

London Borough of Richmond upon Thames

# Annual Monitoring Report 7

for financial year **2009/10**

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# 1 Introduction

This report is the seventh Annual Monitoring Report (AMR) produced by the Council and covers the 2009/10 financial year and thus policies in force during that period.

## The Statutory Plan

The Borough's Core Strategy was adopted in April 2009. It supersedes a number of UDP saved policies of the First Review Unitary Development Plan (adopted 1<sup>st</sup> March 2005) which are listed in Appendix One of the Core Strategy. The remainder of the saved UDP policies remain adopted planning policy. Changes to the Development Management DPD were agreed in November 2010 for development control purposes and it will be necessary to include new or amended indicators in future years to reflect these new/ amended policies. Other changes to the monitoring frame will arise from the Government's review of National Indicators and potentially change in government policy.

The development plan also includes the Mayor's London Plan (Consolidated with Alterations since 2004) published 2008. The Mayor published a Draft Replacement London Plan for consultation ending in January 2010. The Examination in Public took place from the 29th June and is due to finish in December 2010.

## Requirement for an Annual Monitoring Report

Section 35 of the Planning and Compulsory Purchase Act 2004 requires local planning authorities to submit an Annual Monitoring Report (AMR) to the Secretary of State containing information on the implementation of the Local Development Scheme (LDS) and the extent to which the policies in local development documents are being achieved.

## Monitoring frame

The approach taken reflects the Government's approach set out in guidance<sup>1</sup>. Whilst 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, the annual monitoring of significant effects indicators presented in the Sustainability Appraisal Scoping Report (latest revision 2007) and the inclusion of the DCLG's core output indicators (incorporating revisions). Where an indicator contributes to a regional or national target, that contribution is assessed. Elsewhere local targets have been set where appropriate.

Annual Monitoring Reports are produced by the 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 output (plan) indicators. Information on planning applications has been logged since the 1980s. The Council undertakes a Completions Survey in the Spring each year. Information on completions is fed through to the decisions analysis system which supplies data on a range of indicators.

## Choice of indicators

Many of the non-mandatory indicators tie in with other sets of indicators produced nationally or regionally by the Greater London Authority and other organisations and allow for benchmarking of performance. Table 1 provides information on the indicator families used. Their use is identified throughout the report.

**Table 1: Key to indicator families**

(Note that LDF Indicators are not necessarily identical)

<b>DCLG COI</b>	<b>DCLG Core Output Indicators</b> A national set of indicators required by the DCLG. Updated July 2008.
<b>NI</b>	<b>National Indicators</b> A single set of 188 national indicators (revised Feb 2009). They replaced Best Value Performance Indicators whose last statutory recording period is the 2007/8 financial year. National Indicators are under review.
<b>AC QOL</b>	<b>QOL Audit Commission Quality of Life Indicators (Revised August 2005)</b> The Audit Commission, OPDM (DCLG) and DEFRA joint working to produce a national set of consistent indicators for use at local level. Local Authorities do not need to collect data independently.
<b>GLA KPI</b>	<b>Greater London Authority Key Performance Indicators</b> As included in the London Plan Annual Monitoring Report 7 (February 2010)

<sup>1</sup> ODPM's Guidance on producing AMRs - Local Development Framework monitoring: A Good Practice Guide can accessed via the following link <http://www.communities.gov.uk/publications/planningandbuilding/localdevelopmentframework>  
Revisions to the Core Output Indicators were published in October 2005 and further revisions released in July 2008 - <http://www.communities.gov.uk/publications/planningandbuilding/coreoutputindicators2>



**Table 1: Key to indicator families**

(Note that LDF Indicators are not necessarily identical)

<b>LSDC QOL</b>	<b>LSDC London Sustainable Development Commission – Quality of Life Indicators (Reports published May 2005 &amp; 2009)</b> The Commission identified a menu of sustainability indicators, of which 23 are considered to be headline indicators.
<b>CP</b>	<b>Community Plan indicators</b> The Community Plan sets of a series of objectives and targets to meet the vision for the area. The Community Plan was reviewed in xx. However, this AMR refers to the 2007-2017 Community Plan which was still relevant for the monitoring year of 2009/10. <a href="http://www.richmond.gov.uk/community_plan_2007_17.pdf">http://www.richmond.gov.uk/community_plan_2007_17.pdf</a>
<b>SA</b>	<b>Sustainability Appraisal (significant effects) Indicators</b> as set out in the Sustainability Appraisal Scoping Report June 2005 (revised March 2007).
<b>LDF</b>	<b>Local Development Framework Indicator</b> As included in the adopted Core Strategy or as proposed in the Development Management Plan and included where appropriate
<b>RTPI SPOI</b>	<b>RTPI Spatial Planning Outcome Indicators.</b> Set of indicators developed by the RTPI in July 2008, specifically designed to measure spatial planning outcomes, reflecting the 5 domains of spatial planning set out in PPS 1.
<b>LAA</b>	<b>Local Area Assessment indicator</b>

### Unreported indicators

There are a small number of indicators whose data requirements have only been partially met which have been identified and explained in Appendix 1.

## 2 Non-technical summary

This report is the seventh Annual Monitoring Report (AMR) produced and covers the 2009/10 financial year and relates to policies operating at the time. The 2005 Annual Monitoring Report (AMR) was the first to be produced as a statutory requirement of the new planning policy system. It is submitted to DCLG.

A key purpose of the report is to report on whether the Council is still on track with the Local Development Framework which will in due course replace the Unitary Development Plan. It also provides information on the effectiveness of key UDP policies as well as the DCLG's mandatory Core Output Indicators (where possible) and is the means of monitoring the set of Sustainability Appraisal indicators agreed as part of the Sustainability Appraisal process for planning policy documents<sup>2</sup>.

### Local Development Framework:

The fourth review of the Local Development Scheme (LDS) operative from May 2009 applied during this period. This included a phased approach to the production of DPDs, with the adoption of the Core Strategy in May 2009, preparation of the Development Management DPD (DMDPD) starting April 2009 and preparation of the Site Allocations DPD (SADPD) starting April 2010.

The **target for adoption of the Core Strategy was met for 2009/2010** – it was formally adopted in April 2009, one month earlier than shown in the LDS.

Some pre-production and preparation of the evidence base for the DMDPD and SADPD was started in early 2009. The DMDPD was then taken forward during 2009/2010, as far as the pre-submission consultation from 29<sup>th</sup> January to 12<sup>th</sup> March 2010. Pre-production work on the SADPD resumed in March, all in line with LDS targets.

With respect to the Joint Waste DPD, progress on this is being made, but more slowly than anticipated in the LDS. Issue/Options consultation took place in Spring 2009. Consultation on proposed sites begins in January 2011, with the EIP expected to take place in Autumn 2011 and adoption now anticipated in 2012.

The LDS is likely to be revised to take account of new planning policy requirements for the area.

### Effectiveness of key policies:

**Sustainability** - There is progress towards meeting sustainability targets.

- waste and recycling – the amount of household waste per household falling from last year and the percentage set for re-use, recycling and composting rising
- an increase in the number of contaminated land sites remediated.
- a number of new developments have been permitted with renewable energy and have met sustainability standards
- targets met for air pollution

**Housing supply** – the annual net dwelling requirement was not met in the financial year 2009/10. However, over the target period it is expected that the target of 2700 dwellings (annual target of 270 per year) will be exceeded. 145 units were completed in 2009/10. The recession is likely to have had an impact, although the future housing land supply has identified a potential 1870 units over the 5 year period, which is 520 units more than the target supply.

**Affordable housing** – No affordable housing was completed on any sites during 2009/10. With only one large site of 10 units completed during 2009/10 there were few opportunities to provide affordable housing. The development in question being allowed on appeal, the Inspector finding it would not be viable if affordable housing were provided. As one of the lowest years in terms of overall housing completions it follows that the potential for delivering affordable housing is more limited. The percentage of affordable housing and the emphasis on social rented units is expected to increase in future years, and there are a significant number of units on a few large sites that are partially completed indicating a healthier supply in the pipeline.

**Town centres** - There was no significant increase in floorspace for town centre uses during this period. Vacancy rates appear to have risen since 2008 in smaller centres, although remained at similar levels in town centres. The proportion of A1 (shop) use in key frontages also remains at similar levels. There has been some loss of essential shops/services in smaller town centres, notably the closure of several off licences across the borough.

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<sup>2</sup> [http://www.richmond.gov.uk/home/environment/planning/local\\_development\\_framework/sustainability\\_appraisal\\_ldf.htm](http://www.richmond.gov.uk/home/environment/planning/local_development_framework/sustainability_appraisal_ldf.htm)

**Employment land and premises** - The redevelopment of existing employment land in the local authority area amounted to 3,875m<sup>2</sup> (gross external) or 3,730 m<sup>2</sup> (gross internal). The figures show losses were more than those for the previous years. However, overall the decline in employment floorspace was offset by intensification on existing sites. The number of employee jobs continues to increase from 69,300 (2007) to 72,700 (2008) and the new business registration rate has also increased between 2007 and 2008, albeit that there is a lag in data provision which means that the impact of the recession may not be reflected. However, estimated unemployment rates appear to be rising but remain low compared to the regional average.

**Open space** – In general policies were successful in retaining designated open space. None were completed in OOLTI or Green Belt. A small number of completions constituted “appropriate” development in Metropolitan Open Land. Some new open space was created as part of a residential development completed in Teddington, and some c. £125,000 generated for open space/public realm improvements from planning obligations.

**Planning obligations** – 54 Section 106 Agreements were signed during the 2009/10 financial year resulting in planning obligations to the value of £821,287, the largest proportion being for transport projects (c.£404,000).

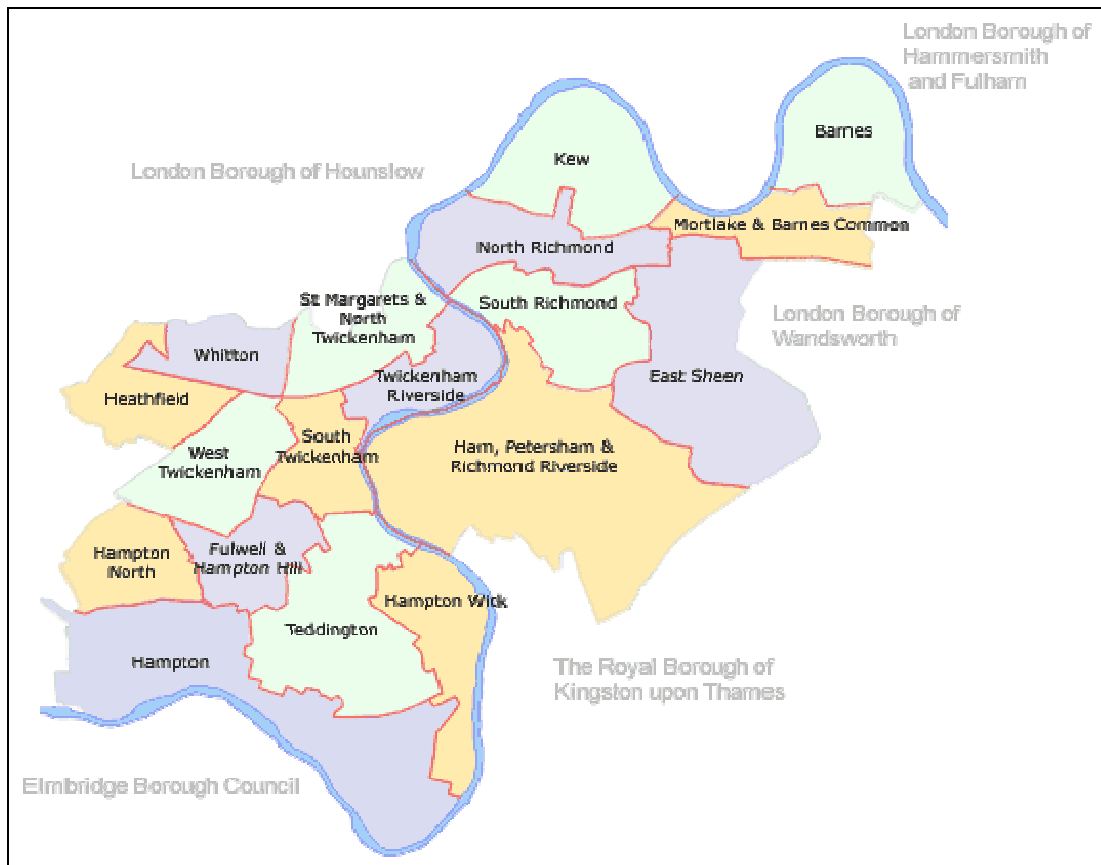
### 3 Richmond upon Thames Profile

#### Introduction

This section sets the context for the monitoring framework and contains general information on social aspects, the borough's economy and key environmental assets and thus includes many of the contextual indicators. More information can be obtained from the Council's website<sup>3</sup>.

The borough covers an area of 5,095 hectares (14,591 acres) in southwest London and is the only London borough spanning both sides of the Thames, with river frontage of c.35 kilometres. There are about a dozen towns and villages, although more than a third of its land is open space (including Richmond Park, Bushy Park and Kew Gardens). A significant amount of the borough lies within Metropolitan Open Land and there are 72 designated Conservation Areas. This is an affluent area, though it contains some pockets of relative disadvantage. It has high property prices and a highly educated population.

Map x: Ward boundaries in Richmond upon Thames



#### Population

Richmond upon Thames has a population of 187,200 according to the revised mid-year estimates for 2008; 51% females and 49% males. (ONS, released May 2010). The latest information can be found at: <http://www.statistics.gov.uk/statbase/product.asp?vlnk=14060>.

According to the ONS revised mid-year estimates for 2008 there are some differences between the population of Richmond upon Thames and that of the country as a whole. There is a greater proportion of people aged 0-9 years in Richmond (13.0%), and a smaller proportion aged 10-24 (15.2%). There are also more people of a working age, with 59.4% of the population aged 25-64. The proportion of those aged 65-84 (10.3%) is slightly lower than that of Outer London (11.2%), and lower than that of the country as a whole (14.0%). However, the number of people aged over 85 (1.3%) is very similar to the national picture (1.5%).

At the time of the 2001 Census, Richmond upon Thames had the highest percentage in London (44%) of people aged 65 and over living alone and this was expected to increase further. Ham, Petersham and Richmond Riverside wards have the highest count of population for both 65+ and 85+ age bands.

The ONS population projections suggest a rise in the total population of Richmond upon Thames to 189,000 by 2011 and to 198,000 in 2016.

<sup>3</sup> [www.richmond.gov.uk](http://www.richmond.gov.uk)

Significant differences in age groups are as follows:

- The 0-19 age group will increase by 3.4 % by 2011 and by 9.9% by 2016;
- The 20-39 age group will decrease by 0.4% by 2011 and by 0.9% by 2016;
- The 40-64 age group will increase by 2.9% by 2011 and by 6.2% by 2016;
- There will be an overall increase in the 65+ age group, with a significant rise in the number of “younger” older people by 2016.

More detailed demographic data can be found at: <http://www.richmond.gov.uk/cenborough.pdf>

Ward level data can be found at: [Census information - London Borough of Richmond upon Thames](#)

### Community

The borough has a strong community; according to the 2008/9 Place Survey, almost nine out of ten residents feel that people from different backgrounds get on with each other in their local area and almost two-thirds of all residents feel they belong to their immediate neighbourhood too.

### Deprivation

Richmond is one of the least deprived areas in the country and the least deprived within London (Index of Multiple Deprivation 2007). No areas in Richmond are among the 20% most deprived areas in the country, and 55% of areas in Richmond are among the least deprived 20% in England. Figures also suggest that relative deprivation is decreasing: the borough’s Index of Multiple Deprivation (IMD) rank score has reduced from 301 in 2004 to 309 in 2007.

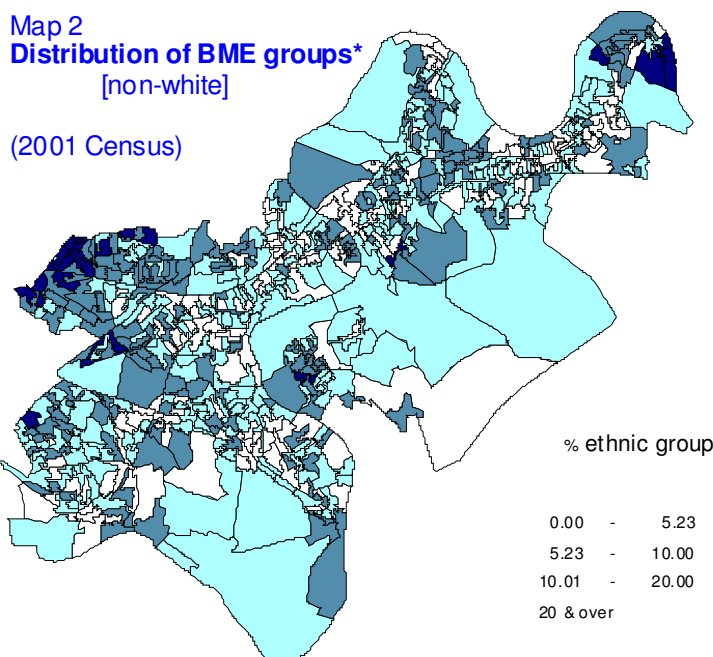
However, there are pockets of relative disadvantage in the borough. Seven areas (Lower Super Output Areas) in Richmond are among the 20% to 40% most deprived areas in England. These are located in the following wards: Ham & Petersham, Heathfield, Hampton North, Barnes, Hampton and Whitton. In these areas there are concentrations of less well off residents facing higher levels of unemployment, worklessness, lower skill levels and poorer physical and mental health. Progress has been made through partnership working to tackle these issues and a targeted approach is now being developed to support households affected by disadvantage.

More information on the Index of Multiple Deprivation 2007 can be found at:

[Indices of Deprivation 2007 - Communities and neighbourhoods - Communities and Local Government](#)

### Ethnicity

Richmond upon Thames is a relatively diverse borough when compared with England and Wales as a whole, but one of the least ethnically diverse boroughs when compared to London. The London Borough of Richmond upon Thames’ Black, Asian and Ethnic Minority population comprises 11.5% of the total population of which the largest group is Indian (2.5%). A further 12% have a non-British white background of which the greatest proportion is Irish (2.8%).



Heathfield ward has by far the largest concentration of non-white ethnic minority groups (16.2%) living in the borough. Whitton and West Twickenham are also more ethnically diverse compared to the borough average, approximately a quarter of all Indians in the borough live in these two wards.

\* BME = Black & Minority Ethnic

Source: Census of Population 2001, Key Statistics for wards, Table KS06 © Crown copyright

## Commuting into and out of the borough

In 2001 some 55,500 employed people who lived in the borough commuted out of the borough to work. This was 62% of all employed residents. Almost 34,000 people (38% of the resident workforce) both lived & worked in the borough. 34,500 people commuted into the borough to work, representing 50% of workers in the borough. There are real differences between the characteristics of those who commute into the borough to work and those who commute out. Three quarters of out-commuters are employed in a managerial, professional or technical jobs compared to only 56% of in-commuters. Out-commuters are likely to travel further to work, are more likely to use public transport and work longer hours. Conversely in-commuters are likely to be less skilled, work in the hospitality, retail and construction sectors and are much more likely to travel to work by car.

**Table 2: Direction of in & out commuting**

Main outflows – where residents of the borough work			Main inflow – where workers in the borough live		
Boroughs	number	% of inflow	Boroughs	number	% of outflow
Westminster	8334	15.0	Hounslow	7023	20.4
Hounslow	6870	12.4	Kingston upon Thames	3791	11.0
City of London	4835	8.7	Wandsworth	2329	6.8
Kingston upon Thames	3547	6.4	Elmbridge	2067	6.0
Hillingdon	3380	6.1	Spelthorne	1732	5.0
Hammersmith and Fulham	3183	5.7	Ealing	1587	4.6
Camden	2504	4.5	Merton	1348	3.9
Wandsworth	1987	3.6	Lambeth	851	2.5
Kensington and Chelsea	1740	3.1	Hammersmith and Fulham	850	2.5
Ealing	1462	2.6	Sutton	754	2.2

Source: Census of Population 2001, Table SWS101, © Crown copyright

There is a considerable amount of out-commuting eastwards towards Westminster & and the City, and also westwards to Hounslow. Much of the remainder is to neighbouring or Inner London Boroughs. Hounslow is also the largest supplier of labour to the borough. Other neighbouring London boroughs and Surrey districts are also key sources of labour.

## Employment

In 2009, approximately 71,300 people worked in jobs within the borough and of these 16,600 (23%) were self-employed workers. This is a much higher proportion than in London (15%) and England (13%). According to the 2001 Census, 11% of Richmond residents worked mostly from home compared to around 9% in London and England and this is likely to be underestimated.

70% of Richmond working age residents work in managerial, profession and technical jobs. Only 7% work in 'elementary' positions such as manufacturing processing and cleaning. There is a good supply of office premises in Richmond although the dense nature of the borough limits the availability of potential new developments.

Well over half of Richmond's residents hold at least a degree. This is 80% above the English average and 34% more than the London average. Richmond's resident weekly earnings are on average 24% higher than in London as a whole and 60% above the national average at £780 per week.

Many local people commute out of the borough to work and at the same time, many non-residents come to work in Richmond each day. In 2001 the census told us that 62% (55,500 people) of all employed residents commuted out of the borough to work – most significantly to The City, Westminster, Hounslow and Kingston. 38% (34,000 people) of the resident workforce both lived and worked in the borough, and 50% of the borough's workforce (34,500 people) commuted into the borough to work, mainly from Hounslow, Kingston, Wandsworth and north Surrey.

Although unemployment rose significantly during the recession, it remains relatively low. In July 2010, 1.6% of the borough's residents were claiming unemployment benefit, significantly lower than in London and England. Fewer Richmond residents experience long-term unemployment: 13.6% of all claimants have been claiming for over 12 months compared to 17% in London and 18% in England.



## Education

The local authority maintains one nursery school and 16 nursery units, 41 primary schools, eight secondary schools for 11-16 year olds, and two special schools. Provision for children with special needs is made in all mainstream schools. The local authority maintained schools have 13,890 full-time and part-time primary pupils on roll, 6,660 secondary pupils, and 140 pupils attending the borough special schools.

Pupils eligible for free school meals represent 9% of the roll in primary schools, 17% in secondary schools and 39% in special schools. Overall, 20% of pupils are resident outside the borough, comprising 12% of primary school pupils and 35% of secondary school pupils.

The majority of pupils attending the borough schools are from white ethnic backgrounds (76%), with the largest minority ethnic groups being pupils from mixed backgrounds (9%) and pupils from Asian/Asian British backgrounds (7%). The diverse range of backgrounds of pupils is evident from the fact that pupils speak over 130 languages other than English.

Standards achieved in Key Stage 2 tests taken by 11-year-old pupils in Richmond primary schools are well above national averages. In 2009:

- 84% of pupils achieved Level 4 or above in English and mathematics combined (national average 72%);
- 91% of pupils achieved Level 4 or above in English (national average 80%); and
- 87% of pupils achieved Level 4 or above in mathematics (national average 79%).

In 2009, 16-year-old pupils in Richmond secondary schools achieved GCSE and equivalent results above national averages, as:

- 56% of pupils achieved 5 or more A\* to C grades including English and mathematics (national average 50%); and
- 71% of pupils achieved 5 or more passes at A\* to C grades (national average 70%).

