6	6	6
Kew Green	3	3	3	3	3	3
Kew Road	6	7	6	5	5	5
Lower Mortlake Road	6	7	5	5	5	7
Nelson Road	4	4	2	2	2	2
Sandycombe Road	3	3	3	3	3	3
Strawberry Hill	7	7	7	7	7	7
Twickenham Green	8	8	6	6	6	6
Waldegrave Road	5	5	5	5	5	5
Whitton Road	4	4	3	3	3	3

Source: LBRuT Town Centre Land Use Surveys. Produced by Planning Policy Team.

Red indicates a change from the previous year.

Key shops and services are defined as: chemist (D) indicates dispensing, newsagents, hairdresser, pub/restaurant, Post Office, bank, off licence, bakers/patisserie, butcher, green grocer, & general store.

There has been little change in terms of the availability of key essential shops and services amongst the smaller more local centres in the borough. The change that has occurred has been positive in four of these centres, with none experiencing a decline in availability.

Local centres are the largest of the smaller centres in the borough and sit below the four district centres in the hierarchy set out in Core Strategy policy CP8 (See above). As such, it is expected that these centres would have a reasonably good range of essential shops and services.

Hampton Hill and now Barnes both have all 11 key shops/services, of the others, five have either 9 or 10 with the exception of East Twickenham, having lost its Post Office and greengrocer in recent years. There has been no change in provision since last year.

St Margarets has a new French bakery which adds to choice in the centre.

Neighbourhood centres, the next tier in the centre hierarchy, vary in size but contain a reasonable range of shops and services, having between 5 and 8 of the key shops/services. There has been limited change since 2012. A supermarket has opened in Stanley Road since the previous survey.

Local parades range in size and can be only 5 or 6 shop units in a small parade. The number of services available also varies considerably. There has been little change in local parades since last year. A new hairdresser has opened in Ham Street/ Back Lane, which reintroduces this service. There is also a new hairdresser at Lower Mortlake Rd (No. 221).

Of note is the opening of two further smaller format stores in the borough in the form of a Sainsburys local in Twickenham Green and a Tesco Express in Kew Road (the latter being the former Café Matthiae, previously on the Buildings at Risk Register).

The Land Use Surveys are snapshot surveys undertaken in the Summer, and therefore there may have been further changes between then and the publication of this AMR. However, despite the recession the level of key shops and services so important to local residents as evidenced by the Council's All in One Consultations and related events²⁴ appears to be similar to last year.

The target relating to this indicator has been deleted recognising that it is unrealistic to resist the loss of all essential shops and services. It is currently beyond the powers of the planning system to protect certain types of shops falling within the A1 Use class. If a business seeks to close the Council can not prevent this, nor can it control the type of retailer which replaces, if replaced by a retailer. In recent years there have been many closures amongst independent and/ or specialist food retailers such as green grocers and butchers in the face of the supermarket sector's growing market share. Indeed, only one centre, Barnes, has all 11 key shops/services.


The indicator is still of value in monitoring adopted policy (DM TC3) which seeks to provide further protection for these businesses specifically.

4.9 CP10: Open Land & Parks

Annual Indicator 50: Loss/inappropriate development on designated open spaces (Metropolitan Open Land, Green Belt and Other Open Land of Townscape Importance).

Target: No loss/inappropriate development on designated open spaces (Metropolitan Open Land, Green Belt and Other Open Land of Townscape Importance).

Data source: LBRuT Decisions Analysis System, Planning Policy Team

progress towards target :  Target met in part

Metropolitan Open Land (Policy DM OS 2)

There were 7 developments completed during 2012/13, which involved building on sites wholly or partially designated as Metropolitan Open Land (MOL). The relevant policy sets out where exceptional cases such as small scale structures are acceptable and development is therefore policy compliant, which is indicated in the fourth column by "Compliant with MOL policy". The last column also sets out whether an "Exception to MOL policy" was made due to wider community or overall benefits from the development going ahead.

²⁴ See Footnote 10

Details are outlined in the table below:

Table 34: Completed developments on designated Metropolitan Open Land

App. No.	Comp. Date	Address	Summary of Proposal	Reason for development
12/2206/FUL	14/03/2013	School House Chase Bridge School Kneller Road Twickenham	Change of use of former caretakers dwelling into a community facility with self contained one bed flat on first floor. Ground floor extension comprising a sports changing room and internal alterations to create a community room.	This development involved the change of use of the caretakers dwelling into a community use at ground floor level and a one bedroom unit at first floor level, which will be for teaching staff to rent. The majority of the building already existed and the proposed extension was in line with the exceptional cases as set out in policy DM OS 2. It was considered that it would not harm the character and openness of the MOL and that it also relates to the functional use of the MOL. Compliant with MOL policy
10/1565/FUL	31/07/2012	Wildfowl And Wetlands Trust Centre Queen Elizabeth Walk Barnes London SW13 9SA	Ground floor extensions to cafe and kitchen and alterations to existing service yard.	The extension to the café was only for 54 square metres and it has utilised an area under an existing open sided external structure; the kitchen extension of 48 square metres was built within an existing enclosed service yard area. Although the proposal was considered to be a departure from MOL policy, overall it did not erode the open nature and character of the designated MOL and exception to MOL policy was made in this instance. Exception to MOL policy
10/1729/FUL	01/03/2013	Barn Elms Sports Centre Queen Elizabeth Walk Barnes London SW13 9SA	Redevelopment of Barn Elms Playing Fields, including the demolition of the main pavilion and groundsman's mess, new build pavilion, new car parking, refurbishment of tennis courts, pitch improvements, and widening of the existing vehicular site entrance.	This proposal was for the demolition and replacement of an existing pavilion that was destroyed during a fire accident which rendered it unusable with a new, larger structure. The proposal therefore provides enhanced sports and community facilities and although there was a slight encroachment into MOL over what was existing, it was considered that this would not have any harmful impacts upon the openness and character of MOL. In addition, the new pavilion continues to support the outdoor open space use of the playing fields. Exception to MOL policy
10/1776/FUL	14/08/2012	The German School Petersham Road Richmond	Proposed detached two storey primary school building to supplement the existing German School.	Part of the building is located in designated MOL; however, given the encroachment into MOL is very small, the development is only 2 storey above ground level and is contained by the belt of threes to the north east and west (which provide a natural boundary), it was considered that an exception to MOL policy could be made. Exception to MOL policy
07/3906/FUL	01/06/2012	Terrace Yard Petersham Road Richmond Surrey	Demolition of workshop/store, mess room, wc and shed and the erection of a building comprising 3 x 1 bed apartments, 3 x 3 bed apartments, 3 x 5 bed houses and a parks depot, with associated access, car parking and landscaping.	This site is a UDP Proposal Site (R11 – Terrace Yard, Richmond) and former parks depot, therefore not part of the park. The land was allocated to be developed for housing, whereby respecting the site's location in a conservation area and Thames Policy Area. A small part in the south of the site (i.e. the green house) falls within designated MOL (Terrace Yard), but this part of the site was not redeveloped; the glass house was refurbished. Therefore, the proposal was compliant with MOL policy. Compliant with MOL policy
07/4107/FUL	14/04/2012	St Marys University College 268 Waldegrave Road Twickenham Middlesex TW1 4SX	New sports hall, the refurbishment and remodelling of the existing sports hall, associated parking and landscaping works and removal of a hazardous chemical store and a portacabin.	The entire development was located within designated MOL; however, this was a case for "very special circumstances" because the proposal represented a benefit in terms of providing a pre Olympic Games Training Venue for elite performers and beyond and as a high quality venue for the community, including local schools and clubs. The applicants also demonstrated the need to improve their sport facilities for students studying degrees in sport and related subjects. In addition, the proposal led to visual improvements due to the removal of