The standards attained by pupils in Richmond's primary schools are above the national average, but those for the maintained secondary schools are slightly below the national average, with considerable variation within this average. A contributing factor to this is the relatively high proportion of children resident in the borough who are not educated at its local authority maintained secondary schools. The borough is a net importer of pupils from other boroughs to its secondary schools with approximately 37% of Richmond upon Thames secondary school pupils resident in other local authorities. There is a significant difference in achievement by borough of residence with 69% of Richmond upon Thames resident pupils achieving 5 or more A\* to C grades in 2008 compared with 59% of pupils resident outside the borough.

The secondary schools in Richmond upon Thames do not have sixth forms and over 16s generally attend Richmond College or other state post-16 establishments in nearby Esher, Kingston or the private sector. Many pupils from outside the borough attend colleges in Richmond upon Thames.

Further information on standards in Richmond schools is available in the [Department for Education Achievement and Attainment Tables](#).

## Health

The borough's residents are amongst the healthiest in the country and have a much longer life expectancy than average: 80.0 years for men and 83.3 for women. However, too many people still smoke, drink above sensible levels, take too little exercise and have unhealthy diets. The Joint Strategic Needs Assessment 2009 recommended that partner organisations keep focussed on smoking, alcohol, obesity, physical activity and healthy eating, and emphasised the need to continue directing services towards informing, advising and supporting people to make lifestyle changes.

The JSNA also highlights the pockets of disadvantage in the borough where health is not as good, lifestyles not so healthy and life expectancy is lower. The life expectancy gaps between the least and most deprived deciles for males and females are 4.2 years and 5.1 years respectively. Health inequalities in the borough are particularly challenging to address as deprivation is geographically quite dispersed. The major focus has been upon the areas of the borough showing the highest concentration of deprivation and associated poor health. Action is continuing to target services and local interventions in these areas to reduce health inequalities, but work also needs to be done to identify and address the needs of other groups affected by health inequalities in the borough. Evidence indicates a clear link between deprivation and health related behaviour. Smoking, in particular, is a major contributor to our gap in life expectancy.

Being one of the healthiest places in the country, the borough's residents suffer from far fewer major diseases than elsewhere. The leading causes of death in Richmond upon Thames are circulatory diseases and cancer



followed by respiratory diseases. The prevalence of some conditions such as diabetes (type II) and hypertension is likely to increase in the future. The rise in some sexually transmitted infections means that maintaining good sexual health needs to continue to be a priority.

The borough is served by the West Middlesex Hospital and Kingston Hospital, both located outside the borough. Within the borough there are clinics and 9 day centres. Teddington Memorial Hospital also provides in-patient and out patient services and has a walk in centre for minor injuries.

More information on the Health of the borough can be found at:

[Richmond Health Profile NHS Richmond](#)

The Joint Strategic Needs Assessment (JSNA) is a comprehensive assessment of the health and well-being needs of the population of Richmond upon Thames and can be found at:

[Joint Strategic Needs Assessment \(JSNA\) - London Borough of Richmond upon Thames](#)

## Housing

At the time of the 2001 Census there were approximately 76,100 homes in the borough.

Owner occupation is the dominant tenure in the borough with 69% of households owning their properties. There is a large private rented sector in the borough, with 16% households renting privately. The borough has the 4<sup>th</sup> smallest social rented sector in Greater London, which amounts to nearly 12% of the borough's households renting their home from a housing association.

House prices in the borough are considerably higher than the London average. Generally, the borough has the fifth highest overall house prices in Greater London<sup>4</sup>.

Affordability is a key issue affecting residents in Richmond both in the ability to rent privately or buy property. In April 2009, there were 6,858 households on the housing register (who are registered for affordable housing) with numbers increasing since April 2001.

Although homelessness is still an issue it is lower than many London boroughs; in 2008/09 there were 130 homeless families and 203 households in temporary accommodation. With a large private rented and owner occupied sector house conditions remain an issue for the borough.

More detailed information on housing issues and housing need within the borough can be found at:

[http://www.richmond.gov.uk/appendix\\_c\\_housing\\_strategy\\_evidence\\_base.pdf](http://www.richmond.gov.uk/appendix_c_housing_strategy_evidence_base.pdf)

More information on the Housing Strategy of the borough can be found at:

[http://www.richmond.gov.uk/housing\\_strategy\\_2008-2012\\_final.pdf](http://www.richmond.gov.uk/housing_strategy_2008-2012_final.pdf)

## Crime and Community Safety

Richmond borough residents, or people who work or visit here, have the lowest risk of being victims of crime for any London borough. The borough has consistently had the lowest total notifiable offences per 1000 population of the 32 London boroughs across the Metropolitan Police Service. 2009/10 was the seventh consecutive year with an overall reduction in crime. Serious Acquisitive Crime rate was reduced by 3%, knife crime reduced by 31.2% and youth violence by 6.6%.

After Theft & Handling, Violence against the Person is the second largest contributor to total crime, followed by Burglary and Motor Vehicle Crime. Total reported antisocial behaviour to the council has decreased by 8.8% during 2008/09 and residents believe that antisocial behaviour is significantly less of a problem in their local area compared to London as a whole. The borough had the lowest level of alcohol related crimes in London in 2008/09

There was a 6.2 % increase in domestic abuse offences in 2009/10, which is a result of the Domestic Abuse forum's work on increasing reporting. The number of Hate Crimes reported has also increased by 51.3%, impacted by the establishment of a Hate Crime Forum.

There has been a decrease in the confidence of the public that the police 'deal with things that matter' and 'are doing a good job'. More action is needed to improve residents' confidence in the police and the council. The partnership is constantly seeking new ways to improve communication on crime to highlight that the borough offers a very safe environment.

More information on community safety in Richmond upon Thames can be found at:

[Community Safety Partnership - London Borough of Richmond upon Thames](#)

<sup>4</sup> Based on mean annual average house price 2009. Source: DCLG based on Land Registry data.

## Local Economy

There were approximately 10,455 enterprises operating in Richmond in 2009 - 10% more than in 2000 - and 11,845 business units (an enterprise can have more than one business unit, such as multiple shops). The enterprise stock has grown faster than in London since 2000 and business density levels are high.

A telling characteristic is how businesses are spread across the borough. Although there are concentrations in major centres such as Richmond, Twickenham and Teddington, all smaller centres and neighbourhoods are dotted with small businesses. In fact, Richmond is characterised by the fact that 91.5% of all business units employ less than ten people, compared to 87.5% in London. In addition, in 2008, 19.5% of residents in Richmond were self-employed compared to 15.5% in London on average.

Richmond is a dynamic economy, creating more jobs and more businesses than the national average since 2001. It is also a diverse economy and the largest sectors in terms of employment are in expanding industries while there are few jobs in declining sectors. The largest amount of jobs are in business services, hotels and restaurants, property services/real estate and recreation and culture. Retail is also a large employment sector which has room for growth and is a major contributor to the visitor economy.

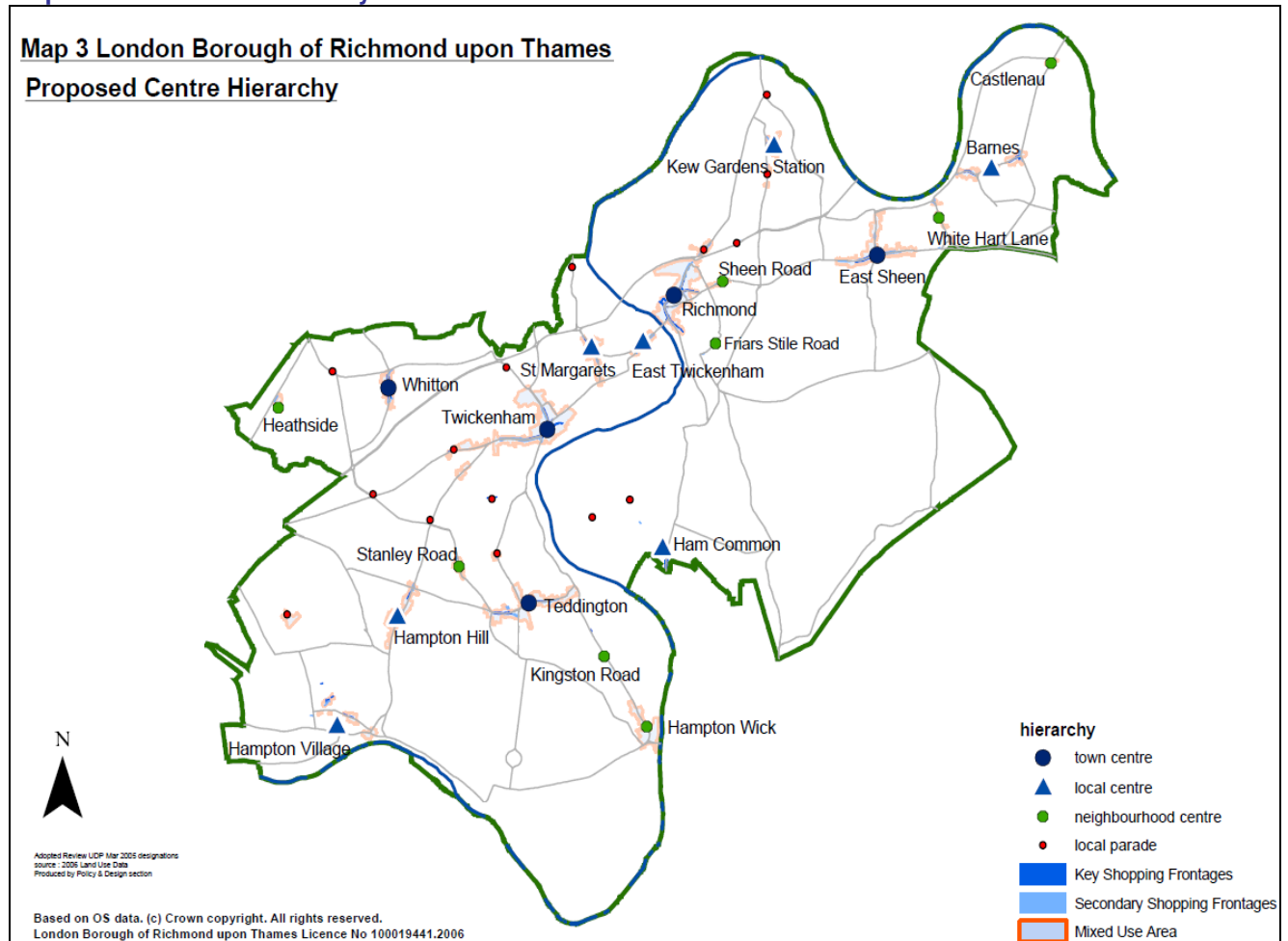
The visitor economy in Richmond supports at least 8,600 jobs in 770 business units (not including self employed) which is 12% of all jobs, compared to 8% in London. Over half of these jobs are in restaurants and bars. Major attractions such as Kew Gardens, Hampton Court, Richmond Park and Twickenham stadium help to bring in around 3 million visitors per year, generating an estimated £292 million in the local economy.

## Town centres

Richmond town centre is the largest centre in the borough. Food retailers represented in the centre include Waitrose, Tesco Metro and a Marks and Spencer "food hall". There is a range of comparison goods retailers and a department store (House of Fraser - previously known as Dickins and Jones). Four district centres are located in the borough: East Sheen, Teddington, Twickenham & Whitton. Each has over 100 units. They provide a range of convenience shopping and a more limited range of comparison goods shopping plus a range of services. Local centres of varying size complement the town centres, providing for essential day-to-day needs, as do isolated groups of shops.

As well as the convenience retailing available in town centres, there are also a number of large stand-alone superstores both within the borough and beyond the borough boundary.

**Map 3: Town centre hierarchy**



**The Environment**

Richmond upon Thames has over 21 miles of River Thames frontage, and over 100 parks. This includes two Royal Parks, Richmond and Bushy, containing herds of red and fallow deer, the Royal Botanical Gardens at Kew and many other wildlife habitats. Richmond Park is 930 hectares in size and has been designated a National Nature Reserve. Bushy Park was first enclosed in 1499 and is 445 hectares in size.

Of key importance in Richmond upon Thames is the need to protect the borough’s biodiversity. The priority habitats within this borough, which are also of regional and national importance, are: Acid Grassland, Ancient Parkland/Veteran Trees, Broadleaved Woodland, Reedbeds and Tidal Thames. The priority species, which are also of regional, national and international importance, are: Bats, Mistletoe, Song Thrush, Stag Beetles, Tower Mustard and Water Voles. More information on Biodiversity in Richmond can be found at: [http://www.richmond.gov.uk/richmonds\\_biodiversity\\_action\\_plan](http://www.richmond.gov.uk/richmonds_biodiversity_action_plan).

We are also aware of the impacts that climate change can have on the borough with the risk of flooding being a major concern to many residents given the boroughs extensive river footage. More information on the borough’s work to act locally and contribute to reducing global warming can be found in the Climate Change Strategy: [http://www.richmond.gov.uk/climate\\_change\\_strategy\\_v2.0.pdf](http://www.richmond.gov.uk/climate_change_strategy_v2.0.pdf).

**Social and Cultural Activities**

Each year, over 1.4 million visits are made to our libraries, 900,000 visits to sports centres, 500,000 visits to galleries and museums, and 460,000 visits to theatres and performing arts venues.

Richmond upon Thames has the richest historic environment outside central London with 1,100 listed buildings. English Heritage, the National Trust and the Historic Royal Palaces all own property within the borough. The heritage attractions within the borough include Hampton Court Palace, Ham House, Strawberry Hill House, Garrick’s Temple to Shakespeare, Kew Palace, the Palladian villa at Marble Hill, and Richmond Theatre.

Richmond upon Thames is home to Twickenham Stadium, has five sports and fitness centres, and four swimming pools, as well as golf clubs, tennis courts and bowling greens. The River Thames is used for sailing, rowing and canoeing. According to Sport England’s 2008 Active People Survey, adult participation in sport and

physical activity in the borough is comparatively high at 30%. Participation in sport and physical activity is further encouraged through a programme of sports development and active lifestyle opportunities.

There is a thriving arts community in Richmond upon Thames; in 2008, 66% of residents were engaged with the visual and performing arts as participants or audience members.

Further information can be found at:

[http://www.richmond.gov.uk/cpp\\_2009-13.pdf](http://www.richmond.gov.uk/cpp_2009-13.pdf)

## 4 Progress with the Local Development Framework

### 4.1 Progress with plan making in financial year 2009/10

The fourth review of the Local Development Scheme (LDS) operative from May 2009 applied during this period. This included a phased approach to the production of DPDs, with the adoption of the Core Strategy in May 2009, preparation of the Development Management DPD (DMDPD) starting April 2009 and preparation of the Site Allocations DPD (SADPD) starting April 2010.

The targets for adoption of the Core Strategy were met for 2009/2010 – it was formally adopted in April 2009, one month earlier than shown in the LDS.

Some pre-production and preparation of the evidence base for the DMDPD and SADPD began in early 2009. The DMDPD was taken forward during 2009/2010. There were two phases of focussed Issues Workshops in June and October and the pre-submission version was agreed by Council for 6 weeks statutory consultation from 29<sup>th</sup> January to 12<sup>th</sup> March 2010. This was all in line with the targets in the LDS. Pre-production work on the SADPD began in April 2010, all in line with LDS targets.

With respect to the Joint Waste DPD, progress on this is being made, but more slowly than anticipated in the LDS. Issue/Options consultation took place in Spring 2009. Consultation on proposed sites begins in January 2011, with the EIP expected to take place in Autumn 2011 and adoption now anticipated in 2012.

With respect to the Supplementary Planning Documents, the following were started or adopted in 2009/2010:

- Residential Design Standards – Adopted March 2010
- Shop Front Design Guidelines – Adopted March 2010
- Stag Brewery, Mortlake brief – work started

The LDS is likely to be revised to take account of new priorities. Whilst the DMDPD programme will remain the same, a Twickenham Area Action Plan is proposed to be started at the end of 2010, adoption at the end of 2012, the Site Allocations DPD will follow – adoption 2014 and consideration will be given to updating the Core Strategy after that.

### 4.2 Evidence Base

Appendix 1 presents a Schedule of research reports which form part of the LDF Evidence Base, including the future programme.

The LDF research documents themselves can be viewed via the Council's website, see [http://www.richmond.gov.uk/home/environment/planning/planning\\_guidance\\_and\\_policies/local\\_development\\_framework/local\\_development\\_framework\\_research.htm](http://www.richmond.gov.uk/home/environment/planning/planning_guidance_and_policies/local_development_framework/local_development_framework_research.htm)

## 5 The Indicators

### 5.1 Implementation of policies and proposals

#### Indicator 1: Number of planning applications approved as departures from development plan

**Target:** Less than 5% departures of total applications

**Data source:** LBRuT Development Control Monitoring for 2009/10

**Indicator family (see Introduction):** local indicator

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

The two tables below provide details on departure applications determined during the 2009/10 financial year. Table 3 details those which were approved, and Table 4 those which were refused or withdrawn in this period. The date that applications were validated is included for information as some will have been validated during the previous financial year. There are instances where several applications were submitted for the same site.

During the financial year 2009/10, 3211 planning applications were decided. Since only 11 applications were allowed contrary to the development plan, amounting to less than 1% of those decided, the target was easily met.

**Table 3: Planning applications approved as departures from the Development Plan 2009/10**

Application no.	Address	Summary of Proposal	Date validated
07/3481/FUL	76-80 Heath Road, Twickenham, Middlesex TW1 4BW	Erection of part single part two storey building with additional accommodation in the roof, comprising ground floor B1 offices and 6 one bedroom flats above. Provision of refuse and cycle storage.	26-Nov-07
08/1140/COU	16A Barnes High Street, Barnes, London, SW13 9LW	Change of use B1 (office) to B2 (light industrial).	15-May-08
08/4383/FUL	Former Goods Yard Land At Queens Ride, Barnes, London	Creation of new public open space and residential development (14 flats), provision of new access road and new pedestrian routes, together with associated enabling works and the provision of parking, servicing and plant areas.	25-Nov-08
08/4614/HOT	Barn Elms Lodge, Queen Elizabeth Walk, Barnes London, SW13 9SA	Erection of two storey Extension to rear, partly sunken into garden, with glass and timber corridor to link to existing structure.	25-Mar-09
09/0337/FUL	Rowntree House, Rowntree Road, Twickenham, Middlesex, TW2 6RP	Conversion Of The Building Into 8 No.1 And 2 Bedroom Flats For Social Rented Purposes (100% Affordable Housing).	23-Feb-09
09/0561/FUL	30 Montague Road, Richmond, Surrey, TW10 6QJ	AMENDED PROPOSAL: Excavation and extension of existing basement to form two new flats to include lightwells to front and rear, and alterations to front garden to provide refuse and cycle storage facilities. (Amendments include alterations to footprint ...)	06-Apr-09
09/0663/FUL	32 Clare Lawn Avenue, East Sheen, London, SW14 8BG	Renewal of planning application 04/3158/FUL (Demolition of existing house and ancillary buildings and erection of new detached house, garage and enclosed swimming pool).	18-Mar-09
09/0795/PS192	50 Chudleigh Road, Twickenham, TW2 7QY	Proposed Hip To Gable Roof Extension With Rear Dormer.	30-Mar-09
09/2263/PS192	13 Stanley Gardens Road, Teddington, TW11 8SY	Roof extension with rear dormer	03-Sep-09
09/2611/HOT	Warneford, 30 Lower Teddington Road, Kingston Upon Thames Surrey, KT1 4HJ	Replacement of existing riverside pavilion with new summerhouse	07-Oct-09
09/2962/HOT	11 Cross Deep, Twickenham TW1 4QJ	Alterations including demolition of existing side outbuilding and rear conservatory and construction of new two storey side extension, single storey rear conservatory at raised ground floor level.	19-Nov-09

Source: LBRuT ICT Information Systems

**Table 4: Planning applications determined 2009/10 which are departures from the Development Plan for which planning permission was not granted.**

Application no.	Address	Summary of Proposal	Date validated	Status
08/2870/FUL	37 Hamilton Road, Twickenham, Middlesex, TW2 6SN	Conversion of existing redundant industrial building into 21 flats, demolition of minor buildings and structures and construction of 6 new residential units, with 24 car parking spaces.	26-Aug-08	*see notes below
08/2376/FUL	1-5 And Outbuildings The Maples, Upper Teddington Road Hampton Wick, Middlesex, KT1 4DR	Erection of 6 houses and 4 flats together with associated site works (amendment to planning permission 06/3371/FUL).	16-Jul-08	refused
09/2313/FUL	1-5 And Outbuildings The Maples, Upper Teddington Road Hampton Wick, Middlesex, KT1 4DR	Erection of 6 houses and 4 flats together with associated site works (renewal of planning permission 06/3371/FUL).	11-Sep-09	refused
09/2460/VRC	1-5 And Outbuildings The Maples, Upper Teddington Road Hampton Wick, Middlesex, KT1 4DR	Removal of condition U17276 (Contribution to social housing) of planning application 06/3371/FUL	21-Sep-09	refused
08/3160/FUL	121 Heath Road Twickenham, Middlesex, TW1 4BE	Redevelopment of the site to provide 24 no. flats and an A1 retail unit at ground floor, car parking with internal access road thereto, cycle, refuse and recycling facilities, landscaping and associated works.	22-Jul-09	refused
08/4334/FUL	35-37 Grosvenor Rd, Twickenham, Middlesex, TW1 4AD	Amendment to previously approved application 07/2218/FUL (including cycle storage provision and layout, drop off/delivery zone, car parking layout, refuse storage and hard and soft landscaping). Conversion of no.35 and 37 Grosvenor Road to 9 flats with 2...	22-Dec-08	refused
09/0610/FUL	Inland Revenue, Ruskin Avenue, Kew Surrey, TW9 4DW	Erection of six buildings (5 x 5 storey, 1 x 4 storey) comprising 111 self-contained flats (use class C3), 5,644 Sq m floorspace to be used as a care home (use class C2) and commercial floorspace (use Class B1 Offices and A1 Retail /A3 Cafe) landscaping,	10-Jun-09	refused
09/2278/HOT	26 Latimer Road, Teddington, Middlesex TW11 8QA	New first floor balcony to rear master bedroom	01-Sep-09	refused
09/2351/HOT	80 Hampton Road Twickenham, TW2 5QS	Amendment To Planning Permission Ref:08/0756/HOT For A Single Storey Rear Extension To Allow Changes To The Design And Height Of The Lantern.	08-Sep-09	refused
09/2785/HOT	62 Stanley Road Teddington, TW11 8TS	Creation vehicular access onto Stanley Road and Sutherland Grove, including erection of new brick wall	21-Oct-09	refused
09/3032/FUL & 09/3036/CAC	18 And 20 Broom Water West Teddington	Demolition of existing houses and erection of two new properties	17-Nov-09	refused
09/3216/FUL	17 Church Street, Hampton, TW12 2EE	Conversion and extension of chapel building into six residential units	04-Dec-09	refused
09/2636/FUL	32 Clare Lawn Avenue East Sheen, London SW14 8BG	The renewal of planning approval reference 04/3158/FUL demolition of the existing house and ancillary buildings and erection of a new detached house etc	02-Oct-09	Withdrawn See above
08/1508/FUL	Layton House, Ferry Lane, Kew, Surrey TW9 3AF	Retention of storage shed.	01-May-08	No further action

Source: LBRuT ICT Information Systems

Notes: Application went to appeal – non-determination. Appeal dismissed.



### Indicator 2: Appeal Decisions allowed contrary to the development plan

**target:** less than 40% of appeals allowed

**data source:** LBRuT Appeals Section monitoring for financial year 2009/10

**indicator family (see Introduction):** RTPi SPOI 1.4, local indicator

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

During 2009/10 28.2% of appeals were allowed and thus the target, of fewer than 40% of appeals allowed, was met.

**Table 5: Appeals decided in the financial year 2009/10**

	All Appeal decisions	Development Control Appeals only	Enforcement Appeals only
Appeal Decisions	152	130	22
allowed	43	40	3
dismissed	102	88	14
withdrawn	17	13	4
% allowed	28.29%	30.77%	13.64%

Source: LBRuT Appeals & Enforcement Section

### 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 2009/10, Transport Department.

**Indicator family (see Introduction):** local indicator

**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 1<sup>st</sup> March 2005. A number of sites were not saved after March 2008. Of the 83 sites remaining, only 1, the extension to Teddington Library (D3) were implemented in 2009/10. Progress on each site at 1/4/2010 is set out in Appendix 2. The target is not met this year.

### Indicator 4: Number of planning obligations signed in financial year 2009/10

**Target:** not applicable

**Data source:** LBRuT Section106 monitoring

**Indicator family (see Introduction):** local indicator

Planning obligations agreed between a developer and the Council are set out legally in an Agreement under Section 106 of the Town and Country Planning Act 1990. It is therefore not appropriate to have a target for the number of planning obligations agreed per year, as the number reflects the number of planning applications and decisions made. Neither is it appropriate to make comparisons with previous years as numbers will legitimately fluctuate.

There were **54** Sec 106 Agreements signed during the 2009/10 financial year. Please note this indicator reports on obligations signed in the reporting year, applications to which they relate may not be implemented. Nor does it take account of revisions.

Appendix 4 lists the details of Section 106 Agreements.

**Table 5: Summary of types of obligations signed**

Financial Year	2009/10		2008/09		2007/08		2006/7		2005/06	
	No.	Monetary value	No.	Monetary value	No.	Monetary value	No.	Monetary value	No.	Monetary value
Education	12	£183,902	28*	460,060	17	£337,297	22	£1,212,152	15	£477,064
Transport	17	£404,828	25	1,091,723	21	£565,249	17	£547,605	3	£15,000
Parking restriction	29		33	-	29	-	35	-	13	-

**Table 5: Summary of types of obligations signed**

Financial Year	2009/10		2008/09		2007/08		2006/7		2005/06	
Monitoring	26	£18,805	14	14,571						
Affordable housing	2	£69,442	2	926,441	1	£324,000	3	£10,000	7	£324,800
Health	11	£18,553	15	47,228	15	£28,869	13	£27,747	-	-
Public realm /Open Space	12	£125,757	15	228,830	15	£99,094	15	£162,770	-	-
Car club	10									
On site affordable housing	17									
Other	5		2	51,500	1		2	£38,777	2	£7,500
<b>Total</b>		<b>£821,287</b>	137	2,820,353	99	£1,354,510	109	£2,059,051	41	£834,364

Source: LBRUT S.106 Officer

Note: A planning obligation may have several different elements, and therefore appear more than once in the number column resulting in the total number exceeding the total number of obligations signed in that particular year.

## 6.1 CP1: Sustainable Development

Indicators 5 & 6 are presented in this Report in Section 6.14 in relation to the Core Policy on Housing.

**Indicator 7: Proportion of new build homes meeting Code for Sustainable Homes level 3, conversions meeting Ecohomes "excellent" standard and commercial buildings meeting BREEAM "excellent standard" (or any subsequent new applicable standards)**

**Target:** 95% of all development over 5 residential units meeting CSH level 3 / Ecohomes "excellent" standard (for conversions). 95% of all commercial development above 1000 m<sup>2</sup> meeting BREEAM "excellent" standard

**Data source:** LBRuT Development Control Monitoring systems

**Indicator family (see Introduction):** LDF, SA

progress towards target : ? **monitoring mechanism and target to be reviewed; progress against target currently not measurable**

Please note that the monitoring system for the sustainability indicators in relation to permitted applications is under review and therefore the following data may not represent all applications permitted and having achieved certain levels/ratings during the monitoring year.

### CODE FOR SUSTAINABLE HOMES

Within the financial year of 2009/10, 12 applications for homes were permitted with a Code for Sustainable Homes Level rating, 8 of which achieved Code Level 3 and 4 achieved Code Level 4.

**Table 6: Code for Sustainable Homes – permitted applications**

application number	Decision Date	Address	Code Level
<b>Code for Sustainable Homes – Level 3</b>			
09/0041/FUL	17-Apr-09	Land At Rear Of 180, London Road, Twickenham, Middlesex	3
09/0086/FUL	03-Jun-09	33 Montague Road, Richmond, Surrey, TW10 6QJ	3
09/0582/FUL	18-Jun-09	Jasmine Cottage, Spring Grove Road, Richmond, Surrey, TW10 6EH	3
09/0465/FUL	25-Jun-09	Land At Rear Of Rutland Lodge, Anlaby Road, Teddington, Middlesex	3
08/3097/FUL	02-Jul-09	18 Petersham Road, Richmond, Surrey, TW10 6UW	3
09/1317/FUL	14-Sep-09	147 Fairfax Road, Teddington, TW11 9BU	3
09/0316/FUL	24-Sep-09	45 The Vineyard, Richmond, Surrey, TW10 6AS	3
08/2306/FUL	22-Oct-09	Abbey Court, Percy Road, Hampton, Middlesex, TW12 2JX	3
<b>Code for Sustainable Homes – Level 4</b>			
09/0434/FUL	15-May-09	Land Adjacent To 244 Lincoln Avenue, Twickenham, Middlesex	4
09/0358/FUL	21-May-09	Land Adjacent 1, Princes Road, Teddington, Middlesex	4
09/0441/FUL	10-Aug-09	Land At Rear Of 291 Waldegrave Road, Twickenham, Middlesex	4
08/4383/FUL	23-Oct-09	Former Goods Yard Land At Queens Ride, Barnes, London	4

Source: LBRuT Policy Section

### ECOHOMES

Within the financial year of 2009/10, 3 applications for conversions were permitted with an Ecohomes "very good" rating and 7 applications permitted achieved an "excellent" rating.

**Table 7: Ecohomes – permitted applications**

application number	Decision Date	Address	Rating
<b>Ecohomes – very good</b>			
09/0877/FUL	17-Aug-09	106 Uxbridge Road, Hampton, TW12 1SP	Very Good
09/0431/FUL	24-Jun-09	2 Rosedale Road, Richmond, Surrey, TW9 2SX Completion date: 31/07/2010	Very Good

application number	Decision Date	Address	Rating
09/0413/FUL	19-Jun-09	306 Nelson Road, Twickenham, Middlesex, TW2 7AJ	Very Good
<b>Ecohomes – excellent</b>			
07/3077/FUL	03-Apr-09	6 Well Lane, East Sheen, London, SW14 7AJ	Excellent
08/0225/FUL	11-Dec-09	Pouparts Yard And Land Rear Of 84A Hampton Road, Twickenham, Middlesex	Excellent
09/0561/FUL	29-Jun-09	30 Montague Road, Richmond, Surrey, TW10 6QJ	Excellent
09/0382/FUL	03-Aug-09	30 Broad Street, Teddington, Middlesex, TW11 8RF	Excellent
08/0646/FUL	07-Sep-09	238 London Road, Twickenham, Middlesex, TW1 1EU	Excellent
09/0337/FUL	11-Sep-09	Rowntree House, Rowntree Road, Twickenham, Middlesex, TW2 6RP Completion date: 14/05/2010	Excellent
09/1199/FUL	03-Sep-09	87 Twickenham Road, Teddington, TW11 8AL	Excellent

Source: LBRUT Policy Section

### BREEAM

Within the financial year of 2009/10, 5 applications were permitted with a BREEAM rating, of which 2 achieved a “very good” rating and 3 achieved an “excellent” rating.

**Table 8: BREEAM – permitted applications**

application number	Decision Date	Address	Rating
<b>BREEAM – very good</b>			
09/0316/FUL	24-Sep-09	45 The Vineyard, Richmond, Surrey, TW10 6AS	Very Good
09/0804/FUL	12-Jun-09	Hampton School, Hanworth Road, Hampton, TW12 3HD Completion date: 01/09/2010	Very Good
<b>BREEAM – excellent</b>			
08/4263/OUT	23-Apr-09	Richmond Adult & Community College, Clifden Road, Twickenham, Middlesex, TW1 4LT	Excellent
08/2577/FUL	01-Apr-09	8 Waldegrave Road, Teddington, Middlesex, TW11 8LD	Excellent
09/1294/FUL	14-Sep-09	1 - 5 Lower George Street, Richmond	Excellent

Source: LBRUT Policy Section

### Indicator 8: Number of contaminated land sites remediated/or investigated with no further requirement for remediation

**Target:** 5 sites to be remediated or investigated with no further requirement for remediation

**Data source:** LBRuT Special Projects section

**Indicator family (see Introduction):** (related to former BVPI 216b), significant effects indicator (Sustainability Appraisal), LDF

**progress towards target :** ✓ **target met**

In the year 2009-10 there were 13 sites remediated or investigated with no further requirement for remediation. They are as follows:

1. Becketts Wharf, Teddington
2. Watts Lane and Cambridge Crescent, Teddington
3. 13 White Hart Lane, Barnes
4. Richmond Lock, St Margaret's
5. Air Sea House, Third Cross Road, Twickenham
6. 31 Whitton Dene, Whitton
7. 68-78 High Street, Hampton Hill
8. 4 Worples Way, Richmond
9. 27 Popes Avenue, Twickenham
10. 2 Rosedale House, Richmond
11. Rowan House, Field Lane, Teddington
12. Templeton House, 274 A Kew Road, Richmond
13. 209-211 Waldegrave Road, Teddington

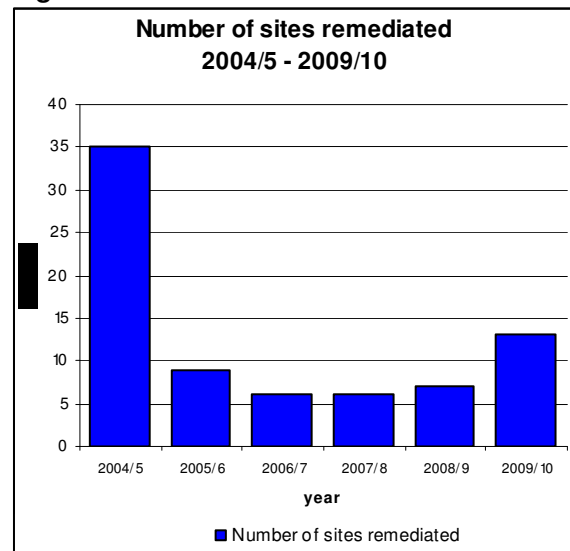
Please note: As of 2009/10 reporting year the indicator has been revised and data now includes sites which were investigated with no further requirement for remediation as well as those remediated.

**Table 9: Number of remediated sites in the borough<sup>1</sup>**

Year	Number of sites remediated <sup>1</sup>
2009/10	13 <sup>1</sup>
2008/9	7
2007/8	6
2006/7	6
2005/6	9
2004/5	35

Notes – 1 = From 2009/10 reporting year onwards data relate to sites remediated or investigated with no further requirement for remediation.  
Source: LBRuT Special Projects Team

**Figure 1:**



**Indicator 9: Number of days per annum when air pollution is moderate or high for PM<sub>10</sub>**

**Indicator:** Number of days per annum when PM<sub>10</sub> (particulate matter of less than 10 microns diameter) exceeds 50 micrograms per metre<sup>3</sup> more than 35 times a year at any measuring site

**Target:** Daily mean particles (PM<sub>10</sub>) not to exceed 50 micrograms per cubic metre, more than 35 times a year, at any measuring site.

**Data source:** LBRuT Special Projects Team

**Indicator family (see Introduction):** LSDC QoL 14, significant effects (Sustainability Appraisal), AC QoL 24 (but refers to all pollutants), LDF

**Progress towards target :** ✓ target met for calendar year 2009.

There were 11 days when the threshold was exceeded at the mobile monitoring site in Teddington (the site with the most number of exceedances) which is less than half the 35 days in the target

The target is derived from the national *Air Quality Strategy*<sup>7</sup>, 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 exceedances 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.

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 Castelnau Library and the other is at a 'background' site at the Wetlands Centre in Barnes. The mobile unit was in Lincoln Avenue, Twickenham for the whole of 2007 before being moved to Mortlake Road, Kew in January 2008. It remained in Mortlake Road, Kew for the whole of 2008 before being moved to Upper Teddington Road, Teddington\* in January 2009 where it remained for the full calendar year. Figures for the mobile unit cannot meaningfully be compared between the sites and years because they differ in nature.

Continuous monitoring is carried out for the following pollutants: nitrogen dioxide (NO<sub>2</sub>), Sulphur dioxide (SO<sub>2</sub>), Ozone (O<sub>3</sub>), Carbon Monoxide (CO), Particulates (PM<sub>10</sub>), and Benzene. (Polycyclic Aromatic Hydrocarbons (PAHs) ceased to be measured in Spring 2007 and Toluene/Xylene ceased to be measured in Spring 2009). Air quality data for 2004 to 2009 are shown in the table below.

**Table 10: Air quality data for Particles (PM<sub>10</sub>) at three monitoring sites (from running 24-hour means)**

Year	Number of days that exceed 50 µg/m <sup>3</sup>			Number of 'moderate' days (63-94 µg/m <sup>3</sup> )			Number of 'high' days (95-127 µg/m <sup>3</sup> )		
	Barnes Wetlands	Castelnau	Mobile unit	Barnes Wetlands	Castelnau	Mobile unit	Barnes Wetlands	Castelnau	Mobile unit
2009	6	5	11 <sup>1</sup>	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 <sup>2</sup>	0

\*1 mobile unit located in Teddington in 2009

*\*2 Only two days fell within the 'very high' category (128+ µg/m<sup>3</sup>) 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). These data not been fully ratified for 2009 at April 2010. 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 PM<sub>10</sub>. A correction method has been developed for PM<sub>10</sub> 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 instrument<sup>8</sup>. 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 accordingly<sup>9</sup>, 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).

Road traffic is the major source of pollution emissions in the borough<sup>10</sup>. One of the most significant actions by the Council, to tackle air pollution emissions, is the development of Travel Plans (monitored by Indicators 24 & 25 check numbers later), to encourage people to reduce car use. Development Plan policies restrict the number of parking spaces that are available within new housing developments.

<sup>7</sup> The 2007 Strategy can be found at [www.defra.gov.uk/environment/airquality/strategy/index.htm](http://www.defra.gov.uk/environment/airquality/strategy/index.htm)

<sup>8</sup> Volatile Correction Model: [www.volatile-correction-model.info/](http://www.volatile-correction-model.info/)

<sup>9</sup> Revised PM<sub>10</sub> Air Quality Index: [www.airquality.co.uk](http://www.airquality.co.uk)

<sup>10</sup> 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](http://www.richmond.gov.uk/home/environment/pollution/air_pollution/air_quality_reports/air_quality_fouth_stage_review_and_assessment.htm)

## 6.2 CP2: Reducing Carbon Emissions

### Indicator 10: Proportion of end user CO<sub>2</sub> emissions as a percentage of the per capita CO<sub>2</sub> emissions from the 2005 baseline year

**Target:** Per capita reduction in CO<sub>2</sub> emissions (6.7% for 2009)

**Data source:** Department of Energy and Climate Change (DECC)

**Indicator family (see Introduction):** CP, NI 186, GLA KPI 22, LSDC QOL 12 (iii) & 15, AC QOL 25, RTPI SPOI 4.1, LDF

**progress towards target :** ✓ **target met**

Further to the reduction in carbon dioxide emissions reported in the previous financial year (AMR 2008/09) for 2007, the Council can report another 0.2 tonne per capita carbon emissions reduction for 2008.

The table below shows details of carbon dioxide emissions estimates for LB Richmond upon Thames for 2005, 2006, 2007 and 2008. These figures, published on 16 September 2010, are the latest available from the Department of Energy and Climate Change (DECC) and can be downloaded via the following link:

[http://www.decc.gov.uk/en/content/cms/statistics/climate\\_change/gg\\_emissions/uk\\_emissions/2008\\_local/2008\\_local.aspx](http://www.decc.gov.uk/en/content/cms/statistics/climate_change/gg_emissions/uk_emissions/2008_local/2008_local.aspx). They show a small reduction in per capita emissions between the three years, in particular in the year of 2008. Overall, there has been a 7.0% reduction in CO<sub>2</sub> emissions from the 2005 baseline year.

Therefore, the target for 2009, which is a reduction of 6.7%, has been met.

**Table 11: Carbon dioxide emissions**

Year	Industry and Commercial	Domestic	Road Transport	Total	Population ('000s, mid-year estimate)	Per Capita Emissions (t)	% per capita reduction since 2005
2005	324	473	243	1,040	183.6	5.7	
2006	331	474	234	1,039	185.5	5.6	
2007	323	461	233	1,018	186.2	5.5	
2008	313	468	221	1,001	187.2	5.3	7.0

Source: Department of Energy and Climate Change (data published on: 16/09/2010)  
Full local CO<sub>2</sub> emission estimates (kt CO<sub>2</sub>), sector and fuel details for 2005-2008



### Indicator 11: Amount of CO<sub>2</sub> emissions as a result of Local Authority operations

**Target:** To reduce the CO<sub>2</sub> emissions from Local Authority operations by 4% by 2010/2011 (2008 baseline).

**Data source:** LBRuT Sustainability Unit

**Indicator family (see Introduction):** NI 185, LDF

**progress towards target :** ✓ **on course to meet target**

On 14 October 2010, changes to Local Authority performance arrangements were announced by Local Government Secretary Eric Pickles. This included the ending of Local Area Agreements and the National Indicator Set: <http://www.communities.gov.uk/newsstories/newsroom/1740503>. Government's plan is to develop a new single comprehensive data list, to be determined by April 2011; further details on this single list are due to be published in early 2011.

Whilst data collection generally continues for the remaining National Indicators (unless the Government makes specific announcements on individual indicators), as of 10 November 2010, DECC have not yet announced a submission deadline for the 2009/10 data, and they would like Local Authorities to hold onto this for the moment: <http://www.decc.gov.uk/en/content/cms/statistics/indicators/ni185/ni185.aspx>. Consequently, no NI 185 data was submitted for 2009/10.

However, the building emissions data, which was collated by the Council, suggests a 6% emissions reduction from buildings in comparison to the 2008/09 baseline (no data is available for the emissions from transport services). The Council continues to collect energy consumption data from schools and corporate buildings and is investing in a programme of automated meter readers (AMRs) to identify more low cost savings.

**Table 12: NI 185 Amount of CO<sub>2</sub> emissions from Local Authority operations**

Year	Total CO <sub>2</sub> Emission (tonnes)	Emissions from building and street lights (tonnes)	Emissions from transport (tonnes)	Target
2008/09	20,224	17,117	3,107	N/A
2009/10	N/A	<b>16,276</b>	N/A	N/A
2010/11	N/A	N/A	N/A	4% reduction

Source: LBRuT

Note that there has been no target for the amount of CO<sub>2</sub> emissions for 2008/09 and the Council was not required to set one for the financial year 2009/10.

### Indicator 12: Percentage of predicted site CO<sub>2</sub> emissions offset through the use of on-site renewable energy for new developments subject to energy assessments

**Target:** 15% of predicted site CO<sub>2</sub> emissions offset through the use of on-site renewable energy for new development subject to energy assessments

**Data source:** LBRuT Development Control Monitoring

**Indicator family (see Introduction):** GLA KPI 22, AMR

**progress towards target :** ? **monitoring mechanism and target to be reviewed; progress against target currently not measurable**

Please note that the monitoring system for the sustainability indicators in relation to permitted applications is under review and therefore the following data may not necessarily include all developments with on-site renewable energy.

A search on the Development Control software database for 2009/10 showed that there were 27 planning applications permitted during the financial year of 2009/10, which had renewable energy features, 5 of which do not have the information recorded in percentage of CO<sub>2</sub> savings made via renewable energy.

The details of the applications are listed in the tables below.

**Table 13: Percentage of CO<sub>2</sub> savings via renewable energy**

application no.	address	CO <sub>2</sub> savings in %
07/3077/FUL	6 Well Lane, East Sheen, London, SW14 7AJ	10
07/3594/FUL	56 - 58 Glenham Road, Barnes, London, SW13 9JJ	No information
08/0225/FUL	Pouparts Yard And Land Rear Of 84A Hampton Road, Twickenham, Middlesex	20



application no.	address	CO2 savings in %
08/0646/FUL	238 London Road, Twickenham, Middlesex, TW1 1EU	9.1
08/2306/FUL	Abbey Court, Percy Road, Hampton, Middlesex, TW12 2JX	21.32
08/2577/FUL	8 Waldegrave Road, Teddington, Middlesex, TW11 8LD	20
08/3097/FUL	18 Petersham Road, Richmond, Surrey, TW10 6UW	20.3
08/4263/OUT	Richmond Adult & Community College, Clifden Road, Twickenham, Middlesex, TW1 4LT	20.9
08/4383/FUL	Former Goods Yard Land At Queens Ride, Barnes, London	53.1
09/0038/FUL	17 - 20 Tersha Street, Richmond, Surrey	No information
09/0041/FUL	Land At Rear Of 180, London Road, Twickenham, Middlesex	14.1
09/0086/FUL	33 Montague Road, Richmond, Surrey, TW10 6QJ	20.2
09/0314/FUL	52 Broad Street, Teddington, Middlesex, TW11 8QY	5
09/0316/FUL	45 The Vineyard, Richmond, Surrey, TW10 6AS	18.9
09/0337/FUL	Rowntree House, Rowntree Road, Twickenham, Middlesex, TW2 6RP; Completion date: 14/05/2010	5.7
09/0358/FUL	Land Adjacent 1 Princes Road, Teddington, Middlesex	20
09/0382/FUL	30 Broad Street, Teddington, Middlesex, TW11 8RF	No information
09/0434/FUL	Land Adjacent To 244 Lincoln Avenue, Twickenham, Middlesex	20
09/0441/FUL	Land At Rear Of 291 Waldegrave Road, Twickenham, Middlesex	20
09/0465/FUL	Land At Rear Of Rutland Lodge, Anlaby Road, Teddington, Middlesex	20
09/0561/FUL	30 Montague Road, Richmond, Surrey, TW10 6QJ	20
09/0582/FUL	Jasmine Cottage, Spring Grove Road, Richmond, Surrey, TW10 6EH	17.6
09/0804/FUL	Hampton School, Hanworth Road, Hampton, TW12 3HD; Completion date: 01/09/2010	20
09/0948/FUL	2 Upper Teddington Road, Hampton Wick, KT1 4DY	No information
09/1199/FUL	87 Twickenham Road, Teddington, TW11 8AL	20
09/1294/FUL	1 - 5 Lower George Street, Richmond	10
09/1317/FUL	147 Fairfax Road, Teddington, TW11 9BU	No information

Source: LBRuT Planning Policy

### Indicator 13: New developments with renewable energy features, by capacity and type

**Target:** not applicable

**Data source:** LBRuT Development Control Monitoring

**Indicator family (see Introduction):** London Plan, DCLG COI E3, LDF

**progress towards target :** ? **monitoring mechanism to be reviewed; progress against target currently not measurable**

Please note that the monitoring system for the sustainability indicators in relation to permitted applications is under review and therefore the following data may not necessarily include all developments with on-site renewable energy.