App. No.	Comp. Date	Address	Summary of Proposal	Reason for development
				an unsightly regra pitch previously used for overspill parking and the replacement of a timber fence with railings in order to open up views of the MOL. Extensive landscaping proposals were also carried out. Exception to MOL policy
10/1914/FUL	01/11/2012	Chase Bridge School Kneller Road Twickenham TW2 7DE	Change from a Two Form Entry (2FE) to a Three Form Entry (3FE) primary school incorporating the existing nursery into a proposed extension and providing extended services/facilities for the local community. Renovation of existing facilities that are outdated.	Whilst educational uses are not considered to be appropriate uses within MOL, an exception to the MOL policy was made on the grounds of the need for school places and the desirability of improving the school. In addition, the new development does not affect the essential openness or detract from the open character of the MOL because the extension does not take up a significant amount of the school site and therefore retains its openness. Exception to MOL policy

Source: LBRuT Decisions Analysis System - Planning Policy

Green Belt

During 2012/13, no development was carried out on sites wholly or partially designated as Green Belt.

Other Open Land of Townscape Importance

There were 3 developments completed during 2012/13, which involved building on sites wholly or partially designated as Other Open Land of Townscape Importance (OOLTI). Details are outlined in the table below:

Table 35: Completed developments on designated Other Open Land of Townscape Importance

App. No.	Comp. Date	Address	Summary of Proposal	Reason for development
10/2145/FUL	01/09/2012	Waldegrave School Fifth Cross Road Twickenham TW2 5LH	Improvements to the school through the combination of a new two storey science block extension and the remodelling of the design and technology teaching spaces and AEN teaching rooms.	The playing fields on the west and north west part of the site as designated OOLTI. The proposal was for a two storey addition of 17x21m to be added to the north part of the main school, extending over some of the existing parking. The development was only adjacent to OOLTI and therefore did not lead to any loss or inappropriate development on OOLTI. Compliant with OOLTI policy
10/0080/FUL	31/08/2012	St Marys & St Peters C Of E Primary School Somerset Road Teddington TW11 8RX	Provision of additional accommodation to enable the school to be enlarged from two to three Forms of Entry (FE) and an extension to the adjacent pre-school to provide additional activity space.	This proposal extended into land designated as OOLTI by approximately 15m built development (18m if the paths are included). An exception has been made to the OOLTI policy as there is a pressing need for school places in the area. An informative was included that no further reductions in the OOLTI would be acceptable. Exception to OOLTI policy
11/0798/FUL	19/09/2012	Lowther County Primary School Stillingfleet Road Barnes London SW13 9AE	A new build 2 storey extension to enable the school to expand to 2 form entry. Refurbishment works and minor extension to the existing administration area of the school. Upgrading the landscaping around the new building. Demolition of the existing kitchen	The extension encroached a small distance into the designated OOLTI to the rear of the site, however, this was not considered to be significant or to compromise the openness or character of the designated open land. In addition, in the context of providing for school and education needs, an exception to OOLTI policy could be justified. Exception to OOLTI policy

Source: LBRuT Decisions Analysis System - Planning Policy

Overall, 2 developments completed on designated Metropolitan Open Land were considered to be appropriate development and compliant with MOL policy. 5 developments were allowed in land designated as MOL as exceptions to MOL policy, because a case for exceptional circumstances could be made or due to their overall/wider community benefits or site specific characteristics.

In relation to OOLTI, 2 proposals involved a minor loss of OOLTI as a result of the need for providing school places, and 1 completed development was compliant with OOLTI policy.

There was no loss of or inappropriate development in designated Green Belt. It is considered that the target has been met in part.

Annual Indicator 51: Loss/inappropriate development on designated public open space	
Target: No net loss/inappropriate development on designated public open space	
Data source: LBRuT Decisions Analysis System, Planning Policy Team	
progress towards target :	✓/X Target met in part

During 2012/13, 2 developments were carried out / completed on a site designated as Public Open Space.

Table 36: Completed developments on designated Public Open Space

App. No.	Comp. Date	Address	Summary of Proposal	Reason for development
10/1729/FUL	01/03/2013	Barn Elms Sports Centre Queen Elizabeth Walk Barnes London SW13 9SA	Redevelopment of Barn Elms Playing Fields, including the demolition of the main pavilion and groundsman's mess, new build pavilion, new car parking, refurbishment of tennis courts, pitch improvements, and widening of the existing vehicular site entrance.	This proposal was for the demolition and replacement of an existing pavilion that was destroyed during a fire accident which rendered it unusable with a new, larger structure. The proposal provides for enhanced sports and community facilities and although the footprint of the building increased by approximately 30%, it was considered not be of a scale that would compromise the continued use of the land as POS. Exception to POS policy
07/3906/FUL	01/06/2012	Terrace Yard Petersham Road Richmond Surrey	Demolition of workshop/store, mess room, wc and shed and the erection of a building comprising 3 x 1 bed apartments, 3 x 3 bed apartments, 3 x 5 bed houses and a parks depot, with associated access, car parking and landscaping.	This site is a UDP Proposal Site (R11 – Terrace Yard, Richmond) and former parks depot, therefore not part of the park. The land was allocated to be developed for housing, whereby respecting the site's location in a conservation area and Thames Policy Area. A small part in the south of the site (i.e. the green house) falls within designated POS (Terrace Yard), but this part of the site was not redeveloped; the glass house was refurbished. Therefore, there was no loss/inappropriate development on designated POS. Compliant with POS policy

Source: LBRuT Decisions Analysis System - Planning Policy

There were only 2 completed developments on designated Public Open Space, whereby only 1 development led to a very minor loss of designated POS, and even this development was not considered to compromise the continued use of land as POS. The other completed development was compliant with the POS policy.

It is considered that the target has been met in part.

4.10 CP13: Opportunities for All (Tackling Relative Disadvantage)

Annual Indicator 63: Progress with implementation of improvement schemes (Uplift Programme)	
Data source: LBRuT Planning Policy Team	
progress towards target :	✓ Positive improvements have taken place in a number of areas in the borough

The Council has agreed an [Uplift programme](#)²⁵ to revitalise areas of the borough which would benefit most from a range of improvements including enhancements to visual appearance, retail areas, open spaces, housing and civic areas. Many of the proposals take forward the Council's planning strategy. The programme is aimed to last five years and has been given initial funding from the Council of £11 million (which also includes additional work to Twickenham).