A search on the Development Control software database for 2009/10 showed that there were 26 planning applications permitted during the financial year of 2009/10, which had renewable energy features.

Of the 26 permitted applications, there are 14 with photovoltaics, 9 with solar thermal, 7 applications with air/ground source heat pumps, 3 biomass and one application with combined heat and power (CHP). The details of the applications are listed in the tables below.

**Table 14: Number of applications permitted with renewable energy features**

Number of applications	Renewable energy features
27	Number of planning applications permitted during 2009/10 with renewable energy technologies
9	Solar thermal

14	Photovoltaic
7	ASHP/GSHP Air/Ground Source Heat Pump
3	Biomass
1	CHP – Combined Heat & Power
0	Renewable energy technology not recorded

Source: LBRuT Planning Policy

\* Note that some developments use more than one renewable energy technology

**Table 15: Permitted developments with renewable energy features (type and capacity)**

application no.	Address	Type(s) of energy	Capacity in KW
07/3077/FUL	6 Well Lane, East Sheen, London, SW14 7AJ	Ground/air/water source heating/cooling	No information recorded
07/3594/FUL	56 - 58 Glenthams Road, Barnes, London, SW13 9JJ	Solar PV, Solar Thermal	No information recorded
08/0225/FUL	Pouparts Yard And Land Rear Of 84A Hampton Road, Twickenham, Middlesex	Photovoltaics, Ground/air/water source heating/cooling	25m2 ST; 56m2 PV;
08/0646/FUL	238 London Road, Twickenham, Middlesex, TW1 1EU	Photovoltaics	3kWp
08/2306/FUL	Abbey Court, Percy Road, Hampton, Middlesex, TW12 2JX	Solar water heating	24.8m2
08/2577/FUL	8 Waldegrave Road, Teddington, Middlesex, TW11 8LD	Photovoltaics	70kWp
08/3097/FUL	18 Petersham Road, Richmond, Surrey, TW10 6UW	Solar water heating, Photovoltaics	33m2 ST; 2kWp PV
08/4263/OUT	Richmond Adult & Community College, Clifden Road, Twickenham, Middlesex, TW1 4LT	Solar water heating, biomass	250kW b; 80m2 ST
08/4383/FUL	Former Goods Yard Land At Queens Ride, Barnes, London	Biomass heating	150kW
09/0038/FUL	17 - 20 Tersha Street, Richmond, Surrey	Solar water heating	1.5m2
09/0041/FUL	Land At Rear Of 180, London Road, Twickenham, Middlesex	Photovoltaics, Solar water heating	1.27kWp PV; 21m2 ST
09/0086/FUL	33 Montague Road, Richmond, Surrey, TW10 6QJ	Photovoltaics, Solar water heating, Biomass	1.72kWp PV; 6m2 ST; 2 bio stoves
09/0314/FUL	52 Broad Street, Teddington, Middlesex, TW11 8QY	Solar water heating	No information recorded
09/0316/FUL	45 The Vineyard, Richmond, Surrey, TW10 6AS	Air source heat pump, Photovoltaics	12kWp PV; 6No. 200kW ASHP
09/0337/FUL	Rowntree House, Rowntree Road, Twickenham, Middlesex, TW2 6RP; Completion date: 14/05/2010	Solar water heating	No information recorded
09/0358/FUL	Land Adjacent 1 Princes Road, Teddington, Middlesex	Photovoltaics	1kWp
09/0382/FUL	30 Broad Street, Teddington, Middlesex, TW11 8RF	Photovoltaics	No information recorded
09/0434/FUL	Land Adjacent To 244 Lincoln Avenue, Twickenham, Middlesex	Photovoltaics	1.4kWp
09/0441/FUL	Land At Rear Of 291 Waldegrave Road, Twickenham, Middlesex	Photovoltaics	1.2kWp
09/0465/FUL	Land At Rear Of Rutland Lodge, Anlaby Road, Teddington, Middlesex	Photovoltaics	2.4kWp
09/0561/FUL	30 Montague Road, Richmond, Surrey, TW10 6QJ	Air source heat pump	2 ASHP
09/0582/FUL	Jasmine Cottage, Spring Grove Road, Richmond, Surrey, TW10 6EH	Air source heat pump	6No. ASHP
09/0804/FUL	Hampton School, Hanworth Road, Hampton, TW12 3HD; Completion date: 01/09/2010	Gas fuelled CHP/CCHP	150
09/0948/FUL	2 Upper Teddington Road, Hampton Wick, KT1 4DY	Ground/air/water source heating/cooling	No information recorded
09/1199/FUL	87 Twickenham Road, Teddington, TW11 8AL	Photovoltaics	5.1
09/1294/FUL	1 - 5 Lower George Street, Richmond	Ground source heat pump	90KW per year
09/1317/FUL	147 Fairfax Road, Teddington, TW11 9BU	No information	No information

Source: LBRuT Planning Policy

**Indicator 14: Proportion of development with surface water run-off rates equivalent to or better than previous rates, as assessed under Code for Sustainable Homes / BREEAM**

**Target:** 80% of developments have surface water run-off rates equivalent to or better than previous rates

**Data source:** LBRuT Development Control Monitoring

**Indicator family (see Introduction):** LDF

**progress towards target :** ? **monitoring mechanism to be reviewed; progress against target currently not measurable**

Please note that the monitoring system for the sustainability indicators in relation to permitted applications is under review and therefore the following data may not represent all applications permitted and having achieved surface water run-off rates equivalent to or better than previous rates during the monitoring year 2009/10.

Within the financial year of 2009/10, 8 applications were recorded that had achieved surface water run-off rates equivalent to or better than previous rates. All recorded applications had the surface water run-off assessment assessed under the code for Sustainable Homes.

**Table 16: Surface water run-off rates equivalent or better than previous rates**

application number	Address	Code credits
09/1199/FUL	87 Twickenham Road, Teddington, TW11 8AL	1
08/4383/FUL	Former Goods Yard Land At Queens Ride, Barnes, London	2
09/0465/FUL	Land At Rear Of Rutland Lodge, Anlaby Road, Teddington, Middlesex	2
08/2306/FUL	Abbey Court, Percy Road, Hampton, Middlesex, TW12 2JX	2
09/0358/FUL	Land Adjacent 1, Princes Road, Teddington, Middlesex	2
09/0441/FUL	Land At Rear Of 291 Waldegrave Road, Twickenham, Middlesex	2
09/0041/FUL	Land At Rear Of 180, London Road, Twickenham, Middlesex	2
09/0434/FUL	Land Adjacent To 244 Lincoln Avenue, Twickenham, Middlesex	2

Source: LBRuT Planning Policy

## 6.3 CP3: Climate Change

**Indicator 15: 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

**Indicator family (see Introduction):** DCLG COI E1, LDF

**progress towards target :** ✓ **target met**

The Environment Agency's (EA) objections on LBRuT applications have been analysed for the 2009/10 financial year, and also the previous financial year, because a number of decisions taken in 2009/10 were commented on 2008/9. By the same token, Environment Agency comments on some applications submitted in 2009/10 and have been decided within the same financial year, when the decision is made.

### Water quality grounds

The Environment Agency did not object to any planning applications on water quality grounds between the two year period of 1/4/2008 and 31/3/2010.

### Flood risk grounds

The Environment Agency (EA) publishes a monthly list of objections to developments on flood risk grounds which can be obtained from their website. The EA's published figures for LBRuT show that between the period of 1/4/2009 and 31/3/2010, the EA has objected to 6 planning applications on flood risk grounds. Out of these 6 applications, 1 has been refused in line with the EA's recommendation, and 1 has been subsequently resolved due to the applicant submitting further satisfactory information. The flood risk objection on 1 application was resolved and permission granted in April 2010, and 1 further application has been approved but the S106 has not been signed yet; therefore, the latter two applications will be reported in the next year's AMR 2010/11. 2 further applications have pending decisions (as of 28/10/2010), but the EA has already

withdrawn their objections to both applications and therefore these will be no longer considered in the flood risk objection analysis.

In addition, there are 9 outstanding planning applications with EA flood risk objections from the financial year of 2008/09, which have been considered in this reporting year. Out of these 9 applications, 1 has been refused in line with the EA's recommendation and 1 application has been subsequently resolved due to the applicant submitting a satisfactory Flood Risk Assessment. A further 4 applications have pending decisions (as of 28/10/2010) and these will therefore be considered and reported in next year's AMR 2010/11. In addition, 2 applications were withdrawn by the applicants within this reporting year, and 1 application was declared invalid.

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,
- withdrawn by the applicant,
- declared invalid, or
- the decision is still pending.

Therefore, no decisions were made contrary to the Environment Agency's advice. Detailed information on Environment Agency flood risk objections can be found in Appendix 5.

### Indicator 16: Progress towards flood and coastal risk management

**Target:** 70% of Thames Catchment Flood Management Plan (CFMP) actions by end of 2008/2009, 90% of Thames CFMP actions by end of 2009/2010, 90% of Thames CFMP actions by end of 2010/2011. Engage at appropriate level in partnership taking forward the TE2100 plan (Thames Estuary).

**Data source:** LBRuT

**Indicator family (see Introduction):** NI 189, LDF

**progress towards target :** ✓ **target met**

100% of the actions (9 actions in total) of the Thames Catchment Flood Management Plan have been progressed successfully by the end of the financial year of 2009/10. Therefore, the target of achieving 90% has been met. 100% of the action in relation to the Thames Estuary 2100 Plan has been achieved and this target has also been met.

**Table 17: National Indicator 189: Progress towards flood and coastal risk management**

NI 189 in 2009/2010	Target	Actions achieved
Actions in the Thames CFMP:	90%	100% (9 actions)
Actions in the draft TE2100 Plan:	100%	100% (1 action)

## 6.4 CP4: Biodiversity

### Indicator 17: 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

**Indicator family (see Introduction):** GLA KPI 18 (SINCs), SA, RTP1 SPOI 3.1, DCLG COI 8, LDF

**progress towards target :** ✓ **target met**

There were no losses of, or inappropriate development on, designated SSSIs, or on Other Sites of Nature Importance in 2009/10. The policies to protect these designations are working well.

### Indicator 18: Area of borough deficient in access to Sites of Nature Importance (hectares) (includes SSSIs and Other Sites of Nature importance)

**Target:** 10% reduction in area of borough deficient in access to Sites of Nature Importance by 2014, another 10% by 2019, another 10% by 2014 (using 2009 as baseline).

**Data source:** GiGL (Greenspace Information for Greater London), Natural England

**Indicator family (see Introduction):** LDF

**progress towards target :** ✓ **target on course to be met**

The Mayor's Biodiversity Strategy defines Areas of Deficiency (AoDs) as built-up areas more than one kilometre actual walking distance from an accessible Metropolitan or Borough Site of Nature Conservation Importance. (Strategy A1.2.13 on p.118). There are 29 such sites in the borough.

Areas can change year to year and can be affected by either the improvement/ deterioration of SINC's (leading to their re-classification) or changes that improve access.

The areas of the borough deficient in access (i.e. more than 1km from) to Sites of Importance to Nature Conservation total 317.37 ha, or 5.42% of the total area of the borough, which is 5856.18 ha. The target is to reduce the 317.37 ha by 10% (or 31.737 ha) by 2014 and a further 10% by 2019. This would be done either

- a) by designating new areas of nature importance (through the Development Management DPD as part of the Local Development Framework process or
- b) by making existing inaccessible sites accessible.

Note that the London Borough of Richmond upon Thames has with the lowest percentage of total area of the borough deficient in access to sites of nature importance compared to all other London Boroughs.

Whilst there has not been a reduction in the area of deficiency compared to the last year, it can be considered that the Council is on course to meet the 10%. However, no new sites of nature importance are going to be designated as part of the Development Management DPD.

NB: Because SINC data have recently changed management and are now maintained by GiGL on behalf of the GLA and Local Wildlife Sites Board (LWSB), recent changes to SINC's and therefore to AoDs may not be reflected above until GiGL's current database review is complete.

**Table 18: Area of Deficiency (AoD) in access to Sites of Nature Importance**

Borough Area (ha)	Area of Deficiency ha (2009)	% of Borough (2009)	Area of Deficiency ha (2010)	% of Borough % (2010)
5856.18	317.37	5.42	317.37	5.42

Source: GiGL, October 2010

**Indicator 19: Percentage of land designated as a Site of Special Scientific Interest found to be in a favourable condition (as assessed by Natural England).**

**Target:** 100% of land designated as SSSI found to be in a favourable condition

**Data source:** GiGL (Greenspace Information for Greater London), Natural England

**Indicator family (see Introduction):** AC QOL 30(a), DCLG COI 8, AMR

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

The condition of the Sites of Special Scientific Interest is assessed by Natural England, using categories agreed through the Joint Nature Conservation Committee. There are six reportable condition categories:

- favourable;
- unfavourable recovering;
- unfavourable no change;
- unfavourable declining;
- part destroyed
- destroyed

There are two SSSIs in LB Richmond upon Thames, at the Barn Elms Wetland Centre and an area of Richmond Park which the GiGL information splits into 15 different sections.

**Barn Elms Wetland Centre**

At the Wetland Centre (29.84ha) the main habitat is in the 'standing open water and canals' category. It was described as being in a favourable condition when the assessment was last conducted on 26 March 2008.

**Table 19: Barn Elms Wetland Centre SSSI condition**

% Area meeting PSA target	% Area favourable	% Area unfavourable recovering	% Area unfavourable no change	% Area unfavourable declining	% Area destroyed / part destroyed
100.00%	100.00%	0.00%	0.00%	0.00%	0.00%

Source: GiGL; Natural England (Compiled: 1 August 2010 by Natural England)



## Richmond Park

Richmond Park SSSI (846.61ha) is split by Natural England into 13 different units, of which the main habitats are the following two:

- Acid Grassland: 735.87ha
- Broadleaved, Mixed and Yew Woodland: 110.74ha

For information, Richmond Park has been re-unitised by Natural England and the previous Units 3 and 8 – Adams Pond and Pen Ponds respectively – have been incorporated into surrounding units; these units are therefore no longer assessed in their own right.

The most significant changes since 2008/09 have occurred in the “Broadleaved, Mixed and Yew Woodland” units, particularly with regard to the condition of Unit 2 (Teck Plantation), Unit 11 (Prince Charles’s Spinney), Unit 12 (Isabella Plantation) and Unit 14 (Spankers Hill Wood), which have changed from “Favourable” to “Unfavourable Recovering”. As such, no single unit is now classified as “Favourable” compared to four units in the previous monitoring year.

All the “Broadleaved, Mixed and Yew Woodland” units assessed were found to be in an “unfavourable recovering” condition, totalling an area of 110.74ha.

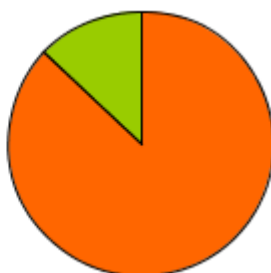
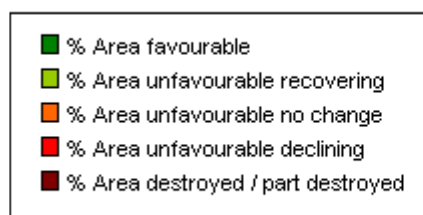
There has been no change in relation to the “Acid Grassland” habitats, totalling an area of 735.87ha, all of which were found to be in an “Unfavourable No Change” condition (2006 assessment).

Whilst in the last reporting year the dates of the assessments of the SSSI units ranged from February 2002 until June 2006, new surveys have been carried out for all “Broadleaved, Mixed and Yew Woodland” in May 2010. All the assessments of the “Acid Grassland” habitats date back to 2006. It may therefore be possible that the condition of the units assessed in June 2006 have changed since then.

It should be noted that Richmond Park is owned and managed by the Royal Parks Agency and not by the London Borough of Richmond upon Thames.

**Table 20: Summary of Richmond Park SSSI condition**

% Area meeting PSA target	% Area favourable	% Area unfavourable recovering	% Area unfavourable no change	% Area unfavourable declining	% Area destroyed / part destroyed
13.08%	0.00%	13.08%	86.92%	0.00%	0.00%



Source: GiGL; Natural England (Compiled: 1 August 2010 by Natural England)

**Table 21: Detailed information on the condition of Richmond Park SSSI units**

Unit No	Unit Name	Unit Area (ha)	Main Habitat	Sub Habitat	Assessment Date	Condition Assessment Description
1	Extensive Grassland	114.67	Acid Grassland	Lowland	21/06/2006	Unfavourable No Change
2	Teck Plantation	3.03	Broadleaved, Mixed And Yew Woodland	Lowland	19/05/2010	Unfavourable Recovering
4	White Lodge Plantation To Sheen Cross Wood	153.6	Acid Grassland	Lowland	21/06/2006	Unfavourable No Change
5	Pond Slade	205.21	Acid Grassland	Lowland	21/06/2006	Unfavourable No Change
6	Sidmouth Wood	29.34	Broadleaved, Mixed And Yew Woodland	Lowland	18/05/2010	Unfavourable Recovering
7	Queen Elizabeth's Plantation	4.66	Broadleaved, Mixed And Yew Woodland	Lowland	19/05/2010	Unfavourable Recovering

Unit No	Unit Name	Unit Area (ha)	Main Habitat	Sub Habitat	Assessment Date	Condition Assessment Description
9	Pond Plantation	7.86	Broadleaved, Mixed And Yew Woodland	Lowland	19/05/2010	Unfavourable Recovering
10	King Clump To Ham Cross	205.12	Acid Grassland	Lowland	21/06/2006	Unfavourable No Change
11	Prince Charles's Spinney	5.82	Broadleaved, Mixed And Yew Woodland	Lowland	19/05/2010	Unfavourable Recovering
12	Isabella Plantation	22.52	Broadleaved, Mixed And Yew Woodland	Lowland	19/05/2010	Unfavourable Recovering
13	Petersham Park	57.27	Acid Grassland	Lowland	21/06/2006	Unfavourable No Change
14	Spankers Hill Wood	18.75	Broadleaved, Mixed And Yew Woodland	Lowland	19/05/2010	Unfavourable Recovering
15	Saw Pit Plantation	18.76	Broadleaved, Mixed And Yew Woodland	Lowland	19/05/2010	Unfavourable Recovering

NB: Previous Units 3 and 8 have been incorporated into surrounding units and are therefore no longer assessed in their own right.

Source: GiGL; Natural England (Compiled: 1 August 2010 by Natural England)

Further detailed comments on the condition of Richmond Park SSSI units can be found in Appendix 6.

### **Indicator 20: Proportion of Local Sites (includes SSSIs and Other Sites of Nature importance) where positive conservation management has been or is being implemented**

**Target:** 75% of Local Sites where positive conservation management has been or is being implemented\*

**Data source:** LBRuT

**Indicator family (see Introduction):** NI 197, New AMR

**progress towards target :** ✓ **target met**

At the local level, 'Other sites of nature importance' are referred to as 'Sites of importance for nature conservation' (SINCs). The number of sites in this borough is 53, of which 41 sites have positive conservation management. As such, the percentage of sites in positive management is 77.3% and the target has been met.

\*the NI197 target is 75%; and has been revised from the original target of 95% as appears in the Core Strategy.

### **Indicator 21: River water of good or fair chemical and biological water quality**

**Target:** none applicable

**Data source:** Environment Agency, Audit Commission

**Indicator family (see Introduction):** AC QOL 28

The Environment Agency (EA) has confirmed that the General Quality Assessment (GQA) scheme, which has been used up until now to assess river water quality in terms of chemistry, biology and nutrients will cease (the EA might report GQA for one more year). The Water Framework Directive (WFD) scheme will be used instead as it provides a more sophisticated way of assessing the whole water environment that will help direct action to where it is most needed. The WFD scheme looks at over 30 measures, grouped into ecological status (this includes biology as well as 'elements' like phosphorus and pH) and chemical status ('priority substances'). The GQA and WFD schemes have been running parallel to each other but the Environment Agency now advises to drop the GQA in favour of WFD.

Under the Water Framework Directive (WFD), there are four river water-bodies in Richmond upon Thames that have been classified under the WFD – the Beverley Brook, the River Crane, the River Thames and the Port Lane Brook (which includes the Longford River). The WFD classification scheme for water quality includes five status classes: high, good, moderate, poor and bad. The Beverley Brook, the Thames (Egham to Teddington) and the Crane water-bodies have been classified as having poor ecological status. The Port Lane Brook water-body has moderate ecological status.

Under the WFD, these rivers need to achieve good status or good potential by 2027. A programme of measures to improve the status is being developed. The WFD will introduce a series of measures to address urban diffuse pollution in some parts of London, in order to achieve the 'good' ecological status required for the Directive.



**Table 22: Water Framework Directive data**

River	Ecological status
Thames (Egham to Teddington)	Poor
Crane	Poor
Beverley Brook	Poor
Portlane Brook (including Longford River)	Moderate

Source: Environment Agency website, accessed on 18/10/2010

Detailed Water Framework Directive data for the River Thames, River Crane, Beverley Brook and Port Lane Brook is presented in Appendix 7.

## 6.5 CP5: Sustainable Travel

### Indicator 23: Percentage of completed non-residential development complying with parking standards set out in saved UDP and then DC DPD once adopted.

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

**Data source:** LBRuT Transport

**Indicator family (see Introduction):** Former DCLG COI 3a, LDF

**progress towards target :** ✓ **target met**

Only one non-residential development did not comply with parking standards in 2009/10:

08/2707 – Teddington Clinic. 46 proposed spaces, though maximum for this development should be 33 spaces. A car parking accumulation study has been submitted by the applicant. Exception made as it is an objective to limit overspill parking on the public highway, and that other incentives as set out in the accompanying Travel Plan are developed. The Travel Plan is subject to a condition, which requires monitoring.

Please note that data reported for this indicator relates to policies in place at the time. Future monitoring will relate to revised parking policies.

### Indicator 24: Number of workplace travel plans secured per annum

**Target:** Fifteen Travel Plans secured per annum

**Data source:** LBRuT Transport

**Indicator family (see Introduction):** local

**progress towards target :** ✓ **target met**

Through the Smarter Travel Richmond (STR) programme, being delivered in the borough until September 2011 in partnership with Transport for London, there was expected to be 14,000 employees covered by a level 4 or 5 travel plan.

In 2008/09 there were 17 workplace travel plans in place. As at 31/10/2010 there were 74 businesses, representing 11,653 employees, engaged in the travel planning process.

**Table 23: Number of businesses and employees achieving Level 4 or 5 in 2009/10**

Level	Number of employees	Number of businesses
Level 4	3238	21
Level 5	1008	4
<b>Total</b>	<b>4246</b>	<b>35</b>

### Indicator 25: Number of school travel plans in place

**Target:** All schools to have travel plan by 2009, to be annually monitored and reviewed every 3 years

**Data source:** LBRuT Transport

**Indicator family (see Introduction):** Community Plan, LDF

**progress towards target :** ✓ **target met**

100% of schools had an approved travel plan in place by 31 March 2010.

Having met the target, Smarter Travel has established a new set of reporting that focuses on increasing the number of schools that have achieved Sustainable Travel Accredited and Recognised (STAR) accreditation for their travel planning achievements. To achieve STAR accreditation schools must demonstrate and evidence modal shift towards sustainable modes.

During 2009/10 there was an increase in the number of schools accredited.