There are five areas within Uplift Phase One are Whitton, Hampton North, Barnes, Mortlake and Ham. Phase Two covers Heathfield. Progress on projects in the Uplift areas was [reported to Cabinet on the 15 November 2012](#)²⁶.

Progress :

Whitton - aim is to restore the 1930s character of the town centre. Targeted activities to support this have included the installation of period feature lamp columns, signage and frontage improvements to shop fronts and establishment of Buildings of Townscape Merit.

Details are available on the Council's website: http://www.richmond.gov.uk/whitton_uplift.

Actions progressed through Wave 2 of the **Whitton** programme included the development of a further phase of shop front improvements. A programme has been proposed that focuses upon the clustering of shop front improvements to maximise impact, enhance 1930s design features, and to target gateway entrances. Further to more detailed consultation with traders, works were taken forward in early 2013.



Pavement (replacement with York Stone) and forecourt improvement works continue. The official opening of new Youth Centre facility at Britannia Lane took place on 3rd December 2013. Consultation on the 'pocket park' at Cypress Avenue was completed and works are to be scheduled following procurement of equipment.

Following a full review of the health of the trees in the High Street, work is underway on the removal of 12 trees and the planting of 14 new ones. All works are expected to be complete by March 2014.

Hampton North – aim is to create a village heart called Hampton Square. A number of projects have been delivered through Wave 1 of the programme including the establishment of a community orchard in Dean Road; the installation of a path in Hampton Common to improve accessibility; the creation of an improved entrance to Oak Avenue Nature Reserve; the appointment of landscape consultants to provide proposal for upgrading for Hampton Square (completed summer 2013).

Details are available on the Council's website: http://www.richmond.gov.uk/hampton_north_uplift

Hampton North:

- Extensive landscaping improvements to Hampton Square were completed in October 2013.
- Consultants have considered the potential of improving the appearance of the Square through limited redevelopment and further landscape improvements.
- Mural - Earlier in 2013 a project to continue and extend the wall mural on the upper part of the building at the front of the Hampton Youth Centre was funded by the Uplift programme.
- Highways works progress on Percy Road/Broad Lane and will continue through to beginning of December 2013. Improvements consist of soft landscaping, a shared surface, removal of railings, street lighting, new paving, upgrading traffic calming measures and new street furniture.



²⁵ http://www.richmond.gov.uk/home/council_government_and_democracy/council/get_involved/all_in_one/uplift.htm

²⁶ <http://cabinet.richmond.gov.uk/documents/s36703/Update%20of%20Uplift%20Programme.pdf>

- Work is complete on the extension of the footpath network in Hampton Common in order to improve accessibility for all park users through installing a new path from the play area to Oak Avenue entrance.
- Work is complete on the extension of the footpath network in Hampton Common in order to improve accessibility for all park users through installing a new path from the play area to Oak Avenue entrance.

Ham:

- A £146k revamp of Ham Library was completed in 2013. The six-week transformation of the Library in Ham Street, has resulted in the creation of a new community exhibition and meeting space with an IT suite, refurbishment of toilets, kitchen areas, shelving and the reception desk and the replacement of the windows.
- Project to rejuvenate Ham Close is underway. Consultants, The Prince's Foundation for Building Community, have been appointed to lead on a Masterplan for Ham.

Details are available on the Council's website:

http://www.richmond.gov.uk/home/council_government_and_democracy/council/get_involved/all_in_one/uplift/ham_uplift.htm

Improvement works to the Castelnau Community Project is currently the main feature of the **Barnes Uplift** programme, which has received a £300k makeover.

£40k has been spent on improving the exterior of the centre including:

- New fencing along the allotment boundary.
- A new footpath to improve access to the allotment.
- A new outdoor seating area.
- Installation of artificial grass in the play area.
- Planting to the frontage of the centre will follow in the winter.



The remainder of the money has been spent inside. These improvements include:

- The creation of a new 'Youth Zone'
- Refurbishment of toilets and internal decoration
- A new kitchen
- A new boiler
- New windows
- Repairs to the lift
- Repairs to the roof, including improved insulation.

Mortlake –

Details are available on the Council's website:

http://www.richmond.gov.uk/home/council_government_and_democracy/council/get_involved/all_in_one/uplift/mortlake_uplift.htm

Mortlake Towpath: Throughout 2012 and 2013 works have been carried out to improve Mortlake Towpath – costing £160k. In 2012 the first part was upgraded with a permanent granite surface to help prevent large puddles from forming after high tides and rainfall, which often left the path impassable.

Two further sections along the towpath from Jubilee Gardens to Barnes Bridge have now received the same treatment, creating an accessible link from the High Street to the Station. The works also include the addition of new bins and benches along the path.

New Ramped Access to Jubilee Gardens: The Council has agreed to spend £95k on ramped access from the towpath at Jubilee Gardens. The ramp will be fully DDA compliant but will also allow safe access for those with prams, wheel chairs or mobility scooters. Further improvements to soft landscaping in Jubilee Gardens will take place over the winter.

Consultation on Jubilee Garden scheme will be undertaken early in 2014.

4.11 CP14: Housing

Annual Indicators 55 and 56: Net additional dwellings for the reporting year; Net additional dwellings over previous years; Net additional dwellings – in future years.

Targets: London Plan 2011 target of 2450 units 2011 to 2021 (table 3.1 London Plan), an average of 245 units p.a. The Core Strategy recognises the former London Plan target of 2700 dwellings. National and regional guidance encourages local authorities to exceed completion targets.

Data source: LBRuT Decisions Analysis system and annual completions survey (2012/13).

progress towards target : ✓ **The annual net dwelling requirement was met in 2012/13 and it is expected that the target of 2450 will be exceeded.**

The London Borough of Richmond upon Thames's housing target in the 2011 London Plan is for 2450 additional homes between 2011 to 2021. **This is the equivalent of 245 additional homes per year.** This was a reduction from the previous Plan (Consolidated with Alterations since 2004 (February 2008)), which set a target of 270 homes per annum.