**Table 24: School travel plans**

Category	31/03/09	26/03/10
Non-accredited: Inactive	34	36
Non-accredited: Active	41	30
Accredited: Bronze	3	9
Accredited: Silver	0	3
Accredited: Gold	0	0
<b>Total</b>	<b>78</b>	<b>78</b>

**Indicator 26: Number of Households registered with a car club.**

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

**Data source:** LBRuT Transport section - Membership data reported to Borough by Car Club Operators

**Indicator family (see Introduction):** LDF

**progress towards target :** n/a

As at 31/3/2010 there were 2,800 residents of LB Richmond upon Thames registered as Car Club Members.

**Indicator 27: The percentage of total length of footpaths and other rights of way which were easy to use by members of the public.**

**Target:** 95% of footpaths easy to use by the public

**Data source:** LBRuT Planning Policy

**Indicator family (see Introduction):** former BVPI, LDF

**progress towards target :** ✓ target met

This indicator monitors how easy the borough's footpaths are to use. During the 2009/10 financial year, 100% footpaths were considered easy to use. The target was therefore met for this year, as for the previous six monitoring years.

**Indicator 28: Mode of travel used to travel to school**

**Target:** 50% of schools to meet own targets (where schools set targets to reduce travel by car).

**Data source:** LBRuT Transport section, CLG hub

**Indicator family (see Introduction):** NI 198, LSDC QOL 11, local

**progress towards target :** ? Unknown

As part of a school travel plan (see above), schools produce a set of targets to encourage pupils, parents, staff and visitors to shift from travelling to school by private vehicle to more sustainable travel modes such as cycling, walking, public transport or car sharing. The nature of the targets developed is at the schools' discretion. Many, but not all schools develop target(s) relating to car reduction. This is due to schools wishing to encourage sustainable travel positively, rather than discouraging car use.

**Table 25: Children travelling to school by mode (NI 198)**

Mode of travel to school	Pupils aged 5-10	Pupils aged 11-16
Car	26%	7.1%
Car share	1.3%	0.6%
Public transport	4%	50.9%
Walking	65.7%	35.3%
Cycling	2.8%	6%
Other	0.2%	0.1%

Source: the hub <https://www.hub.info4local.gov.uk/DIHWEB/About.aspx>

Notes:

For more information on this National Indicator use the following link:  
<http://www.audit-commission.gov.uk/localgov/audit/nis/Pages/NI198Childrentravellingtoschool-modeoftransportusuallyused.aspx>

### Indicator 29: Working age people with access to employment by public transport (and other specified modes)

**Target:** to be devised

**Data source:** LBRuT monitoring, CLG hub

**Indicator family (see Introduction):** Community Plan, local, NI 176, LDF

**progress towards target :** n/a

#### Working age people with access to employment by public transport (NI 176):

2009: 86%

2008: 85.54%

2007: 85.73%

This information is produced by the DfT for calendar years. The data indicate that the proportion has changed very little in recent years and that a significant proportion of borough residents have access to employment opportunities by public transport.

Notes –

Employment Opportunities are defined as locations (Lower Super Output Areas) with 500 or more jobs as defined in 2001 census. This is sourced from the ONS Annual Business Inquiry

For more information on this National Indicator please use the following link:

[http://www.audit-](http://www.audit-commission.gov.uk/localgov/audit/nis/Pages/NI176workingagepeoplewithaccesstoemploymentbypublictransport(andotherspecifiedmodes).aspx)

[commission.gov.uk/localgov/audit/nis/Pages/NI176workingagepeoplewithaccesstoemploymentbypublictransport\(andotherspecifiedmodes\).aspx](http://www.audit-commission.gov.uk/localgov/audit/nis/Pages/NI176workingagepeoplewithaccesstoemploymentbypublictransport(andotherspecifiedmodes).aspx)

### Indicator 32: Number of pedestrians killed or seriously injured in road accidents

**Target:** Continued reduction towards regional target - currently 40% reduction in the number of pedestrians killed or seriously injured on the Borough's roads from 32 to 19 casualties by 2010

**Data source:** LBRuT Transport monitoring, based on data supplied by Transport for London

**Indicator family (see Introduction):** AC QOL 8, NI 047 part, LDF

**progress towards target :** X/✓ target not met<sup>5</sup>

The data set for this indicator has historically been presented on a calendar year basis. The targets are exclusive to London and were set by the last Mayor in conjunction with Transport for London.

**Table 26: Number of pedestrians killed or seriously injured in road accidents:**

Year	1994/98 average	1999	2000	2001	2002	2003	2004	2005	2006	2007	2008	2009
Actual Data (3 year average)	32	32	28	26	24	28	28	25	20	20	20	18

Source: Richmond Performance Report (provided by TfL).

It is important to note that TfL have changed the way they report all annual casualty figures. They are now reported as a three year rolling average, to help smooth any unexpected spikes in casualty numbers. This is of concern because without this change in calculation the Mayor's target would have been met for this year.

### Indicator: Progress on Ham/Twickenham footbridge

**Target:** n/a at feasibility stage, will include proposals monitoring if this goes forward as a Site Allocation

**Data source:** LBRuT Transport

**Indicator family (see Introduction):** LDF

The Local Development Framework Core Strategy, Core Policy 5 – 5C Cycling and Walking includes a commitment to investigate the possibility of a footbridge across the Thames between Ham and Twickenham for pedestrians and cyclists.

<sup>5</sup> Target not met. However, this is due to change in calculation in Mayor's target.

The ambition to improve cycling and walking access across the Thames is supported, and acknowledgement of the LDF commitment will be incorporated in the Borough's second Local implementation Plan for Transport that is expected to be published in the Summer of 2011.

However, in the current economic climate of decreasing public expenditure, there is little likelihood of securing the funding necessary to develop and implement this project within the current transport budget cycle which runs until 2014-15. Accordingly, it is not expected that this project will be progressed before the commencement of the next funding cycle in 2015/16.

### **Indicator : Progress on meeting policy CP5.H**

**Target:** Annual monitoring to review progress on meeting CP5.H

**Data source:** LBRuT Special Projects/ Transport

**Indicator family (see Introduction):** LDF

The Council will support measures to minimise the impacts of Heathrow, particularly on traffic and noise on the Borough, and will oppose changes that increase local impacts. Specifically it will seek the support of BAA, the Government and relevant statutory partners for the following measures:

#### **Progress at 1.4.2010**

(a) maintenance of the 480, 000 limit on air transport movements;	still important and still in place
(b) maintenance of current system of segregated noise;	still important and still in place
(c) maintenance of the current noise preferential routes;	still important and still in place
(d) the discontinuation of night flights	Still Council policy to seek discontinuation, with the next night flights due in 2012.
(e) restrictions of the use of private cars and improvements to public transport including a southern rail link.	Council continues to pursue options for improving rail connections in the Borough, so long as not at the expense of increasing congestion on the road network

### **Indicator : Loss of land used for transport purposes**

**Target:** No loss of land used for transport purposes

**Data source:** LBRuT Decisions Analysis system

**Indicator family (see Introduction):** LDF

There were no completions in the financial year 2009/10 which resulted in the loss of land used for transport purposes. However, there were 2 changes of use for parts of both Barnes and Strawberry Hill Railway Stations to mini-cab offices. Thus facilitating changes between modes of transport.

It should be noted that current monitoring systems, established before the indicator was devised, may not capture all relevant completions. The Council's monitoring systems are due to be revised and will take account of this data need.

## **6.6 CP6: Waste**

### **Indicator 34 : Capacity of new waste management facilities by waste planning authority by type**

**Target:** n/a

**Data source:** LBRuT waste and recycling services

**Indicator family:** DCLG COI W1, LDF

There were no new waste management facilities of any type in the financial year 2009/10. 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 some years and is investigating ways of widening the range of materials recycled at the existing sites. It has also expanded the services that it already provides to local residents in the form of kerbside recycling.

**Indicator 35: Amount of municipal waste arising, and managed by waste planning authority, by management type**

**Target:** Reduce amount of municipal waste arisings by 5% (from 2007/8 base) by 2010 and by 10% (from 2010/11 base) by 2017

**Data source:** Defra, LBRuT Waste Planning

**Indicator family :** CP, DCLG COI W2, LSDC QOL 12(ii), AC QOL 29, LDF, NI 191

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

Municipal waste includes waste from shops, offices, highways, etc., as well as household waste. LB Richmond upon Thames is a member of the West London Waste Authority. The borough's own Waste Reduction and Recycling Strategy 2005 details how the authority plans to meet statutory targets for recycling and composting, and to implement the policies of the West London Joint Waste Municipal Waste Management Strategy.

The target for this indicator is taken from the Community Plan for 2007-17. *The figures in the tables below will form the 2008/9 base for future monitoring.*

**The following table details borough performance in relation to National Indicators on waste and their targets:**

- NI 191 Residual household waste per household for Richmond upon Thames – target: 553kg – this was a LBRuT priority indicator
- NI 192 Percentage of household waste sent for reuse, recycling and composting for Richmond upon Thames

**Table 27: LBRuT National Indicators (NI) for Waste 2009-10**

National Indicator	Total	Target
NI191 Residual Household Waste per Household (kg/household)	542.43	553
NI192 Percentage of Household Waste Sent for Reuse, Recycling or Composting	43.01	?
NI193 Percentage of Municipal Waste Sent To Landfill	N/A	N/A
Collected Household Waste – BVPI* 84a (per person in kg)	430	

Source: Defra; <http://www.defra.gov.uk/evidence/statistics/environment/wastats/bulletin10.htm>

Compared with the previous year, there were overall enhancements in the amount of household waste arising with an improvement of -41kg per household. There was also an increase in household recycling, composting and reuse. In addition, the regional residual household waste (kg per household) for 2009/10 for London is 618kg and therefore much higher than for the borough.

**Table 28: NI 191 Residual household waste per household for borough – target 553kg**

Period	Performance	Direction of travel	London
2009/10	542Kg	Improving	618 Kg
2008/09	583Kg	Improving	667 Kg
2007/08	606Kg	Improving	759 Kg

Source: DEFRA Municipal Waste Statistics - Local Authority data

**Table 29: LBRuT municipal and household waste statistics 2009/10 (in tonnes)**

Management type	2009/2010	2008/2009	2007/2008
Total municipal waste	93,389	99,847	98,133.99
Total household waste	77,451	81,105	
Total residual household waste (including household rejects)	44,602	48,086	
Collected residual household waste	34,330	35,689	
Civic amenity site residual waste (household)	5,506	7,382	
Other residual household waste	4,602	5,015	
Total residual non-household waste (including non household rejects)	5,762	11,709	
Total residual municipal waste	54,402	59,795	
Household waste sent for recycling/composting/reuse	32,858	33,019	
Non household waste sent for recycling/composting/reuse	5,962	7,033	
Municipal waste sent for recycling/composting/reuse	38,821	40,052	
Estimated household waste rejected for recycling	165	613	
Estimated non-household waste rejected for recycling	2	13	
Total municipal waste rejected for recycling	166	626	

Source: Defra;

<http://www.defra.gov.uk/evidence/statistics/environment/wastats/bulletin10.htm>

Notes for table:

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.

### Indicator 36: Percentage of municipal waste (i) recycled and (ii) composted and reused

**Target:** Increase the percentage of municipal waste recycled and composted to 45% by 2010, 55% by 2020

**Data source:** LBRuT Waste Planning

**Indicator family (see Introduction):** CP, GLA KPI 19. Re recycling – LSDC QOL 6, AC QOL 29, LDF, NI 192

**progress towards target :** X Unable to meet target

Municipal waste includes waste from shops, offices, highways, etc., as well as household waste.

Over 40 per cent of waste in Richmond is now recycled. The amount of waste recycled in the borough has increased through expansion of the types of material collected. Plastic bottles, cardboard, paper, glass, tins, cans, textiles and food waste are all collected. Residents can also pay for garden waste to be collected. National Indicator NI192 measures the Percentage of Household Waste Sent for Reuse, Recycling or Composting; it was 43%, an increase from 41.73% in 2008/9 and 37.56% in 2007/08. (Source: Defra, Local authority municipal and household waste statistics 2009/10).

The target for this indicator comes from the Council's Waste Reduction and Recycling Strategy 2005, Policy 2. It has been a challenge to meet the 45% target by 2010. The indicator differs from the National Indicators NI, which uses household waste figures. The figures below for municipal waste recycled and composted amount to 41.57% for 2009/10 up from 2008/09 figure of 40.11% and a significant increase from 33.4% for 2007/8.

**Table 30: NI 192 Percentage of household waste sent for reuse, recycling and composting for borough**

Period	Performance	Direction of travel	London Average
2009/10	43.01%	Improving	31.8%
2008/09	41.73%	Improving	29.2%
2007/08	37.56%	Improving	25.5%

Source: DEFRA Municipal Waste Statistics - Local Authority data

The household recycling rates of LBRuT compare very well to the regional household recycling rate from 2009/10 for the London region, which is 31.8 %, (29.2% for 2008/09), and also compare well with the England rate of 39.7% (37.6% in 2008/09).

**Table 31: Municipal and household waste recycling/composting/reuse statistics 2009/10 for borough (in tonnes)**

Management type	2009/2010 tonnes
Total municipal waste	93,389
Household waste sent for recycling/composting/reuse	32,858
Non household waste sent for recycling/composting/reuse	5,962
Municipal waste sent for recycling/composting/reuse	38,821
Estimated household waste rejected for recycling	165
Estimated non-household waste rejected for recycling	2
Total municipal waste rejected for recycling	166

Source: Defra; <http://www.defra.gov.uk/evidence/statistics/environment/wastats/bulletin10.htm>



Note: Errors due to rounding.

### Indicator 37: Percentage of municipal waste land filled

**Target:** At least half of total waste arisings diverted from landfill by 2017

**Data source:** LBRuT Waste Planning, Defra

**Indicator family:** DCLG COI W1, CP, LDF

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

Municipal waste includes waste from shops, offices, highways, etc., as well as household waste. The target comes from the Community Plan for 2007-17.

The Council has been looking to introduce new measures to encourage residents to minimise the amount of rubbish they throw away so that it can meet longer term targets. LB Richmond upon Thames is a member of the West London Waste Authority (WLWA), which is the disposal authority for the six joint west London members. The figures for the individual member boroughs are not reported in the Defra Local Authority Municipal Waste Statistics but the Defra figures for 2009/10 show that for WLWA 62.42% of municipal waste was sent to landfill.

## 6.7 CP7: Maintaining and Improving the Local Environment

### Indicator 38: 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 2009/10

**Indicator family (see Introduction):** AMR

**progress towards target :** **✓** **target met**

According to monitoring data, no Listed Buildings were demolished over the financial year 2009/10. This continues the positive trend over the last five financial years during which there were no demolitions of listed buildings. Policies to protect and enhance these important historic buildings appear to be working well.

No Buildings of Townscape Merit were demolished.

### Indicator 40: Number of Environmental Improvement Schemes implemented per year

**Target:** At least three schemes implemented per year

**Data source:** Urban Design monitoring

**Indicator family (see Introduction):** LDF

**progress towards target :** **✓** **target met**

During 2009/ 2010 a number of eight environmental improvement schemes were substantially complete or underway including:

Town centre projects:

- ongoing Richmond town centre streetscape upgrade throughout the year, including Hill Street and Duke Street
- Richmond Green gateway to Old Deer Park finished in 2009/10
- One environmental improvement schemes was implemented in Twickenham town centre during 2009/10 at Amyand Park Road.

Arcadia/Riverside projects:

- Rotary Gardens
- Richmond Lock seating

Other

- Hampton Court Road
- Lion Gate
- Hampton Wick
- Pools on the Park entrance area



- Lichfield Road (first phase)
- Legible London
- UN/Amnesty project

Additionally, a number of schemes have been completed or are underway are reported separately at indicator 63 (schemes in Areas of Relative Disadvantage).

### Indicator 41: Number of buildings on/added to/removed from the English Heritage 'Heritage At risk' Register per year

**Target:** Council intervention where possible

**Data source:** Urban Design monitoring

**Indicator family (see Introduction):** GLA KPI 25

There are 10 buildings on the 2010 English Heritage "At Risk" register. Details are provided in the table below. In 2009/2010 financial year one building was removed - Matthaie's Café and Bakery at 76 – 84 Kew Road, and 1 building added – Garrick's Villa on Hampton Court Road which suffered a devastating fire.

**Table 32: English Heritage at Risk 2010: Buildings at Risk**

At Risk Building/ Structure	Status	Actions
<b>Garrick's Villa, Hampton Court Road, Hampton</b>  Grade I	A grade I listed building, of national importance, named after the former owner, David Garrick, the famous eighteenth century Shakespearean actor. In the twentieth century, the building was converted into flats and was in good condition and fully occupied, prior to a devastating fire that occurred two years ago. Emergency works were carried out soon after the fire, to erect a structural scaffold and temporary roof, to help protect the building.	Listed Building Consent was granted in 2009 to reinstate the Villa. The site works are likely to take two years, Until the reinstatement is successfully completed, the building will remain on the Buildings at Risk register. Ongoing monitoring.
<b>Matthaie's Café and Bakery, 76 to 84 Kew Road</b>  Grade II	A rare example of a surviving Art Deco 1930s shop front and associated shop, café, function room and bakery. Works on site were completed in spring 2010.	The development scheme has been successfully completed. The building has been removed from the Register.
<b>Boat House 5 (easternmost 13 bays), Platts Eyot, Hampton</b>  Grade II	A timber-framed boathouse built in 1927 by Augustine Alban Hamilton Scott for the Thornycroft firm, to build torpedo boats for the Admiralty. The condition of the boathouse is very bad and it is unused. The structure is very unstable and continuing to deteriorate. The part of the boathouse classified as a Building at Risk comprises the thirteen easternmost bays. Despite considerable efforts over many years by conservation officers, due to the nature of the structure and its very bad condition, it is very unlikely that a new use can be found, and it may not be possible to save it.	A planning application for the comprehensive redevelopment of Platts Eyot island by the owners, incorporating the restoration of the listed part of the boathouse, has not progressed further. Future use is in part dependent on the Environment Agency. Ongoing monitoring.
<b>The Gallery at Doughty House, 142 Richmond Hill, Richmond</b>  Grade II	The gallery was built in 1880 for Sir Francis Cook and extended in 1915 by Brewer Smith for Sir Frederick Cook. . Works are required to the roof, balustrade and rainwater goods.	Ongoing monitoring.
<b>Loggia and Grotto, Thames Eyot, Cross Deep, Twickenham</b>  Grade II	A stone loggia, with nine unfluted Doric columns and an adjacent shell work grotto, both probably dating from the eighteenth century. These two garden structures are situated in the grounds of a block of 1930s flats on the bank of the Thames, on the site of the now lost eighteenth century house, Poulett Lodge. The roof has suffered partial collapse and there is evidence of structural movement, causing distortion to the colonnade. However, due to the unstable ground and ongoing deterioration of the Loggia, the situation is becoming critical.	A condition survey and schedule of work to carry out repairs was finalised three years ago. A proposal has been put forward to English Heritage to attempt to relocate the Loggia, in order to save it. English Heritage are funding further options appraisal and feasibility work. This study will take place shortly.  If this project proceeds, the owners will be asked to take on responsibility for restoring the important Grotto,

At Risk Building/ Structure	Status	Actions
	<p>The Grotto consists of a small chamber located beneath an earth bank. It may have originated as an icehouse and been remodeled and decorated to form a grotto.</p> <p>It is very unlikely that public funding could be given for the structures, which are in private ownership. The objective is to restore the garden structures only, because new uses would not be feasible.</p>	<p>which would be a smaller, more affordable and manageable project. The aim would be to allow limited public access as part of the occasional tour of grottoes in the environs.</p> <p>If the owners do not take responsibility for restoring the Loggia and Grotto, consideration will be given to issuing an Urgent Works Notice.</p>
<p><b>Normansfield Hospital, Kingston Road, Teddington</b></p> <p>Grade II*</p>	<p>A former private sanatorium, established by Dr Langdon-Down. The central portion dates from 1866, incorporating the original house with bays flanking either side of the main entrance and a conservatory to the side. The original fine interiors have been vandalised or removed. Basic repairs have been completed to make the building wind and watertight, but the condition of the building is deteriorating and is of significant concern. There is still no identified end use, which has been exacerbated by the economic downturn, as any scheme to restore and develop the site would be very costly.</p>	<p>A planning application was approved for the repair and redevelopment of this building, for conversion into residential use, but did not proceed. The Council is continuing to seek a range of urgent works be undertaken by the owner.</p>
<p><b>Old Brew House, Bushy Park</b></p> <p>Grade II</p>	<p>A brick brew house, dating from about 1700, situated 200 metres southwest of Upper Lodge in Bushy Park. The building has been repaired, with the benefit of a Heritage Lottery Fund grant. It is in good condition at present, but remains empty and without an identified use.</p>	<p>The works are complete and the building is in good condition. However, it remains empty and is awaiting a new use, so will remain on the Register until this is resolved. Ongoing monitoring.</p>
<p><b>Pope's Grotto, Cross Deep, Twickenham</b></p> <p>Grade II</p>	<p>A grotto dating from the eighteenth century, with a rusticated arched entrance facing the river. It has a long passage with two 'chapels', which passed beneath Pope's house and the road, and led to the garden beyond, of which nothing remains. The garden scheme was very influential in English eighteenth century garden history.</p> <p>The condition of this building is poor. The basic structure appears sound, but much of the decorative lining is loose or missing. An investigatory study was completed in 2005.</p>	<p>An application to the Heritage Lottery Fund for grant funding to restore the grotto was due to be made by St James Independent School for Boys, in conjunction with the Garden History Society. However, the school will be moving to a new site in September 2010, so the situation is uncertain at present. Ongoing monitoring.</p>
<p><b>Strawberry Hill House, Waldegrave Road, Twickenham</b></p> <p>Grade I</p>	<p>The house probably dates from the late seventeenth century and was remodelled by Horace Walpole between 1747 and 1797. It is the most influential Gothick Revival house in the country. The Trust set up by Friends of Strawberry Hill has transferred the lease from the current owner to the Trust.</p>	<p>Funding was obtained from the Heritage Lottery Fund, English Heritage and other sources, for the restoration of the house and gardens for use as an education facility/museum. Works on site have progressed well and are due for completion in December 2010. When this is achieved, the building will be removed from the Register.</p>
<p><b>Mausoleum of Sir Richard and Lady Burton, churchyard of St Mary Magdalene's Church, Mortlake</b></p> <p>Grade II*</p>	<p>The mausoleum to Sir Richard Burton and his wife of about 1890 is in the form of a Middle Eastern tent. The interior is designed to resemble a small chapel: the inner surfaces are decorated and it contains two coffins and various artifacts. All are in poor condition, from vandalism that occurred in the 1970s and damp penetration. A group with an interest in conserving the mausoleum and its contents was formed and is currently implementing the project</p>	<p>English Heritage and the Heritage of London Trust have awarded grants for the restoration works, together with other funders. Listed Building Consent was granted in 2009. The works on site commenced earlier this year and are due for completion by the end of August 2010. A re-launch event is planned for 20 October 2010, the anniversary of Sir Richard Burton's death.</p>

Source: LBRUT Conservation Section

More information on the 'At Risk' Register can be obtained from [www.english-heritage.org.uk/har](http://www.english-heritage.org.uk/har)

## 6.8 CP8: Town & Local Centres

### Indicator 44: Percentage of larger scale (500m<sup>2</sup> 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

**Target:** 90% of all larger scale (500m<sup>2</sup> gross and above) new retail development/extensions to be located within the primary shopping areas of Richmond and the district centres or an appropriate site included in the Site Allocations DPD.

**Data source:** LBRuT Decisions Analysis System

**Indicator family (see Introduction):** SA, DCLG COI BD4 (in part), LDF

progress towards target : **X** target not met

Only one proposal completed in 2009/10 falls within the threshold for this indicator, which is the redevelopment of Twickenham RFU South Stand. This includes an A1 element of 600m<sup>2</sup> gross floorspace. However, this includes redevelopment of the ticket office. It is therefore exceptional. The RFU retains a retail presence in Twickenham (York Street) selling rugby related products.

### Indicator 45: Proportion of retail (A1) uses in key shopping frontages.

**Target:** Maintain proportion of retail uses in key shopping frontages at existing levels.

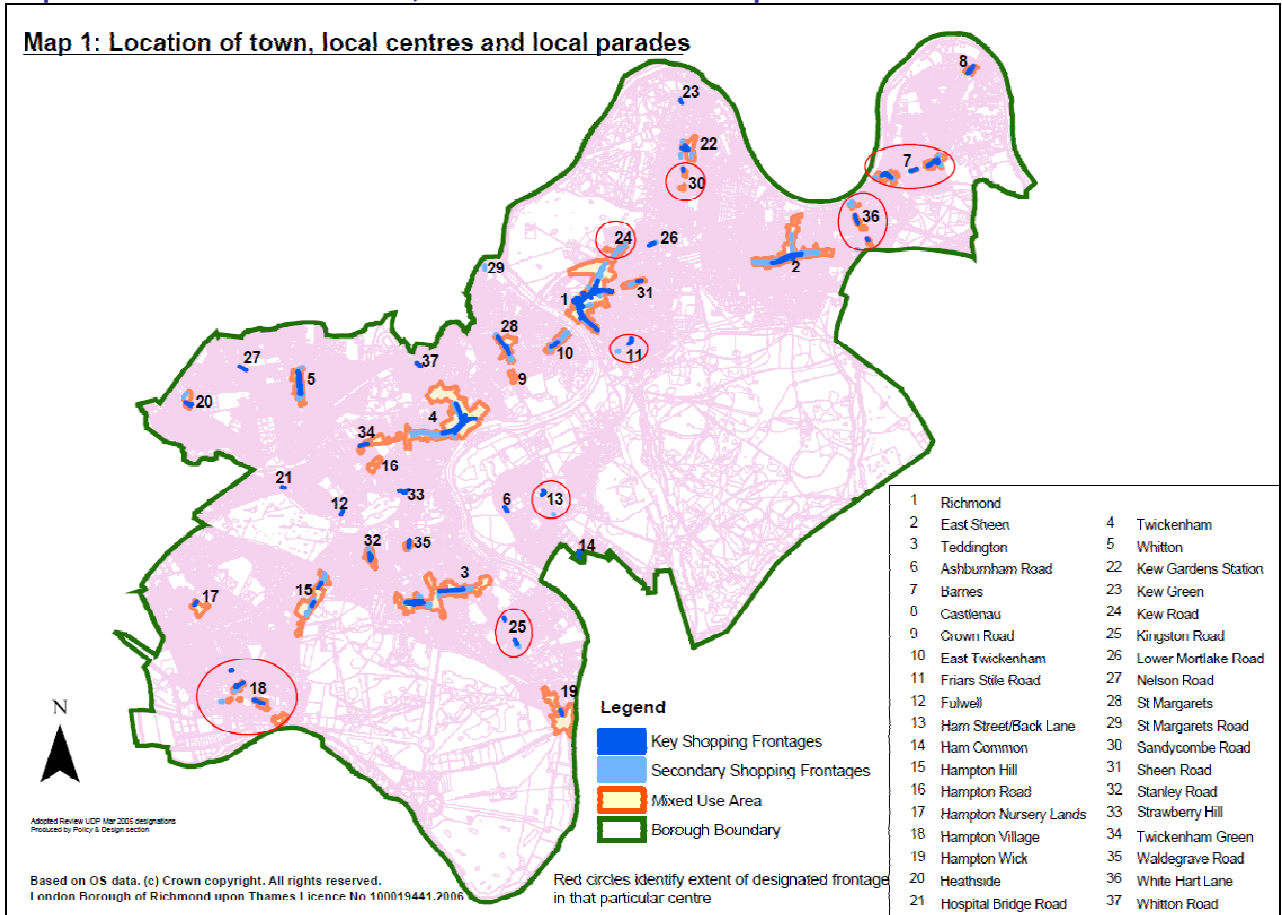
**Data source:** LBRuT 2009 Town Centre Land Use Survey

**Indicator family (see Introduction):** LDF

progress towards target : **X** target not met

Adopted UDP Policy TC 5 and emerging policy DMDPD TC3 restricts the loss of retail floorspace in key shopping frontages (KSF). However, some non-shop uses were historically located in key shopping frontage before designation. This can explain some of the differences in proportions of retail uses between centres and some changes of use between non-shop uses which the policy will not cover. There is also a difference in the amount of KSF designated in centres which can affect the pressure for change of use. Some smaller centres may consist of only a small group of shops, where a single vacancy can affect the overall percentage. The number of uses in the centre is included in the final column to assist interpretation of the results. It should be noted that a drop in the percentage of A1 uses in KSF might not necessarily mean that a change of use has occurred, but that a vacancy has arisen. Finally, only pure A1 uses are counted, and there has been an increase in recent years of split uses, A1/A3 for example, and this can result in a drop in the percentage even if the majority A1 function of a unit has been retained.

**Map 4: Location of town centres, smaller centres and local parades**



Source: LBRuT Policy & Design Section. Shopping frontage designations are from the 2005 Adopted UDP in force during monitoring year.

A map showing the town centre hierarchy can be found on page 11 in the Introduction.

**Table 33: Percentage of A1 uses (shops) in designated key shopping frontages**

Town centre hierarchy (policy CP 8)	Proportion of A1 uses in designated key shopping frontages								number of uses
	2010	2008	2007	2006	2005	2004	2002	2001	2010
<b>town centres</b>									
Richmond	74.1	74.2	69.5	72.9	72.9	73.2	71.2	73	239
East Sheen	69.7	69.7	70	67.5	74.3	76	72.4	68.4	76
Teddington	68.2	70.5	70.6	73.9	75	73.9	64.4	71.1	88
Twickenham	66.7	67.9	66.4	67.9	64.9	66.4	63.8	67.7	132
Whitton	72.5	69.6	72	70.8	72.6	74.7	74.3	73	69
Average	70.9								
<b>local centres</b>									
Barnes	58.2	66.7	75	74.4	75.6	70.9	75.9	73.4	79
East Twickenham	73.7	73.7	68.4	68.4	68.4	73.7	73.7	68.4	19
Hampton Hill	80	80	80	80.0	80	80	80	80	25
Hampton Village	66.7	69.2	60	69.2	69.2	68	72	72	27
Ham Common	63.3	66.7	69.8	70.0	70	72.4	70	70	30
Kew Gardens Station	66.7	69.6	72.4	73.9	76	73.1	74.1	74.1	24
St Margarets	64.5	64.5	63.6	64.5	67.7	64.5	64.5	60	31
average	65.1								
<b>neighbourhood centres</b>									
Castelnau	47.8	52.2	52.1	45.8	45.8	43.5	43.5	56.5	23
Friars Stile Road	64.7	76.5	70.5	64.7	70.6	70.6	76.5	82.4	17
Hampton Wick	54.5	45.5	33.3	45.5	54.5	50	33.3	25	11
Heathside	66.7	80	73	86.7	86.7	86.7	86.7	86.7	15
Sheen Road	66.7	66.7	77.8	66.7	66.7	66.7	66.7	77.8	9
Kingston Road	60	66.7	68.8	60.0	66.7	55.6	61.1	61.1	15
Stanley Road	76.2	72.7	76.2	66.7	71.4	71.4	61.9	76.2	21
White Hart Lane	68.2	66.7	70.8	71.4	66.7	66.7	76.2	76.2	22
average	63.2								
<b>local parades</b>									
Ashburnham Road	62.5	62.5	62.5	62.5	75	75	75	75	8
Fulwell	66.7	70	90	80.0	90	90	70	90	9
Ham Street / Back Lane	61.5	38.5	38.4	50.0	50	41.7	33.3	50	13
Hampton Nursery Lands	75	75	75	75.0	75	100	100	75	4
Hospital Bridge Road	83.3	100	100	100.0	100	100	100	100	6
Kew Green	88.9	88.9	89	88.9	100	88.9	77.8	77.8	9
Lower Mortlake Road	63.6	63.6	69.2	64.3	61.5	61.5	61.5	69.2	11
Nelson Road	54.5	63.6	66.7	63.6	72.7	72.7	72.7	81.8	11
Sandycombe Road	66.7	66.7	83.3	83.3	83.3	83.3	83.3	83.3	6
Strawberry Hill	64.3	64.3	52.9	64.3	64.3	64.3	60	68.8	14
Twickenham Green	52.9	58.8	64.7	64.7	70.6	64.7	58.8	64.7	17
Waldegrave Road	80	81.8	72.7	72.7	72.7	54.5	45.5	45.5	10
Whitton Road	33.3	33.3	50	50.0	50	60	60	60	6
average percentage	64.5								

Source: LBRuT Town Centre Land Use Surveys.

**Notes:**

1. Adopted UDP 2005 designations. Includes parades with designated key frontage
2. Surveys of all centres are undertaken in the Summer. This information is reported here to compare like with like. Quarterly Vacancy Surveys are undertaken for the 5 town centres, although due to differences in methodology are not strictly comparable.
3. The Town Centre Land Use Survey is a snap shot survey, undertaken by observation in the field, i.e. the researcher makes a judgement as to the nature of the occupier at that particular time. It is not verified by an alternative data source. Only the ground floor use is recorded. Analysis counts businesses once per centre unless operating from separate premises within the same centre. Therefore, the amalgamation of units will not show the increase in floorspace and may in fact indicate a decrease in units in a particular use class, although the denominator would be reduced in line. Likewise subdivisions would increase the number of units in the centre, without impact on floorspace.

Currently, the level of A1 shops in designated frontage across the borough is 68.0%. Overall the proportion has fluctuated around the 70% level for several years, the overall trend being a gradual and small reduction in the percentage. There is some change between individual centres on a year-on-year basis. Averages for different types of centres are presented. The smaller centres are expected to have a smaller proportion of A1 use as the number of units in total is smaller, bearing in mind the existence of established non-shop uses. Year-on-year fluctuations can also be more marked in these centres and need not indicate a more serious change in provision.

There has been little change in the five main centres in the borough, despite the effects of the economic recession. Of the local centres, the proportion has dropped quite noticeably in Barnes, where vacancy rates have risen. The proportion appears to have dropped in the smaller centres of Hospital Bridge Road and Nelson Road, although this amounts to one additional vacancy in both instances.

Consideration will be given to whether the target for this indicator requires revision bearing in mind the overall national trend of a reduction in the number of shops. It is unrealistic to expect that levels in the borough will not follow the same pattern, making the target unachievable.

#### 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 Map Info/GOAD)

**Data source:** LBRuT 2008 Town Centre Land Use Survey

**Indicator family (see Introduction):** LDF

Progress towards target : ✓/X target partly met

**Table 34: Vacancy rates in 5 main town centres**

Centre	key shopping frontage		Secondary shopping frontage		all designated frontage	
	2008	2010	2008	2010	2008	2010
Richmond	5.1	4.6	4.9	10.9	5	6.5
Twickenham	4.6	4.5	11.1	12.7	7.7	8.4
East Sheen	5.3	7.9	4.3	7.8	4.7	7.8
Teddington	4.5	6.8	3.9	6.5	4.3	6.7
Whitton	8.7	5.8	25.6	27.0	14.8	13.2
<b>Average</b>	<b>5.6</b>	<b>5.5</b>	<b>10</b>	<b>11.1</b>	<b>7.3</b>	<b>7.9</b>

Source: LBRuT Town Centre Land Use Surveys  
 See Notes to Table 33 above

Vacancy rates have risen marginally in the borough's main town centres since 2008, but remain low compared to the GB average of 11.48%<sup>6</sup>, averaging just 5.5% in key shopping frontage, 11.1% in secondary shopping frontage, resulting in an overall figure for designated frontages of 7.9%. Whitton has a smaller amount of secondary frontage than other district centres and therefore vacancies will have more of an impact on the overall rate, which is much higher than elsewhere. Nevertheless there has been a slight increase in vacancies since 2008.

Town Centre Land Use Surveys are undertaken in the Summer for all the centres in the borough. Increases in vacancy rates are likely to be a result of the recession.

Please note that vacancy surveys are carried out for the 5 main centres on a quarterly basis although aggregated results are not directly comparable with data reported here.

<sup>6</sup> Source GOAD (Experian). Vacancy figure updated monthly.



**Table 35: Vacancy rates in the smaller centres in 2010**

Local centre/parade	key shopping frontage		secondary shopping frontage		all designated frontage	
	2008	2010	2008	2010	2008	2010
<b>local centres</b>						
Barnes	11.5	17.7	0	3.6	8.5	14.0
East Twickenham	5.3	0	5.7	13.2	5.6	9.7
Hampton Hill	0	4	4.3	4.3	2.8	2.9
Hampton Village	11.5	11.1	5	19.0	8.7	9.1
Ham Common	3.3	3.3	0	0	2.9	2.9
Kew Gardens Station	4.3	4.2	0	6.3	2.6	5.0
St Margarets	3.2	0	3.1	6.3	3.2	3.2
<b>local centre average</b>		<b>8.5</b>		<b>8.5</b>		<b>8.5</b>

<b>Neighbourhood centres</b>						
Castelnau	8.7	13.0	-	-	8.7	13.0
Friars Stile Road	0.0	11.8	0.0	50.0	0.0	19.0
Hampton Wick	9.1	0.0	-	-	9.1	0.0
Heathside, Powder Mill Lane	0.0	13.3	7.7	0.0	3.6	7.1
Kingston Road	6.7	13.3	0.0	16.7	4.8	14.3
Sheen Road	11.1	11.1	0.0	0.0	6.3	6.3
Stanley Road, Teddington	4.5	9.5	7.1	14.3	5.6	11.4
White Hart Lane	9.5	9.1	0.0	9.5	4.8	9.3
<b>neighbourhood centre average</b>		<b>10.5</b>		<b>10.8</b>		<b>10.6</b>

<b>local parades</b>						
Ashburnham Road	0.0	0.0	-	-	0.0	0.0
Fulwell	22.2	22.2	-	-	22.2	22.2
Ham Street / Back Lane	23.1	0.0	0.0	40.0	17.6	11.1
Hampton Nursery Lands	0.0	0.0	-	-	0.0	0.0
Hospital Bridge Road	0.0	16.7	-	-	0.0	16.7
Kew Green	11.1	11.1	-	-	11.1	11.1
Kew Road	n/a	n/a	7.1	3.6	7.1	3.6
Lower Mortlake Road	9.1	9.1	0.0	0.0	8.3	8.3
Nelson Road	9.1	27.3	-	-	9.1	27.3
St Margarets Road	n/a	n/a	25.0	25.0	25.0	25.0
Sandycombe Road	16.7	16.7	0.0	16.7	8.3	16.7
Strawberry Hill	14.3	14.3	-	-	14.3	14.3
Twickenham Green	11.8	17.6	-	-	11.8	17.6
Waldegrave Road	10.0	10.0	0.0	0.0	7.1	7.1
Whitton Road	16.7	16.7	-	-	16.7	22.2
<b>local parade average</b>		<b>12.9</b>		<b>11.5</b>		<b>12.5</b>

Source: LBRuT Town Centre Land Use Surveys.  
See Notes to Table 33 above

Vacancy rates in local and neighbourhood centres were also low compared to the GB average. Local parades are experiencing higher vacancy rates especially in the parades of Fulwell, Whitton Road and St Margarets Road can be partially explained by the small number of units present, thus pushing up the rate. Nelson Road has experienced what appears to be a dramatic increase in vacancies since 2008 in percentage terms, although this amounts to an increase from 1 vacancy in 2008 to 3 in 2010.

The total number of vacant outlets in designated frontages is as follows: 83 in town centres, 37 in local centres, 21 in neighbourhood centres, and 22 in local parades. The overall figure is 163 vacant outlets, representing a borough vacancy rate of 8.7%.

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 several centres may have changed since the survey was carried out.

**Indicator 47: Percentage of completed floorspace (gross & net) for town centre uses (A1, A2, B1a and D2) within town centre boundaries or within, adjacent to or well-related to designated shopping frontages where town centre boundaries not defined.**

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

**Data source:** LBRuT Decisions Analysis System

**Indicator family (see Introduction):** LDF (in part), DCLG COI BD 4

progress towards target : **X** target not met

One of the DCLG's Core Output Indicators, 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 5.

**Table 36: Total amount of new completed floorspace for town centre uses 2009/10** (All figures in metres<sup>2</sup> (GIFA))

		Use class			
		A1 <sup>*1</sup>	A2	B1a	D2
Completed floorspace	total	1332.1	30.8	2242.5	144.4
	total amount in mixed use area boundaries	489.9	30.8	1096.1	56.8
	% within mixed use area boundaries	37%	100%	49%	39%
Net additional floorspace (taking account of gains and losses)	total	221.4	-270.5	956.7	22.1
	amount in mixed use area boundaries	-323.4	-251.2	317.6	-6.7
	% within mixed use area boundaries			33%	

Source: LBRuT Decisions Analysis System

Notes \*1 –

Assessment in terms of proximity to designated frontages reflects local planning policies both existing and emerging. Adopted UDP 2005 designations apply.

The overall amount of new and net floorspace completed in 2009/2010 is fairly small, which may well reflect the current economic situation. 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. Increase in A1 and D2 uses in town centres is modest and figures suggested an overall net loss of A2 floorspace. Only 2 completions within the A1 use class amount to a **net** increase of more than 200m<sup>2</sup> (GIFA), the RFU south stand redevelopment (including ticket office) and a petrol filling station redevelopment in Hampton Hill providing a mixed use development including a Sainsburys Local. Changes of use from A2 are to a variety of uses classes: A3, SG, D1 and A3/A5.

Some 957m<sup>2</sup> of B1a floorspace was completed, a third of which within mixed use areas. Only two completions resulted in a **net** increase in B1a floorspace of more than 200m<sup>2</sup> (GIFA) new RFU offices in the Twickenham Stadium South Stand redevelopment, and extension to an existing building to provide additional office space at Synergy House, Kew.

Although the target is not met, in part because the RFU is located outside of Twickenham's town centre boundary, the overall amount of development completed is low and in general results from small-scale changes to town centre businesses.

**Indicator 48: Number of environmental improvement schemes implemented per annum within Richmond town centre and the district centre boundaries**

**Target:** At least 2 schemes implemented per annum

**Data source:** LBRuT Urban Design monitoring

**Indicator family (see Introduction):** LDF

progress towards target : **✓** target met

There were two environmental improvement schemes within Richmond town centre and the district centre boundaries, as follows:

- Ongoing Richmond town centre streetscape upgrade throughout the year, including Hill Street and Duke Street
- Richmond Green gateway to Old Deer Park finished in 2009/10
- One environmental improvement schemes was implemented in Twickenham town centre during 2009/10 at Amyand Park Road.

**Indicator 49: Progress on public transport improvements within Richmond town centre and the district centre boundaries**

**Target:** not applicable

**Data source:** LBRuT Transport

**Indicator family (see Introduction):** LDF

Richmond Town Centre is undergoing extensive works which are on-going and due to be completed in late 2010. The scheme incorporates key elements of improvements to traffic flow which is of assistance to buses, bus stop accessibility, and the pedestrian environment in connecting with bus interchanges (particularly around Wakefield Rd bus stand) and the railway station.

**Indicator 50: Number of basic convenience shopping facilities in smaller centres**

**Target:** No loss of basic convenience shopping facilities in smaller centres

**Data source:** LBRuT Annual Town Centre Land Use Surveys

**Indicator family (see Introduction):** AMR

**progress towards target :**            **X target not met**

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 8 shows a detailed breakdown of the shops and services in smaller centres present in the borough at the time of the Council's Town Centre Land Use Surveys. Whilst some shops and services are common to most smaller centres such as a newsagent, hairdresser, off licence and pub/restaurant, only 5 centres have a bank and 6 a traditional greengrocers. All have a small convenience store or store/off licence although the availability of fresh goods on offer may be limited.

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

Although Barnes is the only centre with all 11 key shops/services, of the other six have either 9 or 10. East Twickenham is the exception, having lost its Post Office and green grocer in recent years. The only change at this level in the hierarchy has been the loss of an off licence, Wine Rack in Ham Common. This is one amongst several closures in off licences across the borough, resulting from the First Quench Group going into administration in November 2009. It was the owner of several high street off licences including Bottom's Up, Wine Rack and Threshers. There have been nation-wide branch closures, although some stores remain open.

**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 little change since 2009. Off-licences have closed in Sheen Road and Kingston Road centres, and more significantly, closure of a small supermarket in Stanley Road.

**Local parades**, range in size and can amount to 5 or 6 shop units in a small parade. The number of services available also varies considerably. Ham Street/ Back Lane centre lost a fairly short-lived greengrocer, but gained a bakery. Nelson Road, a small centre of 13 units few of which offer essential goods and services has lost a hairdresser (although occupied by comparison goods retailer) and off licence since last year. Whitton Road and Twickenham Green have also lost a small supermarket, the latter which also had a Post Office Counter.

Overall the greatest change has been the closure of off licences affecting 4 centres, all of which have a small supermarket which is likely to sell alcohol, albeit with a smaller range.

The appropriateness of this indicator and target have been examined, since it is 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 indeed it is 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. Not expecting any loss of such essential goods and services in the borough's centres could be viewed as unrealistic, and the target, therefore not practical. However, an emerging policy (DM TC3) seeks to provide further protection for these businesses and this indicator will assist in monitoring the baseline should the policy be adopted.

## 6.9 CP9: Twickenham Town Centre

### Indicator 51: Proportion of retail (A1) uses in key shopping frontages

**Target:** Maintain proportion of retail (A1) uses in key shopping frontages at existing levels.

**Data source:** LBRuT 2008 Town Centre Land Use Survey

**Indicator family (see Introduction):** LDF

progress towards target : **X** target not met

The data for Indicator 51 are included above in Indicator 45. The proportion remains consistent with recent years.