Table 37: Plan period and housing targets

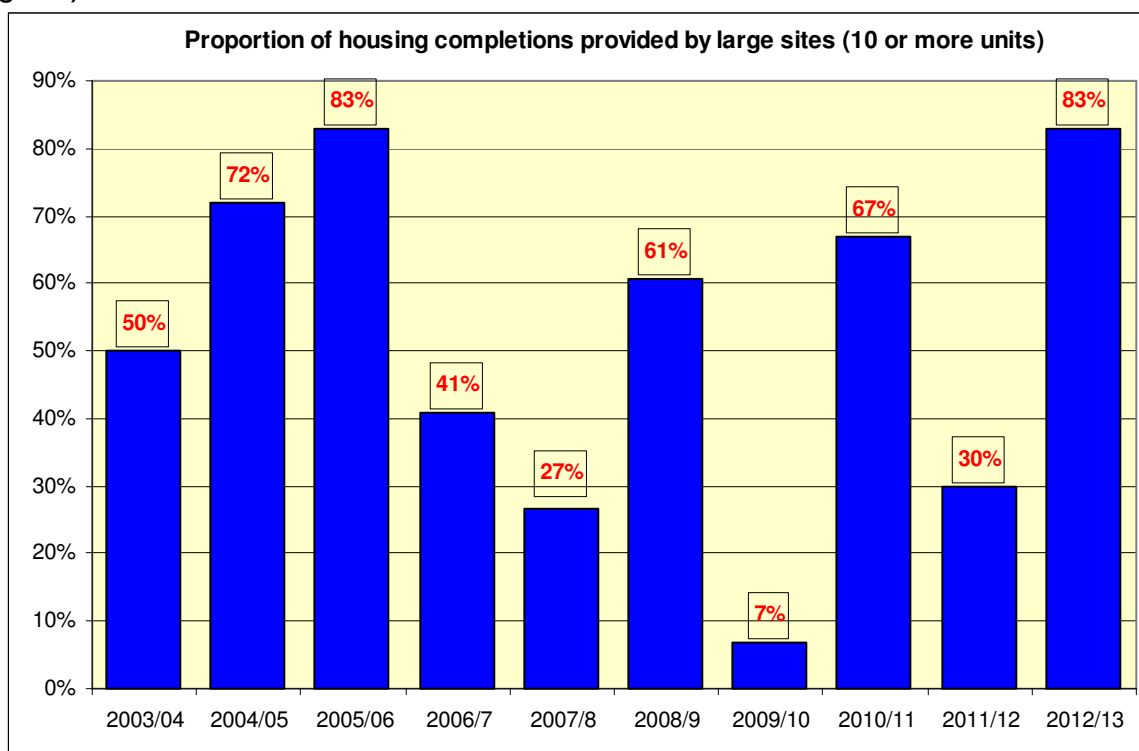
Start of plan period	End of plan period	Total Housing requirement	Source
2007/08	2016/17	2700 (270 per year)	The London Plan, Consolidated with Alterations since 2004 (February 2008)
2011	2021	2450 (245 per year)	London Plan 2011

Indicator 55: net additional dwellings for the reporting year

A net gain of 695 units were completed in 2012/13. This was significantly above average, due to the completion of eleven large sites. This includes a significant number of units on a few large sites which had been anticipated in recent years monitoring as construction had started, or some units had already completed, but were not recorded until all the units on the site have been completed and so fall within 2012/13: 198 units at Sandy Lane; 53 units at Air Sea House (Phase 2); 77 units at International Mail Express; and 76 units at Land at Williams Lane Bowling Green. The table below shows how the number of completions fluctuates annually.

There were eleven large sites completed in 2012/13 (these are defined as being of 10 or more units gross). Large sites therefore provided 83% of the units completed in 2012/13 (comparable figures were 30% in 2011/12, 67% in 2010/11, 6.9% in 2009/10, 60.8% in 2008/09, 26.5% in 2007/08 41% in 2006/07, 83% in 2005/06, 72% in 2004/05, and 50% in 2003/04).

Figure 1: Proportion of housing completions provided by large sites (defined as 10 or more units gross).



Net additional dwellings 2002/2003 to 2012/13

Table 38: Housing completions in the borough 2002/2003 to 2012/2013

Financial year	Units completed
2002/3	319
2003/4	246
2004/5	582
2005/6	842
2006/7	230
2007/8	260
2008/9	436
2009/10	145
2010/11	399
2011/12	208
2012/13	695
Total 2002/03-2006/7 (5 yrs)	2219
Average 2002/03-2006/7	444
Total 2007/8-2011/12 (5 yrs)	1448
Average 2007/8-2011/12	290
Total over 11 years	4362

Source: LBRuT Decisions Analysis System: completions – Planning Policy Section

Notes

Figures are for net gains on site

Totals for 2004, 2006, 2008, 2010 and 2012 are unusually high because of completions on large sites (188 at Langdon Park in 2004, 536 at Kew in 2006, 192 units at Kew in 2008, 171 units at Richmond Lock in 2010, 198 units at Sandy Lane).

Future Housing Supply and Implementation Strategy - Housing Trajectory as at 1st April 2013

It can be seen from the above table that from 1 April 2002 until 31 March 2013, an eleven year period, 4362 units were completed. The borough's housing target set out in the 2011 London Plan is an additional 2450 units between 2011 and 2021, providing for an annual average of 245 units. This requirement has been exceeded in the 2012/13 financial year, and the Council remains on course to meet the strategic dwelling requirement by 2021.

The NPPF requires Local Planning Authorities to identify and maintain a rolling 5 year housing land supply. Sites for inclusion should be:

- **Available** – the site is available now
- **Suitable** – the site offers a suitable location for development now
- **Achievable** – there is a reasonable prospect that housing will be delivered on the site within five years and in particular that development of the site is viable.

In identifying sites which meet this requirement the following have been included:

- Sites that are allocated for housing in the development plan
- Sites that have planning permission (either outline or full planning permission that has not been implemented)
- Sites under construction
- All conversion sites under construction
- All conversion sites with full planning permission

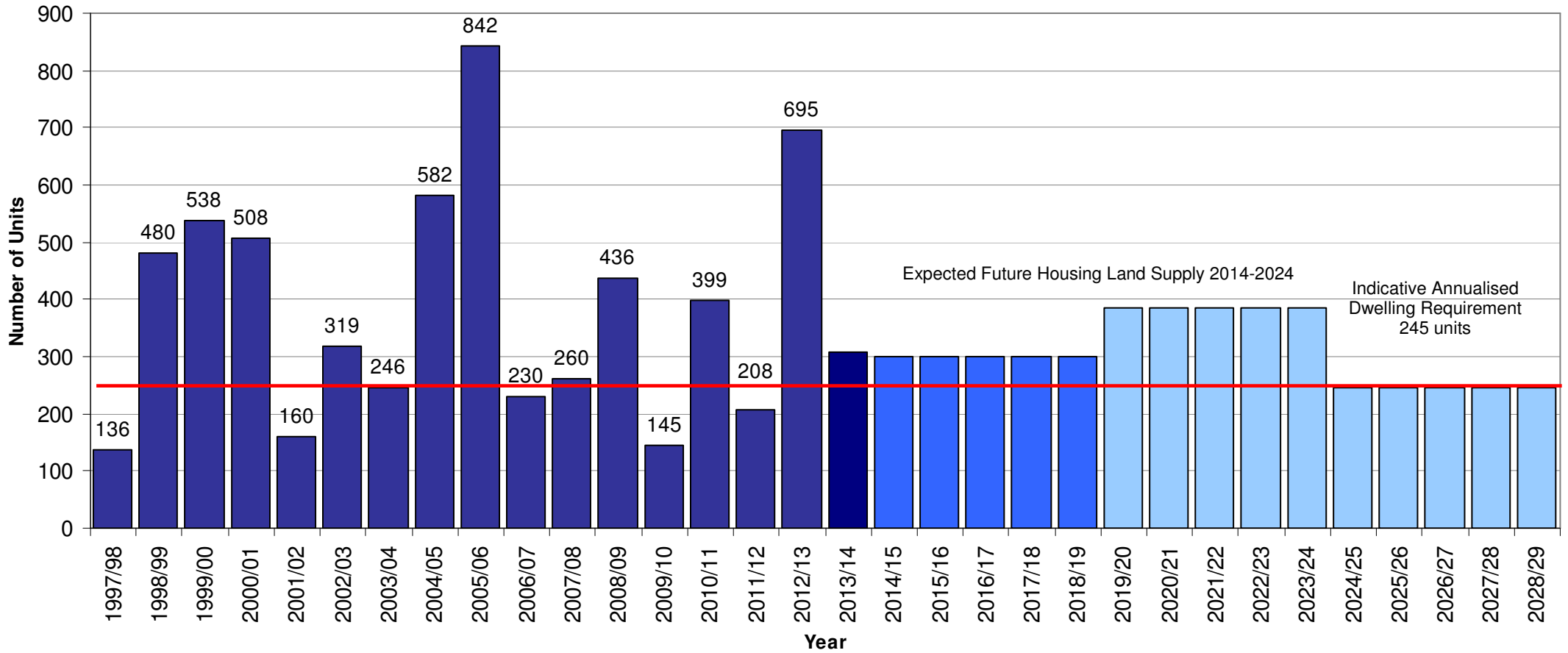
The Council has identified a potential 1501 units over the 5 year period, which is 276 units more than the target supply. The table below details the sources of this supply. This exceeds the NPPF requirements of an additional buffer of 5% to ensure choice and competition in the market for land.

Table 39: Sources of 5-year housing land supply

Site Type	Gross	Net	Total used for 5-year supply
New Build Under Construction	329	286	286
New Build Sites with planning permission	376	351	351
Conversion sites under construction	89	11	11
Conversion sites with planning permission	218	75	75
Proposal/ other known Sites	778		778
Total 5 year supply			1501 units

Further information on both small sites and large sites (over 10 units gross) involved in the housing land supply can be found at Appendix 8, with a summary of supply by ward at Appendix 8b. These also detail dwellings expected to come forward in future years. The housing figures show that the borough will be on course, taking account of historic rates of permissions and completions on small sites, to meet its housing target. However, it should be noted that Policy 3.3 of the London Plan, which is part of this borough's Development Plan, expects London boroughs' housing allocations to be exceeded where possible, and this is also reflected in Core Strategy Policy CP 14. This may well happen, but to what extent it is hard to gauge. Further Alterations to the London Plan are expected, with consultation due in 2014, to set a higher housing target for the whole of London and the borough, however more will be known and addressed in future housing land supply assessments.

Figure 2: Housing Trajectory as at 1st April 2013



Legend

- Completed dwellings
- Net additional dwellings in future years
- Annualised target

Annual Indicator 60 : Net additional gypsy and traveller pitches per annum

Targets: Not applicable for 2012/13

Data source: LBRuT Decisions Analysis

There is currently one authorised site in the borough at Bishops Grove in Hampton which has 12 pitches, managed by Richmond Housing Partnership (RHP).

The 2011 London Plan states that the Mayor does not consider that it would be appropriate to include detailed policies regarding new provision for gypsies and travellers and travelling show people. In London as in the rest of the country, the impact of provision to meet these needs is essentially local and, as government now proposes nationally, should properly be addressed by local planning authorities in DPDs.

Alongside the NPPF, the Government published in March 2012 Planning Policy for Traveller Sites which sets out that local planning authorities should make their own assessment of need for the purposes of planning. This is expected to inform the preparation of local plans and planning decisions and collaborative work with neighbouring authorities to develop fair and effective strategies to meet need - through the identification of land for sites, including a supply of specific deliverable sites sufficient to provide five years' worth of sites against the locally set target.

The Council will be undertaking further work to understand local needs, including working with RHP and other local authorities. This will continue to be alongside considering other innovative solutions to address needs such as providing floating support to those in bricks and mortar to address issues of isolation, managing a home and maintaining a tenancy rather than pitch provision. This is especially important for London boroughs constrained by limited land supply.

The Council's preparation of the Site Allocations Plan started in 2012/13 with a call for sites and initial research on needs to inform consultation on the pre-publication draft in Autumn 2013. Initial indications suggest that additional pitches are not needed in the short term, as needs will be met through the existing site, although full research including the outcomes from questionnaires of the families living on the Bishops Grove site, and those that could be identified who are currently living in bricks and mortar, is due to be published in 2013/14. The outcome of the assessment of needs will be reported in future AMRs.

Annual Indicator 61: Percentage of new housing development on back garden land as a proportion of all housing completions

Target: *Target to be developed when time series data are available*

Data source: LBRuT Decisions Analysis System, Planning Policy Team. Residential completions for 2012/13 financial year.

Since April 2009 the Council has been monitoring permissions that represent garden development. With no national or regional definition, this is based on a local definition of garden development which focuses on the loss of suburban gardens rather than intensification or the loss of other (non-residential) open space which can be monitored through other measures. It therefore includes housing development within the curtilage of an existing dwelling house – but only where these applications would result in a net increase in dwellings within the existing curtilage.

An amended Planning Policy Statement (PPS) 3: Housing published in June 2010 removed private residential gardens from the definition of previously-developed land (often referred to as brownfield land), since reflected in the NPPF. The Council's Development Management Plan introduced a presumption against development on back gardens, reflecting the policy approach of the replacement London Plan, which may have started informing the determination of planning applications since October 2010.

In 2012/13, approximately 2.7% of all new units (gross) **permitted** were development on garden sites. This was slightly lower than in 2011/12 when it was approximately 4%. This could be as a result of the emerging policy position set out above, although it may vary over years according to the type of sites permitted.

In terms of completions, **at least** 10 units (net gain) were **completed** on eight sites that were considered to fall within the Council's definition of garden development, which equates to **at least** 1.4% of completions. However, a large number of completions continue to have been from applications determined prior to April 2009 and therefore it is certain that a larger number of sites and units would have fallen within this definition. It is intended that future AMRs will continue to report on garden development, with time series data and increased certainty as a proportion of completions as it becomes available.

In this year's AMR, indicator 27 also reports for the first time on the loss of ecological features including loss of garden space. These are based on permissions accompanied by the Sustainable Construction Checklist, so there

may be some differences in the sites monitored in each indicator. It does highlight one of the reasons for the restrictive approach to the loss of back gardens, based on their contribution to ecology.