**Table 37: Percentage of A1 uses in key shopping frontages in Twickenham**

	Percentage of A1 (shop) uses in key shopping frontages							
	2010	2008	2007	2006	2005	2004	2002	2001
Twickenham	66.7	67.9	66.4	67.9	64.9	66.4	63.8	67.7

### Indicator 52: Progress on Twickenham Town Centre Management Board's Annual Action Plan

**Target:** no quantitative target

**Data source:** Twickenham Town Centre Manager

**Indicator family (see Introduction):** LDF

progress towards target : **Good progress made**

**Table 38: Progress towards TTCMB's 2009/10 Action Plan- Position at 1/4/2010**

**OBJ 1 - To TARGET high quality retailers to invest in the Town Centre**

<b>Vision Document</b> Work with all Working Groups to prepare a long term vision and strategy for Twickenham, which emphasises its distinctive assets	<b>TCM</b>	<i>Not achieved, now 2010 – 2011 pln</i>
<b>Continue to develop Promotional Events within the Town</b> <ul style="list-style-type: none"> <li>Twickenham Festival Run festival for the promotion of the Town Centre, increase attendance numbers and publicity reach of events within Festival week</li> <li>Christmas events Including organising Christmas lights and switch on event, late night shopping, build on attendance numbers and variety of entertainment on offer</li> <li>Markets Organise markets to encourage visitors into Town Centre, increase footfall and encourage civic pride</li> </ul>	<b>P+EG/ TCM</b>	√ √ √
<b>Traders Newsletter</b> Produce and circulate a regular Traders Newsletter to all TC businesses to update them on TTCMB initiatives and useful business information	<b>IIG</b>	√
<b>Farmers Market</b> Work with London Farmers Market and TTC retailers on opportunities to use the market to enhance the town's offering	<b>P+EG</b>	√
<b>Twickenham Guide</b> Review Guide and prepare new, up-to-date version	<b>P+EG</b>	Guide reviewed, will be published May 2010
<b>Review Communications Processes</b> Consider current initiatives, and new opportunities to reach business and residents	<b>TCM</b>	Not achieved

<b>Table 38: Progress towards TTCMB's 2009/10 Action Plan- Position at 1/4/2010</b>		
<b>Website</b> Ensure website is kept updated and promoted wherever possible	<b>TCM</b>	√
<b>OBJ 2 - To make access improvements to the town centre</b>		
<b>Vision Document</b> Work with all Working Groups to prepare a long term vision and strategy for Twickenham, which emphasises its distinctive assets	<b>TCM</b>	<i>Not achieved</i>
<b>Review Shopper/Business Parking</b> 1. Open dialogue with LBRuT regarding parking fines: <ul style="list-style-type: none"> <li>consider with LBRuT parking enforcement, and ensure information is clearly disseminated to stakeholders</li> </ul> 2. Work with LBRuT to improve car park space information signage: <ul style="list-style-type: none"> <li>tackle current, perceived lack of parking in Twickenham. Lobby for new/amended signage where required</li> <li>ensure TTC website contains up to date parking information for town</li> <li>collate all current town parking information and consider leaflet for local distribution showing options</li> </ul> 3. Investigate improved management of car parking options within Twickenham: explore longer term solutions for parking options, particularly management of current levels of parking for shoppers and businesses	<b>T+EG</b>	√  <i>Not achieved</i>  <i>Not achieved</i>
<b>Liaise with LBRuT regarding:</b> <ul style="list-style-type: none"> <li>Legible London project, due for completion October 09</li> <li>Smarter Travel Initiative</li> </ul>	<b>T+EG/TCM</b>	Both achieved
<b>Section 106 (S106) monies</b> Implement S106 project, new furniture and refurbishment of Arragon Road/London Road areas and new "Welcome to Twickenham" signage around the town	<b>TCM</b>	√ <i>Signage not implemented</i>
<b>OBJ 3 - To raise the profile and image of TTC</b>		
<b>Vision Document</b> Work with all Working Groups to prepare a long term vision and strategy for Twickenham, which emphasises its distinctive assets	<b>TCM</b>	<i>Not achieved</i>
<b>Continue to develop Promotional Events within the Town</b> <ul style="list-style-type: none"> <li>Twickenham Festival Run Festival for the promotion of the Town Centre, increase attendance numbers and publicity reach of events within Festival week</li> <li>Christmas events Including organising Christmas lights and switch on event, late night shopping, build on attendance numbers and variety of entertainment on offer</li> <li>Markets Organise markets to encourage visitors into Town Centre, increase footfall and encourage civic pride</li> </ul>	<b>P+EG/TCM</b>	√  √  √
<b>Traders Newsletter</b> Produce and circulate a regular Traders Newsletter to all TC businesses to update them on TTCMB initiatives and useful business information	<b>IIG/TCM</b>	√
<b>Farmers Market</b> Work with London Farmers Market and TTC retailers on opportunities to use the market to enhance the town's offering	<b>P+EG</b>	√
<b>Twickenham Guide</b> Review Guide and prepare new, up-to-date version	<b>TCM</b>	√ Guide reviewed. Guide to be prepared May 2010
<b>Review Communications Processes</b> Consider current initiatives, and new opportunities to reach business and residents	<b>TCM</b>	<i>Not achieved</i>
<b>Website</b> Ensure website is kept updated and promoted wherever possible	<b>TCM</b>	√
<b>OBJ 4 - To achieve a quality environment</b>		
<b>Vision Document</b> Work with all Working Groups to prepare a long term vision and strategy for Twickenham, which emphasises its distinctive assets	<b>TCM</b>	<i>Not achieved</i>

<b>Table 38: Progress towards TTCMB's 2009/10 Action Plan- Position at 1/4/2010</b>		
<b>Consultation with LBRuT:</b> <ul style="list-style-type: none"> <li>Work with Transport Planning to seek funds through Transport for London for comprehensive improvements to the streetscape of the Town Centre</li> <li>Ensure TTCMB's input to selected Twickenham Riverside development</li> </ul>	<b>T+EG/ TCM</b>	√ √
<b>Shop Front Maintenance</b> Approach individual retail units regarding the maintenance and upgrading of shop fronts	<b>IIG</b>	√
<b>Approach to Cinemas</b> Small cinema/arthouse cinemas to be approached regarding coming to Twickenham	<b>IIG / TCM</b>	√
<b>Reduce Unnecessary Estate Agent's Boards in the Town</b> <ul style="list-style-type: none"> <li>Monitor lettings boards in Town Centre</li> <li>Engage with LBRuT Planning to tackle issues. Lobby for initial soft approach of publicity/letter from planning to reduce number of unlawful boards in the Town Centre</li> </ul>	<b>T+EG</b> <b>T+EG</b>	√ √
<b>Monitor Licence Applications</b> Regular monitoring of licence applications	<b>T+EG</b>	√
<b>OBJ 5. - To work with local community organisations</b>		
<b>Vision Document</b> Work with all Working Groups to prepare a long term vision and strategy for Twickenham, which emphasises its distinctive assets. Ensure those with special needs regarding access and information communication, are considered within strategy	<b>TCM</b>	<i>Not achieved</i>
<b>Alfresco Dining</b> Work with Church Street Association to ensure Alfresco dining is a success, whilst minimising inconvenience to local residents	<b>P+EG</b>	√
<b>Borough in Bloom</b> Support Borough in Bloom to ensure Town Centre is made more aesthetically pleasing by implementing hanging baskets and floral planting	<b>TCM</b>	√ <i>More support to be given in 2010 - 2011</i>
<b>Citizens Initiative</b> <b>Recruiting interested parties to become involved in TTCMB's activities</b> <ul style="list-style-type: none"> <li>Begin collation of interested parties details</li> <li>Consider programme to encourage under 25 year olds input to TC vision and strategy. Consider holding a young person forum for their input to TC priorities</li> </ul>	<b>TCM</b>	√ Young Person Forum still outstanding

**Source:** Town Centre Manager, Action Plan 2010-2011, Appendix 3.

**Notes:** key - TCM = Town Centre Manager, key to Town Centre Management Board's Working Groups–P+EG = Promotion and Events, IIG = Inward Investment, T +EG= Transport and Environment

The previous quantitative target has been removed as inappropriate. The Action Plan is considered to be a living document designed to assist the Town Centre Manager and Board in prioritising and monitoring the work programme, based partly on public feedback.

Activity in Twickenham has progressed well, with developments on all main objectives. Signage has been improved, events continue to be delivered very successfully, summer alfresco dining is popular and desired retailers are being targeted successfully.

Although the AMR reports on the previous financial year, significant changes have occurred since April. The new council administration has driven a broad consultation on the future of Twickenham's development that has largely incorporated this plan's consultation and development focus, with input from the Town Centre Manager. The development of a Traders' Network has started well and regular communication with local residents via an e-newsletter is planned. The promotion of the area to new investors has been taking place, with 750 Twickenham Packs being distributed.

Following a review of town centre funding, the Town Centre Management Board will be reviewing its approach to supporting Twickenham.

### **Indicator 53: Number of environmental improvement schemes implemented within Twickenham town centre boundary**

**Target:** At least one scheme implemented per annum

**Data source:** LBRuT Urban Design monitoring

**Indicator family (see Introduction):** New AMR

**progress towards target :** ✓ **target met**



One environmental improvement scheme was implemented in Twickenham town centre during 2009/10 at Amyand Park Road.

## 6.10 CP10: Open Land & Parks

### **Indicator 54: 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

**Indicator family (see Introduction):** GLA KPI 3, LDF

**progress towards target :** ✓ **target met**

### **Metropolitan Open Land**

There were 6 developments completed during 2009/10, which involved building on sites wholly or partially designated as Metropolitan Open Land (MOL). Details are outlined in the table below:

<b>Table 39: Completed developments on designated Metropolitan Open Land</b>			
<b>App. No.</b>	<b>Address</b>	<b>Summary of Proposal</b>	<b>Reason for development</b>
06/2041/FUL	Holly Lodge, Richmond Park, Surrey, TW10 5HS	Erection of single storey extension to form a replica Victorian chemist shop (educational facility) in connection with the Holly Lodge Centre.	The building, a replica shop with 6.2m in depth, 7.1m in width and a pitched gable roof of 4-5.7m in height, has a minimal impact on the designated MOL. The MOL policy (UDP ENV 1) recognises that there may be exceptional cases where it is appropriate to allow modest buildings / extensions, which are related to the function of the MOL and where this would not have a harmful effect on the MOL's character and visual appearance. As such, this building is considered not to be inappropriate development in MOL.
06/0814/FUL	Petersham Meadows Farm, Petersham Road, Richmond, TW10 7AA	Demolition of existing buildings to form mixed use site consisting of residential unit with garage and staff unit with 4 commercial workshop/storage units and commercial livery stables. All to replace existing facilities.	Whilst buildings are generally regarded as contrary to the aims of the MOL designation, the original agricultural use of the site is recognised as acceptable in MOL. The land use mix was considered acceptable in MOL due to the reduction in land take from buildings (ca. 238sqm / 18%). Whilst the bulk and height were increased, which would normally be inappropriate in MOL, the improvements in design and architecture, together with the reduction in the building footprint, enhances the quality of landscape and character of MOL. Therefore, the proposal was regarded as compatible with UDP policy ENV 1.
08/0485/FUL	Lignarius House, Hampton Court Road, East Molesey, Middlesex, KT8 9BU	Demolition of car showroom and associated offices in connection with redevelopment of site to provide 5 x 2 bed units and 2 x 1 bed units with provision of 8 car parking spaces. (Amendments to previously approved application 06/3618/FUL)	This is an amendment to a previously approved application and as such the principle of the development has already been established. The proposed development encroaches approximately 8 metres beyond the MOL boundary, however, given the reduction in scale, bulk and mass, and the removal of existing unsympathetic outbuildings and hard standing, it was considered that the scheme would not impact upon the MOL's openness and character, an exception to UDP policy ENV 1 was made. The scheme's amendments do not affect the impacts on MOL, and the proposal retains the openness and special character of the MOL.
08/2299/FUL	Richmond Park Golf Club, Sudbrook Park, Sudbrook Lane, Petersham, Surrey, TW10 7AT	Alterations and extensions to the golf professional's shop forming part of the stable block adjacent Sudbrook Park Mansion.	The entire Richmond Golf Club is designated MOL. The policy allows for exceptional cases where appropriate development such as small scale structures (i.e. extensions) are acceptable. As the proposed small scale extension of 2.8 metres to the golf professional's shop does not harm the character and openness of the MOL, its use is linked to the functional use of the MOL and it supports the use of this open space as golf course, an exception to the MOL policy is justified.

**Table 39: Completed developments on designated Metropolitan Open Land**

App. No.	Address	Summary of Proposal	Reason for development
08/4540/FUL	Royal Richmond Archery Club, Old Deer Park, Kew Road, Kew, Surrey, TW9 2AZ	Demolition of existing precast concrete pre fabricated single storey club house, construction of new pre fabricated timber framed single storey structure to provide club house, archery store and indoor archery range. (Amendment to planning permission 08/2509/FUL).	Whilst the proposal constitutes new built development and increases the existing footprint, which would normally be unacceptable in MOL, the proposed replacement club house is a modest building (91sqm floor area) and it is related to the functional use of the MOL. In context of the large size of the site/MOL and siting of the new building at the northern edge of the MOL in close proximity to the road and adjacent avenue of trees, the proposal does not have any adverse effect on the character and openness of the MOL. As such, an exception to the UDP policy ENV 1 is justified.
04/2389/FUL	Twickenham Stadium, Rugby Road, Twickenham	Variation Of Planning Application 02/2759/FUL Granted Permission On 22.06.04	The amendments do neither relate to the actual stadium element nor to the residential development. In summary, the amendments only relate to the non-stadium element, which includes the hotel, its car park, conference centre as well as a the health & leisure club facilities and the RFU retail store, which had an overall reduction in floorspace of 16%. This is a variation of a previous planning permission; the principle of the development has therefore been already approved with the original application and MOL was of no further consideration.

Source: LBRuT Planning Policy

### Other Open Land of Townscape Importance and Green Belt

During 2009/10, no development was carried out on sites wholly or partially designated as Other Open Land of Townscape Importance or in Green Belt.

As there was no inappropriate development on designated Metropolitan Open Land and Other Open Land of Townscape Importance, and no loss of designated Green Belt, it is considered that the target has been met.

### Indicator 55: Loss/inappropriate development on designated public open space

**Target:** No net loss/inappropriate development on designated public open space

**Data source:** LBRuT Decisions Analysis

**Indicator family (see Introduction):** LDF

**progress towards target :** ✓ **target met**

During 2009/10, no development was carried out / completed on sites wholly or partially designated as Public Open Space. As there was no net loss or inappropriate development on Public Open Space, the target has been met.

### Indicator 56: Amount of new open space created as part of new development completed

**Target:** not applicable

**Data source:** LBRuT decisions analysis

**Indicator family (see Introduction):** LDF

There was one new open space provided and created as part of a residential development completed during 2009/10:

- 05/1839/FUL – Land to rear of 55-65 Cambridge Crescent, Teddington: Six semi-detached dwelling houses and a detached block of 1 x 2-bedroom and 3 x 1-bedroom flats

This development was carried out on previously developed land formerly used as builder's yard and depository for waste material. The proposal involved the clearing up of a neglected brownfield land and the building of a new residential development with private gardens and also the creation of a small, publically accessible area of open space.

This indicator is calculated for completed residential developments of 10 or more units in the monitoring year. Open space is taken to mean communal space and is not necessarily designated.

**Indicator 57: Funding raised through developer contributions towards improvements to existing open spaces.**

**Target:** not applicable

**Data source:** LBRuT Sec 106 monitoring

**Indicator family (see Introduction):** LDF

Planning obligations agreed between a developer and the Council are set out legally in an Agreement under Sec 106 of the Town and Country Planning Act 1990. It is therefore not appropriate to have a target for the number of planning obligations agreed per year, as the number reflects the number of planning applications and decisions made. Neither is it appropriate to make comparisons with previous years as numbers will legitimately fluctuate.

There were **54** Section 106 Agreements signed during the 2009/10 financial year. Please note this indicator reports on obligations signed in the reporting year, applications to which they relate may not be implemented. Nor does it take account of revisions.

12 planning obligations relate to open space/the public realm, for which contributions amounted to £125,757.11p.

Details of the sites subject to Section 106 agreements, including the planning application reference numbers, can be found in Appendix 4.

## 6.11 CP11: River Thames Corridor

**Indicator 58: Progress on action plans of Thames Landscape Strategy and Thames Strategy**

**Target:** 75% of actions in Annual Action Plans to be implemented each year

**Data source:** Thames Strategy and Thames Landscape Strategy Officers

**Indicator family (see Introduction):** New AMR

**progress towards target :** ✓ **target met in relation to Thames Landscape Strategy**

**Progress on Thames Landscape Strategy Action Plan**

Of 28 identified actions (within the Borough of Richmond), 21 were achieved in full, 6 were partially achieved and 1 was not achieved. 75% equates to 21 actions, and therefore this target was met.

Please refer to the Thames Landscape Strategy (Hampton to Kew) for the detailed action plan: [http://thames-landscape-strategy.org.uk/file\\_download/136](http://thames-landscape-strategy.org.uk/file_download/136).

**Progress on Thames Strategy 2007-2008 Action Plan**

The Thames Strategy Project Officer has resigned and thus no one was able to supply the requested information on the progress of the Thames Strategy action plan. Please refer to the Thames Strategy (Kew to Chelsea) for further details: <http://www.thamesstrategy-kewtochelsea.org.uk/>.

## 6.12 CP12: River Crane Corridor

**Indicator 59: Progress on the development of the four sites (Richmond College, Central Depot, Post Office Sorting Office, and Harlequins) in accordance with SPG and assessment of financial and wider benefits to the River Crane Corridor.**

**Target:** Annual progress to be made, no specific target

**Data source:** LBRuT monitoring

**Indicator family (see Introduction):** LDF

Progress on the four sites is as follows:

**Richmond College, Egerton Road, Twickenham.** UDP Proposal Site T29. Supplementary Planning Guidance was approved by the Council, December 2008. The resulting development brief sets out the parameters for the future development of the site, including re-provision of college space and improved sport and other facilities, some residential enabling development, improvements to the Craneford Way playing fields and the existing right of way running along the western edge of the site. The aim is to deliver a high quality college campus, offering improved learning and sporting facilities, together with benefits for the wider area,

including improving linkages between the main development sites in the Crane Valley and environmental improvements. Difficulties with funding have meant that proposals have not been progressed.

**Post Office Sorting Office, London Road, Twickenham.** UDP Proposal Site T3. A planning application to relocate the remaining sorting office activities to a site off Rugby Road has been submitted to LB Hounslow and was agreed. (Relocation took place in early autumn 2010 and the site became vacant.) Early discussions have been held concerning the preparation of a Development Brief for the site, which presents an opportunity for a mixed use scheme in a sustainable location.

**Council Depot, Langhorn Drive, Twickenham.** UDP Proposal Site T14. The future of the site is being considered in the context of a wider review of facilities.

**Harlequins Rugby Ground, The Stoop, Chertsey Road, Twickenham.** UDP Proposal Site T28. A new covered stand at the northern end of the ground was completed in August 2004 under planning application 03/1921, amended by 04/1842.

Permission was granted in January 2005 (under 04/1149) to replace the west stand, to build enabling residential development and to allocate a further area as public open space. This was completed in 2006/07. The permission also included provision for widening the foot path beside the Duke of Northumberland River. An application to replace the temporary south stand was completed in Oct 2009. Considerable upgrading of the ground has therefore taken place in recent years, along with improvements to the approach via Langhorn Drive.

#### Financial and wider benefits to the River Crane corridor

A strip of land beside the Duke of Northumberland River was transferred to the Council on completion of the Harlequins West stand and this has allowed the existing footpath route to be widened and made more attractive and usable. The open area transferred to the Council as part of the housing development has been landscaped. Transport for London (TfL) are funding an improved cycle route through the Crane Valley. A local community group, FORCE, (Friends of the River Crane) has made considerable progress in carrying out physical improvements on the open land areas within the corridor, using volunteers and raising grant money, including from the Council. FORCE have started to develop a Masterplan for the wider park.

## 6.13 CP13: Opportunities for All (Tackling Relative Disadvantage)

### Indicator 62: Specific new community facilities in the 5 areas of relative disadvantage

**Target:** n/a

**Data source:** LBRuT Decisions Analysis system

**Indicator family (see Introduction):** LDF

Of the new community floorspace completed in the borough in 2009/10 (extent of which reported in Table x), only one development is located in an Area of Relative Deprivation. However, there are several close by which may serve communities living in such areas. Overall, the scale of change is small.

**Table 40: Community floorspace completed in 2009/10 in Areas of Relative Disadvantage**

application ref	address	Proposal	net additional floorspace (taking account of losses) m2	Area of Deprivation
08/4805 (08/2067)	50 Ashburnham Road	Alterations in connection with use of first floor as a dental surgery.	60	Ham
<b>Applications not within but near to ARDs</b>				
application ref	address	Proposal	net additional floorspace (taking account of losses) m2	Area of Deprivation proposal near to
07/2857	The Annexe, Bute Avenue, Petersham	Conversion of the Annexe to the rear of Petersham Village Hall into a single family dwelling house. Erection of infill extension.	-257	Near Ham
09/0295	19 Powder Mill Lane, Twickenham	Proposed conversion of existing dwelling to a doctor's surgery incorporating single storey side and rear extension plus alterations to the entrance. Formation of car parking area at front.	95	Opposite Heathfield
08/4475	St Edmunds School, Nelson Road, Twickenham	Construction of new stand alone classroom block etc	238	Near Heathfield
		<b>Net completed floorspace in areas near to ARDs</b>	<b>76</b>	

Source: LBRUT Decisions Analysis System



**Indicator 63: Progress with implementation of improvement schemes in the 5 areas of relative disadvantage**

**Target:** At least 1 scheme implemented per annum

**Data source:** LBRuT Urban Design monitoring

**Indicator family (see Introduction):** LDF

**progress towards target :** ✓ **target met**

The 3 year programme to upgrade key public spaces in the Borough’s five Areas of Relative Deprivation is outlined in the Cabinet Report of 12 January 2008.

Those programmed for the financial year 2009/10 detailed in the following table.

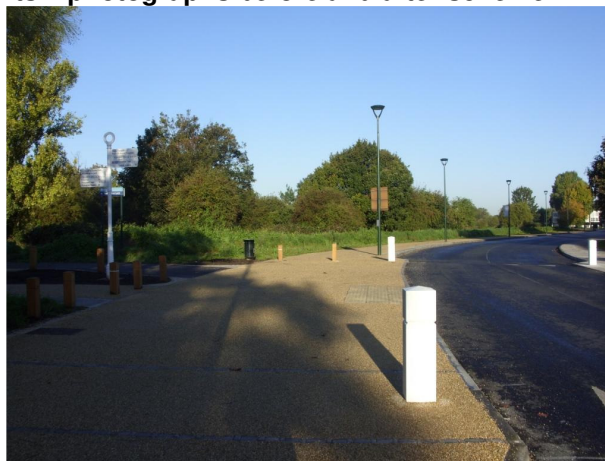
**Table 41: Improvement schemes programmed in 2009/10 in Areas of Relative Disadvantage**

Area of Relative Deprivation	Project	Completed in year programmed?
North Barnes	<b>Improvements to Castelnau shopping centre</b> – streetscene improvements including lighting, footway improvements, updated street furniture and railings	Started
Hampton North	<b>1-35 Tangle Park Road</b> (including recycling) including updated lighting and planting	Part complete (awaiting redevelopment of site for children’s centre)
Ham	<b>4-14 Back Lane</b> – new road surfaces, footway, lighting and street furniture. Including road safety scheme in junction with Transport Section.	Started
Ham	<b>Teddington Lock/ Riverside Drive</b> (footway to lock and part of Riverside Drive – improvements to lighting, resurfacing, street furniture plus road safety scheme in conjunction with Transport Section. See below for before & after photographs.	Yes
Heathfield	<b>Hanworth Road</b> – streetscene improvements <b>Powder Mill Lane</b> – streetscene improvements	Yes

Source: LBRuT Urban Design

The proposed environmental improvements are varied depending on specific requirements and condition of the site, and range from basic improvements in the form of upgraded furniture (benches, bins) and tree planting, to a more comprehensive intervention.

**Figure 2: Teddington Lock/ Riverside Drive Improvements – photographs before and after scheme.**



Source: LBRUT Urban Design

## 6.14 CP14: Housing

### Indicators 64 and 65: Net additional dwellings for the reporting year; Net additional dwellings over previous years; Net additional dwellings – in future years.

**Targets:** London Plan target of 2700 units 2007/08 to 2016/17 (table 3A.1 London Plan), an average of 270 units p.a. The Core Strategy recognises the current 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 (2009/10).