4.12 CP15: Affordable Housing

Annual Indicator 62: Percentage of all new housing completions (gross) which is affordable housing

Target:

Data source: LBRuT Decisions Analysis system and annual completions survey (2012/13).

progress towards target : **x** target not met

Table 40: Affordable Housing Completions by financial year 2003/04 – 2012/13

	Total completions	Affordable housing units*		Total affordable	Affordable as % of total completions
		Private sector sites*	LA/RSL owned sites		
2003/04	246	31	12	43	18%
2004/05	582	105	35	140	24%
2005/06	842	155	76	231	27%
2006/07	230	35	3	38 (3)	16%
2007/08	260	16	-13	3	1.2%
Total 2003/04 - 2007/08	2160	342	113	455	21%
2008/09	436	48	50	98	23%
2009/10	145	0	0	0	0%
2010/11	399	89**	37	126	32%
2011/12	208	0	75	75	36%
2012/13	695	224	3	227	33%
Total 2008/09-2012/13	1883	361	165	526	28%

Notes: RSL = Registered Social Landlord/Registered Provider. Figures are net of demolitions

* includes units for which a financial contribution to the Affordable Housing Fund was agreed as an alternative to on-site provision. The number of units concerned is put in brackets afterwards. Sums which do not correspond to full units are reported separately; see Indicator on Planning Obligations received.

Minus figures are due to a reduction in units through remodelling improvements to existing accommodation on some sites

** Includes 15 affordable units at Becketts Wharf and Osbourne House (07/2991) completed during 2009/10 that could only be included in 2010/11 once the rest of the private units on the site (not yet completed) were permitted under 11/0468.

Analysis

Affordable housing was completed on thirteen sites during 2012/13 delivering 255 units (gross). The majority of these were on large sites. There was affordable housing completed on five sites all in LA/RSL ownership when permission was granted, at Sherland Road (08/0007), 249 Mortlake Road (08/1710/FUL), Lincoln Avenue (09/0434), 122 Queens Road (09/1993/VRC) and a remodelling scheme at Craig House (08/0007). There were seven sites which were 100% affordable housing schemes, in addition to those already mentioned on LA/RSL ownership, these included Air Sea House (10/0612) and 209 Waldegrave Road (07/3470). There were three large sites completed in 2012/13 which did not include on-site provision of affordable housing (Gordon Court (08/2704), Gifford House (10/3719) and King Street (07/1455)), however in these cases viability information was provided and a contribution towards affordable housing off site secured as appropriate.

The net gain of 227 affordable units in 2012/13, equating to 33% of the net gain in units, maintains a reasonable improvement on previous years over the last two years. The overall percentage of affordable housing still remains below the target, however for some sites there continues to be a time lag for the implementation of the thresholds in the Core Strategy policies introduced in 2009 and the Development Management policies adopted in 2011 to become relevant to all completions and viability has to be taken into consideration.

It should be noted that the figures for affordable housing prepared for statutory planning monitoring differ from those prepared for statutory housing monitoring because of the use of different criteria. Data provided through the monitoring of planning decisions, as in this report, always produce lower figures than those provided for housing returns, which include affordable housing secured through change of tenure e.g. through acquisition by RSLs of properties on the open market, for example, and are presented as gross, rather than net, figures. They are not directly compatible either in terms of which year a property completion may be recorded in, as Planning will only record completed units once all the units on a site have been completed, but Housing will count the affordable housing units once the RSL has obtained practical completion of the scheme, and generally planning agreements

require affordable housing to be completed and handed over before occupation of general market units. Therefore these dates are rarely the same and can fall in different recording years.

Any off-site contributions towards affordable housing are detailed under Indicator 4: Number of obligations received last year. Following the adoption of the Development Management Plan, the additional contributions to the Affordable Housing Fund provided by implementing Policy DMHO6 on all small sites will be available to help ensure schemes remain viable. However, there is a time lag for the potential contributions secured from these sites to be received by the Council following implementation of a permission and the relevant trigger in a planning obligation reached. In the monies received during 2012/13 for affordable housing there were contributions from only three small sites under Policy DMHO6, with other financial contributions from former employment sites and two exceptional cases on large sites. The Council funds a Housing Capital Programme to support the development of affordable housing to meet the needs of Borough residents. Capital resources for this programme come from a variety of sources including Council funding and financial contributions to the Affordable Housing Fund. Support from this funding may be available to help ensure schemes remain viable, particularly to ensure that larger family rented units remain affordable. There is sometimes a time lag between funding being agreed (at the time is permission granted) and the timing of payments, and payments may be staged. Some schemes to which a contribution was made during 2012/13 are Elmtree/Somerset House, 570 Hanworth Road, and Air Sea House. Future AMRs may report further on the nature of affordable housing contributions received and how funds are being spent.

The UDP previously stated that the split between social rented and intermediate tenures in the affordable housing should be 75%/25% respectively, which was revised in Core Strategy Policy CP15 to 80%/20% to accord with the Council's priorities and the evidence resulting from research into housing needs. The figures in 2012/13 show from all thirteen sites a tenure split of 75% / 25% which is slightly below policy requirements. On some schemes an exact split may not have reflected the constraints of the site, and on one scheme a higher percentage was permitted as it did achieve 100% affordable housing.

For future years, Development Management Plan Policy DMHO6 has moved towards maximising provision reflecting site specific circumstances to recognise viability constraints. However, there continues to be some affordable units under construction which will fall in future AMRs, including: 29 affordable units at Somerset House/Elmtree Road; and 8 units at Hanworth Road. A number of schemes arising from redevelopment or conversion of commercial floorspace in accordance with Policies CP19 and DMEM2 are also coming forward and will assist with future provision of affordable units, and some Registered Providers may deliver small sites through their own landholdings.

The NPPF introduced a requirement to illustrate the expected rate of housing delivery through a housing trajectory for the plan period for market and affordable housing. The Council has included a forecast for 2014-24 which identifies potential sources of future affordable housing units, amounting to a potential 391 over the 5 year period. However, there remains uncertainty about the delivery of affordable housing, arising firstly from uncertainty over Government funding of affordable housing after 2014/15, and secondly the availability of large sites to achieve the Core Strategy Policy CP15 target.

4.13 CP19: Local Business

Support for business is a priority of the Council reflected in the work of the Planning Policy Section, the Economic Development Team. Planning policies which support and encourage business can be found in the Core Strategy and the adopted Development Management DPD. An extensive amount of research has been put together as part of the process of establishing the LDF evidence base including in particular the Employment Land Study (2006) and (2009) and the Richmond Employment Sites and Premises 2013 report²⁷ which is available on the Council's website. The Local Economic Assessment²⁸ published in 2010 is also available on-line and included a business survey. Another source of information is the All-In-One Business Survey 2011²⁹.

²⁷ http://www.richmond.gov.uk/home/environment/planning/planning_guidance_and_policies/local_development_framework/local_development_framework_research/employment_land_study_november_2009.htm

²⁸ http://www.richmond.gov.uk/local_economic_assessment

²⁹ http://www.richmond.gov.uk/home/council_government_and_democracy/council/council_consultations/consultation_details.htm?id=C00556

Annual Indicator 65: Amount and type of completed employment floorspace developed by employment type

Data source: LBRuT Decisions Analysis system.

Information to fulfil the DCLG's former indicator on employment land has been collected and reported on for several years. It is no longer a mandatory obligation, but is useful in monitoring employment floorspace growth, or contraction. Data are presented here on new floorspace completions and also figures which take into account losses.

- Some **4,046 m²** of gross employment floorspace was completed in the 2012/13 financial year, which includes any gains through change of use and conversion.
- During the same period there was a **net loss of 13,829 m²**. This figure is the net change in employment floorspace and is defined as new floorspace completions, minus demolitions, plus any gains or losses through change of use and conversions.

Table 41: Employment floorspace completions 2012/13

completed use		Gross employment floorspace completions	Net Losses	Net change in employment floorspace	Completions minus losses
		gross external m ²	Gross external m2	Gross external m2	
B1a	Office	3,619	11,717	-8,098	
B1b	Research & development	0	300	-300	
B1c	Light Industrial	0	600	-600	
B2	General Industrial	84	1,017	-933	
B8	Storage or Distribution	343	4,241	-3,898	
Total*		4,046	-17,875		-13, 829

Source: LBRuT Decisions Analysis System – Planning Policy Section.

Notes: *Figures rounded

See Appendix 10 for Guide to Use Classes Order

The figures show a significant loss in employment floorspace over the year. This is due to redevelopment of existing employment sites. The figures are particularly affected by the redevelopment of a relatively large site a 2ha former gas works, B8 storage and B1 office site (Former Seeboard site, Sandy Lane) for housing, a care home and other mixed community and employment uses. One large office was converted into an hotel (Park House, Teddington), another into a training facility (Sovereign Gate, Richmond). Many offices have been allowed to change to mixed uses including health, nurseries, education, retail and residential. Other development involved small extensions, changes of use and residential mixed use schemes. See Appendix 9 for full details on an application by application basis.

Annual Indicator 67: Amount of employment floorspace lost to completed non-employment uses

Target: (local) losses of employment land should not exceed 500m² per annum

Data source: LBRuT Decisions Analysis system

progress towards target : ✘ **target was not met as 2.81 ha of employment land was lost in the financial year.**

Key policies which seek to protect employment land are policy DM EM 2 – retention of employment, and Core Strategy policy CP 19 - Local Business.

A full breakdown of employment land completions can be found in Appendix 9. Completions data for 2012/13 show the redevelopment of existing employment land in the local authority area amounted to 17,875m² (gross external). The figure shows losses were much higher than the average figure for the preceding eight years.

Table 42: Amount of employment floorspace lost to completed non-employment uses

Financial year	Amount of employment floorspace lost to completed non-employment uses
	(Gross external)
2012/13	17,875 m ²
2011/12	6,038 m ²
2010/11	9,840 m ²
2009/10	3,875 m ²
2008-09	3,559 m ²
2007-08	3,084 m ²
2006-07	2,842 m ²
2005-06	3,608 m ²
2004-05	10,465 m ²

Source: LBRuT Decisions Analysis System – Planning Policy Section.

Note that this figure does not take into account losses from employment land to residential use under the newly revised changes to permitted development rights. Between May and the end of November this year the authority received 116 applications for the change of use from offices to residential under the prior approval process. Of these, 58 had been accepted, i.e. prior approval was granted or not needed, resulting in further significant cumulative losses in employment land.

This information is provided to give a rounder picture of change to employment floorspace. The AMR usually monitors completions. Therefore, these applications will be picked up in subsequent AMRs if & when implemented.

The amount of gained space this year is marginally higher than in the previous year: 4,046m² compared to 3,816m² measured as gross external. However, in spite of the gains this year there was a large overall loss of employment floorspace, due to residential redevelopment, conversions to an hotel and a training centre, and cumulative small scale conversions to small offices, retail, health clinics and other D1 and D2 uses.

Table 43: Gained employment floorspace

Financial year	Gained employment floorspace
	(Gross external)
2012/13	4,046 m ²
2011/12	3,816 m ²
2010/11	6,849 m ²
2009/10	3,513 m ²
2008-09	12,052 m ²
2007-08	9,717 m ²
2006-07	2,737 m ²
2005-06	3,767 m ²
2004-05	2,995 m ²

Source: LBRuT Decisions Analysis System – Planning Policy Section. Note: errors are due to rounding

There was a much larger than usual overall loss of 13,829 m² employment floorspace. Figures have fluctuated in recent years as illustrated in the table below. However, this level of loss is unprecedented.

Table 44: Overall employment floorspace

Financial year	Overall employment floorspace
	(Gross external)
2012/13	-13,829 m ²
2011/12	-2,222 m ²
2010/11	- 2,991 m ²
2009/10	- 362 m ²
2008-09	+8,493 m ²
2007-08	+6,633 m ²
2006-07	-105 m ²
2005-06	-632 m ²

Source: LBRuT Decisions Analysis System – Planning Policy Section. Note: errors are due to rounding

Table 45: Amount of employment floorspace developed by type 2012-13

Losses	Existing use	Gains
Gross external m2		gross external m ²
11,717	B1a	3,619
300	B1b	0
600	B1c	0
1,017	B2	84
4,241	B8	343
17,875	Total	4,046
Overall loss - 13,829		

Source: LBRuT Decisions Analysis System – Planning Policy Section. Note: errors are due to rounding

There is enormous pressure for redevelopment for, in particular, residential uses. The cumulative impact of changes of use away from employment is set out below. This demonstrates that the Council's LDF policies are sufficiently flexible to allow the controlled change of use to residential in those areas most appropriate, whilst still providing land for economic activities and growth through the planning system in line with the NPPF. However the permitted development rights allowing residential change of use from offices is likely to decimate the provision of land for business and undermine sustainable economic growth.

A local indicator measures the amount of land (in hectares) developed for other uses as set out below:

Table 45: Employment floorspace developed for other uses 2012- 13 - completions

Area (ha)	new land use
2.2567	lost to C3 – residential
0.17736	A1/A2 – retail and financial services
0.0617	A3
0.2366	D1 – non-residential institutions, e.g. day nursery, health clinic, crèche, museums
0.071	D2 – Assembly & Leisure e.g. cinema, gym
0.007	Sui Generis
2.81036	Total employment land lost in the borough

This site area lost to non-employment uses is the highest it has ever been, exceeding the last two year's figures of 0.68ha. This year's figures are affected by the change of use of over 2.0 ha of brownfield land into predominantly flats with some mixed uses along Sandy Lane, and an office block of over 3,000 sqm with a car park undergoing a change of use to a 113 bed hotel in Teddington. A significant number of the extensions, conversions and redevelopments on employment sites are mixed use proposals which include an element of enabling residential including affordable housing, and some replacement employment floorspace in the form of B1 offices, see Appendix 9.

Table 46: Site area lost to non-employment uses

Financial year	Lost employment floorspace
	(Gross external - hectares)
2012/13	2.81
2011/12	0.68
2010/11	0.68
2009/10	0.49
2008-09	0.08
2007-08	0.39
2006-07	0.32

Source: LBRuT Decisions Analysis System – Planning Policy Section. Note: errors are due to rounding

Annual Indicator 71: Employment land for which planning permission has been granted for business use in monitoring year (hectares)

Data source: LBRuT Decisions analysis system for financial year 2012/2013

Previous AMRs have reported on the DCLGs indicators on planning permissions granted for business use. A valuable indicator, it is reported again this year on the same basis despite the removal of the statutory requirement.

The employment land (in hectares) available was defined by DCLG as i) sites allocated for employment uses in DPDs, and ii) sites for which planning permission has been granted for employment uses, but not included in i). Employment land and uses are defined as (UCOs B1a), b) and c), B2 and B8). See Appendices 9 and 10.

The Council has not specifically defined or allocated employment sites within its Development Plan. Data on planning permissions is for the monitoring year. This is only a fraction of the total employment land in the borough. More information on the borough's employment land is available in the 2009 Employment Land Study³⁰ and the 2013 Review of Employment Land and Premises carried out by Roger Tym and Partners.

Planning permission was granted for 0.46ha (c.4,600 m²) of new employment floorspace. It was usually for B1 office on land already in employment uses, with a number of sui generis, mixed, retail, and light and general industrial sites being redeveloped for residential mixed use and office schemes. Some storage units have been redeveloped to provide offices or light industry and storage.

Table 47: Planning permissions for employment use granted 2012/13

Address	Existing use	Proposed employment use	other uses	Total site area (ha)	Employment land area (ha)
Rear of 119 to 129, Sheen Lane, East Sheen	B1a	B1a	-	0.0126	0.0126
298 Upper Richmond Road West, East Sheen	A1 and C3 x 1	B1a	A1, A2, A3 and C3 x1	0.026	0.00433
The Gate House, Upper Ham Road, Ham	B1a	B1a	D1 clinic	0.0185	0.00925
29 to 27, Barnes High Street, Barnes	Sui Generis Garages and B1a	B1a	A1 and C3 x 5	0.11	0.0243
63-65 Raleigh Road, Richmond	B2	B1a	-	0.0602	0.0602
45 The Vineyard, Richmond	B1c	B1a	C3 x 6	0.0698	0.0501
5 -7 Hill Rise, Richmond	B1a and C3 x 1	B1a	C3 x 2	0.0152	0.002
Rear 63-65 Raleigh Road, Richmond	B2	B1a	B2	0.0602	0.0018
Twickenham Sorting office, London Road, Twickenham	Sui Generis	B2	-	0.2568	0.0568
99 Whitton Road, Twickenham	Sui Generis Launderette	B 1a	Sui Generis Launderette	0.0278	0.0075
2-4 Latimer Road, Teddington	Sui Generis Scrap yard	B1a	C3 x 2	0.0265	0.0132
31 Church Road, Teddington	B2	B1a	-	0.0225	0.006
Unit 2, Teddington Business Park, Station Road, Teddington	B8	B1c B2 B8	-	0.09	0.03
Units 1-2 Teddington Business Park, Teddington	B8	B1a	-	0.14	0.169
77-79 Richmond Road, Twickenham	B8, B1c A1 and C3 x1	B1a	D1 C3 x 1	0.039	0.013
Total employment land available					0.46008

Source: LBRuT decisions analysis system. See below for description of use classes.

³⁰http://www.richmond.gov.uk/home/environment/planning/planning_guidance_and_policies/local_development_framework/local_development_framework_research/employment_land_study_june_2006.htm

Guide to the Use Classes Order

Use Classes Order	Description
A1	Shops , retail warehouses, hairdressers, undertakers, travel and ticket agencies, post offices, dry cleaners, Internet cafes, sandwich bars, funeral directors
A2	Professional and financial services , banks, building societies, estate and employment agencies, betting offices
A3	Restaurants & cafes – sale of hot food for consumption on the premises
A4	Drinking Establishments – public house, wine bar or other drinking establishment
A5	Hot food takeaways – sale of hot food for consumption of the premises
B1	B1 Business - Offices (other than those that fall within A2), research and development of products and processes, light industry appropriate in a residential area.
B2	General industrial - Use for industrial process other than one falling within class B1 (excluding incineration purposes, chemical treatment or landfill or hazardous waste).
B8	B8 Storage or distribution - This class includes open air storage.
C1	Hotel, boarding and guest houses where no significant element of care is provided.
C2	Residential schools and colleges. Hospital and convalescent/ nursing homes
C2A	Secure Residential Institution - Use for a provision of secure residential accommodation, including use as a prison, young offenders institution, detention centre, secure training centre, custody centre, short term holding centre, secure hospital, secure local authority accommodation or use as a military barracks.
C3	Dwellinghouses - this class is formed of 3 parts:
	<ul style="list-style-type: none"> • C3(a) covers use by a single person or a family (a couple whether married or not, a person related to one another with members of the family of one of the couple to be treated as members of the family of the other), an employer and certain domestic employees (such as an au pair, nanny, nurse, governess, servant, chauffeur, gardener, secretary and personal assistant), a carer and the person receiving the care and a foster parent and foster child.
	<ul style="list-style-type: none"> • C3(b): up to six people living together as a single household and receiving care e.g. supported housing schemes such as those for people with learning disabilities or mental health problems.
	<ul style="list-style-type: none"> • C3(c) allows for groups of people (up to six) living together as a single household. This allows for those groupings that do not fall within the C4 HMO definition, but which fell within the previous C3 use class, to be provided for i.e. a small religious community may fall into this section as could a homeowner who is living with a lodger.
C4	Houses in multiple occupation - small shared dwelling houses occupied by between three and six unrelated individuals, as their only or main residence, who share basic amenities such as a kitchen or bathroom.
D1	Non-residential institutions e.g. places of worship, church halls Clinics, health centres, crèches, day nurseries, consulting rooms Museums, public halls, libraries, art galleries, exhibition hall Non residential education and training centres
D2	Assembly and leisure - Cinemas, music and concert halls, bingo and dance halls (but not night clubs), swimming baths, skating rinks, gymnasiums or area for indoor or outdoor sports and recreations (except for motor sports, or where firearms are used).
Sui Generis	Certain uses do not fall within any use class and are considered 'sui generis'. Such uses include: theatres, houses in multiple occupation, hostels providing no significant element of care, scrap yards. Petrol filling stations and shops selling and/or displaying motor vehicles. Retail warehouse clubs, nightclubs, launderettes, taxi businesses, amusement centres and casinos. Theatres, nightclubs

The classes of use for England are set out in the Town and Country Planning (Use Classes) Order 1987 and its subsequent amendments. The following list gives an indication of the types of use which may fall within each use class. Please note that this is a guide only and it's for local planning authorities to determine, in the first instance, depending on the individual circumstances of each case, which use class a particular use falls into.