**Indicator family (see Introduction)** DCLG core output indicator H1, H2 a-d, NI154, GLA KPI 4, SA, LDF, AC QOL 36, RTP1 SPO1 1.2

**progress towards target :** ✘ **The annual net dwelling requirement was not met in the financial year 2009/10. However, over the target period it is expected that the target of 2700 will be exceeded.**

Core Output Indicator H1 'Plan period and housing targets' requires boroughs to identify the source of the housing target used in the trajectory and planned housing delivery. The borough's housing target is set out in the London Plan, Consolidated with Alterations since 2004 (February 2008). Table 3A.1 in the London Plan sets out targets for all the London boroughs from 2007/08 to 2016/17. The 10 year target for the London Borough of Richmond upon Thames is 2700, annualised as an additional 270 dwellings per year. In the ten years from March 2017, indicative capacity is expected to be in the range of 150-330 dwellings a year.

An updated London wide Strategic Housing Land Availability Assessment and Housing Capacity Study 2009 (SHLAA/HCS) informed the draft replacement London Plan which was published in Autumn 2009 and proposed a new annual target for the borough of 245 homes per annum for 2011 – 2021 (Table 3.1). The study was based on a detailed large sites assessment which recognises constraints. The capacity estimate for small sites has been reduced in light of the draft replacement London Plan's presumption against development on back gardens. The capacity estimate for small sites was also based on an extended seven year period of completions back to 2000 (rather than four years previously considered sufficient) to allow for the significant difference in the rate of house building in recent years compared to the long-run average, so as to better reflect the ups and downs of the housing market. The combination of these factors – a realistic assessment of potential capacity taking account of emerging policy and the current market – proposed a reduced annual target for the borough from the current figure of 270 homes per annum. The new annual target for the borough will be confirmed when the replacement is adopted, expected to be in late 2011, following the Examination in Public of the draft Plan.

**Table 42: 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)

### Indicator 64: net additional dwellings for the reporting year

145 units were completed in 2009/10. The lower housing completion rate is not in itself a concern. Some years are below the annual average of 270 implied by the allocations in the London Plan, whilst others will be above. The table below shows how the number of completions fluctuates annually. The recession is likely to continue to have had an impact on housing completions in 2009/10. As outlined under Indicator 72, there are a significant number of units on a few large sites that are partially completed which will not be recorded until all the units on a site have been completed, which indicate supply in the pipeline, including 171 units at the former Brunel University site (Richmond Lock), 198 units at 4 Sandy Lane, Hampton Wick, and 26 units at Becketts Wharf and Osbourne House, Becketts Place. There was only one large site completed in 2009/10 (these are defined as being of 10 or more units gross). Large sites therefore provided only 6.9% of the units completed in 2009/10 (comparable figures were 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).



## Indicator 65: Net additional dwellings 1999/2000 to 2009/10

**Table 43: Housing completions in the borough 1999/2000 to 2009/2010**

Financial year	Units completed
	538
2000/1	508
2001/2	160
2002/3	319
2003/4	246
2004/5	582
2005/6	842
2006/7	230
2007/8	260
2008/9	436
2009/10	145
Total 1999/00-2003/4 (5 yrs)	1771
Average 1999/00-2003/4	354
Total 2004/5-2008/9 (5 yrs)	2350
Average 2004/5-2008/9	470
Total over 11 years	4266

Source: LBRuT Decisions Analysis System: completions

Figures are for net gains on site

Totals for 1999, 2004, 2006 and 2008 are unusually high because of completions on large sites (321 in Barnes in 1999, 188 at Langdon Park in 2004, 536 at Kew in 2006 and 192 units at Kew in 2008)

### Housing Trajectory as at 1<sup>st</sup> April 2010

It can be seen from the above table that from 1 April 1999 until 31 March 2010, an eleven year period, 4266 units were completed. The borough's current housing target is an additional 2700 units between 2007/08 and 2016/17, providing for an annual average of 270 units. Table 32 shows that this requirement has not been met for the 2009/10 financial year, but this figure has been well exceeded in previous years and the Council is on course to meet the strategic dwelling requirement.

The Core Strategy with a plan period of 2009 to 2024 carries forward the 2700 target (from 2007/08 to 2016/17), and for subsequent years currently the 270 dwelling per annum is being carried forward. Planning Policy Statement 3 (PPS3): Housing 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 and would contribute to the creation of sustainable, mixed communities.

**Achievable** – there is a reasonable prospect that housing will be delivered on the site within five years.

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 1870 units over the 5 year period, which is 520 units more than the target supply. The table below details the sources of this supply.

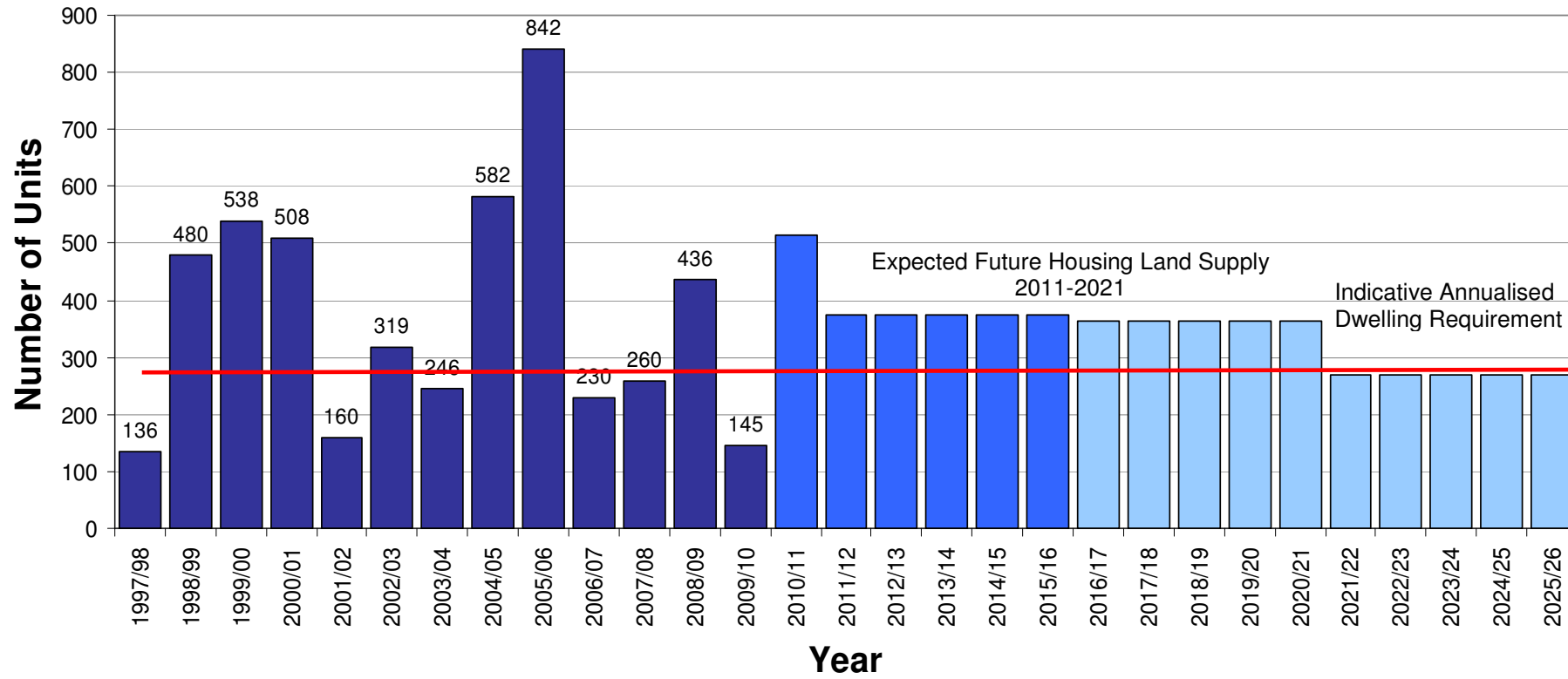
**Table 44: Sources of 5-year housing land supply**

Site Type	Gross	Net	Total
New Build Under Construction	653	608	608
New Build Sites with planning permission	573	476	476
Conversion sites under construction	129	74	74
Conversion sites with planning permission	194	126	126
Proposal/ other known Sites	586		586
<b>Total 5 year supply</b>			<b>1870 units</b>

Further information on both small sites and large sites (over 10 units gross) involved in the housing land supply can be found at Appendices 10 & 11, with a summary of supply by ward at Appendix 12. These also detail dwellings expected to come forward in future years. The housing figures show that the borough would be on course, taking account of historic rates of permission and completions on small sites, to meet its housing target. However, it should be noted that Policy 3A.2 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, as the number of large sites is likely to reduce in future and the uncertain implications of the current economic downturn.

The situation with the availability of housing sites in the borough is under review through the London Strategic Housing Land Availability Assessment (SHLAA) and Housing Capacity Study 2009 which was published in November 2009, which will result in new targets for the borough to be determined through the review of the London Plan (the final version is expected to be published Winter 2011/2012). The draft replacement Plan (October 2009) proposed a lower target for the borough of 245 units per annum for 2011-21.

**Figure 3: Housing Trajectory as at 1<sup>st</sup> April 2010**



**Legend**

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

### Indicator 66: Percentage of new/converted housing to be built on previously developed land.

**Target:** plan target - 95% of new housing to be built on previously developed land.

**Data source:** LBRuT Decisions Analysis System. Residential completions for 2009/10 financial year.

**Indicator family (see Introduction):** DCLG COI H3, GLA KPI 1, LDF, SA

**progress towards target :** ✓ **target met**

During the financial year 2009/10, 100% of new housing was built on previously developed land. Converted dwellings are by definition previously developed. The borough is a typically built-up London borough with few sites which fall outside the widely-drawn definition of a brownfield site in PPS 3 Annex B. The majority of open land ("greenfield") is covered by protective designations.

An amended Planning Policy Statement (PPS) 3: Housing was published on 9 June 2010 which removed private residential gardens from the definition of previously-developed land (often referred to as brownfield land). In future years, the target may therefore need to be reduced to reflect that in exceptional circumstances sources other than previously developed land may still have a role to provide for future housing needs, but clearly private residential gardens are not to be considered a first priority for new housing.

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. In 2009/10 approximately 21% of all new units (gross) permitted were development on garden sites. It is intended that future AMRs will continue to report on garden development, with time series data and as a proportion of completions as it becomes available.

### Indicators 67: Proportion of small units as percentage of all private housing completions as defined by CP14

**Target:** At least 25% small units as percentage of all private housing completions.

**Data source:** LBRuT Decisions Analysis system. Housing completions during the financial year 2009/10.

**Indicator family:** AMR, Sustainability Appraisal

**progress towards target :** ✓ **target achieved for 25% overall, but not for the majority to be 1-bed units in mixed use areas**

**Table 45: Percentage of housing completions which were small units, 2009/10**

	Completed units (gross)	of which, 1-bed	% 1-bed
all housing completions	216	97	44.9%
private units (excluding affordable units)	216	97	44.9%
located in mixed use areas	41	20	48.8%
located outside mixed use areas	175	77	44.0%

Source: LBRuT monitoring

### Small units as a proportion of all additional housing

Core Strategy Policy CP14 expects the private sector element of any development will include an appropriate number of small (1-bed) units, depending on location – this would be at least 25%, rising to the great majority (at least 75%) in more sustainable locations, such as town centres and other areas with high public transport accessibility and with good access to facilities. Overall housing completions in 2009/10 continued to include well in excess of the minimum 25% small unit target, largely due to the level outside the mixed use areas (44.0%).

The objective of the policy therefore continues to be fulfilled.

As there were nil affordable housing completions in 2009/10, there can be no analysis of the breakdown by tenure.

### Small units as a proportion of additional housing in Mixed Use Areas

The policy calls for the majority of units to be 1-bed in more sustainable locations, for which Mixed Use Areas are used as a proxy for monitoring purposes. In Mixed Use Areas (as defined on the Proposals Map), schemes provided a total of 41 dwellings gross in 2009/10, of which 20 were 1-bed units. This equates to 48.8% which is much lower than the 65.3% achieved in 2008/09, the 72.3% in 2007/08, the 57% in 2006/07, and 61% in 2005/06 small units. Given the percentages achieved in 2009/10 for sites located inside or outside mixed use areas are similar, it seems the policy is not resulting in the concentration of smaller units in the more sustainable locations.

#### Indicator 68: Percentage of new housing built to wheelchair standards

**Target:** 10% of new housing built to wheelchair standards. London Plan policy 3A.5 has target that 10% of new-build housing should be designed to be wheelchair accessible, or easily adaptable for residents who are wheelchair users.

**Data source:** LBRuT Decisions Analysis system; completions for financial year 2009/10

**Indicator family (see Introduction):** AMR

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

The UDP previously required that sites of over ten units should have 10% housing to wheelchair standards. Core Strategy Policy CP14 removed the threshold of 10 units and permissions should require 10% of all new housing to wheelchair standards.

On the one large site that was completed during 2009/10 at Land Rear of 55-65 Cambridge Crescent, the permission granted on appeal had a condition that at least 10% of the units shall be designed to or be capable of easy adaption to wheelchair housing standards, which would equate to a minimum of 1 out of the total of 10 units. This represents only 1% of all completions. None of the smaller sites made provision.

Overall provision of housing to wheelchair standards therefore remains low as there was little opportunity to provide wheelchair housing due to the limited number of larger sites where it is often easier to address. All of the sites completed during 2009/10 that were just below the former threshold of 10 units were from permissions granted before threshold was removed, so would not have been expected to comply with this policy requirement.

Officers also remain concerned that the wheelchair units specified as conditions or shown on plans may not be delivered and marketed as such once development is completed. On this evidence and that of the previous financial years, implementation of this policy still needs to be improved.

Core Strategy Policy CP14 also states all new homes should be built to Lifetime Homes standard. The London Plan AMR 2010 first published data on whether new dwellings are designed to meet Lifetime Homes standards on planning permissions approved during 2008/09 (source London Development Database (LDD)). Although there was a significant variation between boroughs, Richmond only achieved 7% Lifetime Homes on homes approved (all development types). This also suggests policy implementation needs to be improved, and will be reported on completions in future AMRs.

#### Indicator 69: New dwellings (gross) completed in each of the 3 different net density ranges as a percentage of total dwellings (gross).

**Target:** PPS 3 (2006) para 47 calls for a more efficient use of land (between 30 – 50 dwellings per ha), regardless of size of unit. London Plan Table 3A.2 shows a density matrix and Policy 3A.3 seeks maximisation of the potential of sites. Less than 35 dwellings per hectare – no more than 10% of gross units completed. From 35-50 dwellings per hectare – at least 10% of gross units completed. Over 50 dwellings per hectare – at least 80% of gross units completed.

**Data source:** GLA - London Development Database (LDD)

**Indicator family (see Introduction):** Sustainability Appraisal, LDF

progress towards target : **x** targets narrowly missed

**Table 46: Number of new dwellings (gross) completed in three density ranges**

	Less than 35 units per hectare	From 35 to 50 units per hectare	Over 50 units per hectare	Total units (gross)
<b>Units</b>	27	15	164	206
<b>Percentage</b>	13.1	7.3	79.6	

Source: GLA - London Development Database. Includes mixed use developments.

There were 15 sites, involving 27 units, where the density was less than 35 units per hectare. Of these cases:

- one was granted lawful use as a single family dwelling (previously more than one unit),
- three were for conversion to a single family dwelling where the number of units was reduced,
- three involved replacement of one unit with one unit, of which one was part of a mixed use development
- two involved the replacement of one unit with two units,
- two involved replacement of one unit with three units,
- two involved backland or side garden sites where detached or semi detached houses were permitted,
- one involved conversion from a community use to a single family dwelling,
- one involved redevelopment from former employment use to provide 7 units.

### Analysis

In UDP policy, the Council avoided specifying densities too closely, recognising “the differences in established densities within the borough, and the differing bulk and site coverage created by different designs.” (UDP First Review, paragraph 8.58). The Core Strategy refers to the density matrix in the London Plan, which takes account of the setting in a London-wide context (i.e. central, urban, suburban), the form of development (e.g. the size of units) and proximity to public transport, as well as the need to take account of local character.

The present target is for all sites to be developed at a density of over 35 dwellings per hectare. Last year, sites involving 27 units (13.1% of all new dwellings) were not developed to this density, although there were reasons for these cases and the majority of sites were in Conservation Areas, some were BTMs or close to BTMs or listed buildings, and two cases were in the MOL. The target has therefore been narrowly missed, with just over 10% of dwellings being built at a density of 35 dpha or less. This is higher than in 2008/09 when 6.2% of dwellings were built at a density of 35dpha or less, which itself was higher than in 2007/08 when 3.3% of dwellings were built at a density of 30dpha or less, and in 2006/07 it was 8.99% and in 2005/06 it was 4%.

The target for 30-50dpha is for at least 10% to be built to this density, in the last year only 7.3% were built to this density which was similar in 2007/08. The target for at least 80% of dwellings to be built at a density of more than 50dpha, was also narrowly missed at 79.6%.

It is debatable whether the indicator is a sound one for sites developed for mixed uses, where it can be difficult to calculate density for the housing element, especially if the physical separation is horizontal, rather than vertical; or for sites involving very few units, where factors other than numerically expressed guidance on density may take priority. This latter scenario is likely to have prevailed in the great majority of the 15 sites which were developed at less than 35 units per hectare in 2009/10; there will always be the occasional situation where a density of 35 dpha is not possible or desirable.

The amended Planning Policy Statement (PPS) 3: Housing published on 9 June 2010 also removed the requirement upon local authorities to have regard to national minimum density for housing. This may mean there is less of a focus on density ranges in future monitoring.

### Indicator 70 : Average density of residential developments in Richmond and district centres as defined by town centre boundaries

**Target:** At least 80% of residential developments within Richmond and district centres as defined by town centre boundaries to be above 70 units per hectare.

**Data source:** LBRuT Decisions Analysis System.

**Indicator family (see Introduction):** DCLG COI H2c, LDF, NI 154, GLA KPI 4, AC QOL 36, RTP1 SPOI 1.2

progress towards target : ✓ target met



Reporting on the average density of residential developments in Richmond and district centres as defined by town centre boundaries has not been reported in previous years. Town centre boundaries are proposed in the emerging Development Management DPD. As an interim, the Areas for Mixed Use can be used as a proxy.

There were 41 units completed on 17 sites located within AMUs during 2009/10, which had an average density of 134 dwellings per hectare. This suggests that higher density development has been completed in the more sustainable locations and exceeds the target. Comparison over years will be reported in future AMRs.

### Indicator 71 : Net additional gypsy and traveller pitches per annum

**Target:** Not applicable for 2009/10.

**Data source:** LBRuT Decisions Analysis System.

**Indicator family (see Introduction):** DCLG H4.

An assessment of Gypsy and Traveller Accommodation need was carried out on a London wide basis by the GLA on behalf of London boroughs. The study was published in March 2008 and indicated that the borough would have a minimum level of need of 2 additional pitches and a maximum of 11 pitches between 2007 and 2012. The report stresses that these figures provide evidence of need and are not targets for new provision. The London Plan review will set Borough targets for pitch provision. A minor alteration to the draft policy in the consultation draft Replacement Plan was published in March 2010, proposing 'sustainable' targets and for the borough a total of 4 pitches for 2007-2017. The outcome of the London Plan review should be confirmed in 2011.

In the last financial year there were no additional gypsy and traveller pitches. Works at the existing site at Bishops Grove in Hampton reduced the number of pitches to 12 from 13, undertaken due to health and safety reasons which have improved the environmental quality.

## 6.15 CP15: Affordable Housing

### Indicator 72 : Percentage of all new housing completions (gross) which is permanent affordable housing

**Target** – at least 50% of all new housing completions (gross) to be permanent affordable housing over the plan period

**Data source:** LBRuT Decisions Analysis System. Completions for 2009/10.

**Indicator family (see Introduction):** DCLG COI H5, GLA KPI 5, AC QOL 37, CP, NI 155, LDF.

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

Table 47: Affordable Housing Completions by financial year 2000/01 – 2009/10

	Total completions	Affordable housing units*		Total affordable	Affordable as % of total completions
		Private sector sites*	LA/RSL owned sites		
2000/01	508	46 (32)	17	63 (32)	12% (19%)
2001/02	195	6	-6*	0	0%
2002/03	319	50 (2)	7	57 (2)	18%
2003/04	246	31	12	43	18%
2004/05	582	105	35	140	24%
<b>Total 2000/01 - 2004/05</b>	<b>1850</b>	<b>238 (34)</b>	<b>65</b>	<b>303 (34)</b>	<b>16% (18%)</b>
2005/06	842	155	76	231	27%
2006/07	230	35	3	38 (3)	16%
2007/08	260	16	-13	3	1.2%
2008/09	436	48	50	98	23%
2009/10	145	0	0	0	0%
<b>Total 2005/06-2009/10</b>	<b>1913</b>	<b>254</b>	<b>116</b>	<b>370</b>	<b>19%</b>

Notes: RSL = Registered Social Landlord. 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.  
 Minus figures are due to a reduction in units through improvements to accommodation for older people  
 Some units partly funded from the Affordable Housing Fund (e.g. 9 in 2002)

## Analysis

No affordable housing was completed on any sites during 2009/10. With only one large site of 10 units completed during 2009/10 there were few opportunities to provide affordable housing. There was no affordable housing provided on the one large site as the Inspector had allowed on appeal finding that the proposal would not be viable if affordable housing was provided.

At a site at 1 Ferry Road (05/2724), for a change of use to six flats at upper floors and shared accommodation on the ground floor (for people with learning disabilities), it was intended to let the flats on the upper floors to people in housing need, possibly key workers, at below market rents. The flats are rented on assured shorthold tenancies to people with a learning disability as supported living options. It is felt this falls outside of the definition for affordable housing, but it is worth nothing as offering supported living. Although also outside of the definition, it is worth noting that a number of non-new build affordable homes have been provided in the Borough during 2009/10, including through Purchase & Repair scheme. Any off-site contributions towards affordable housing are detailed under Indicator 4: Number of obligations agreed last year.

This is a significant reduction from completions during 2008/09 and a disappointingly low delivery of affordable housing, which obviously remains below the target. However it is also worth noting that as one of the lowest years in terms of the overall total completions it could be expected to lower the potential for delivering affordable housing. Most importantly, there are a significant number of units on a few large sites that are partially completed indicating a healthier supply in the pipeline. These include two large sites with 40% affordable housing provision – 69 affordable units at the former Brunel University site (Richmond Lock) and 79 affordable units at 4 Sandy Lane, Hampton Wick, expected to be recorded as completed in 2010/11, plus a 58% affordable housing as part of a mixed use scheme of 15 affordable units at Becketts Wharf and Osbourne House, Becketts Place.

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 changes of tenure, 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. These dates are rarely the same and can fall in different recording years. Therefore the AMR figures will differ to reporting of NI155 and the Council's progress towards the Borough affordable housing target for 2008-11 of 398, as embedded in our Local Area Agreement.

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. With no affordable housing completed in 2009/10, there is no data for the tenure split achieved this year.

For future years, the percentage of affordable housing and the emphasis on social rented units is expected to increase - the Council has released a number of sites for development by RSLs and is supporting the principle of Richmond Housing Partnership's 'Homes for Richmond' which aims to bring forward a series of small affordable housing schemes, in addition to the large sites detailed above. However, the viability of schemes including affordable housing may continue to be affected by the present adverse economic situation.

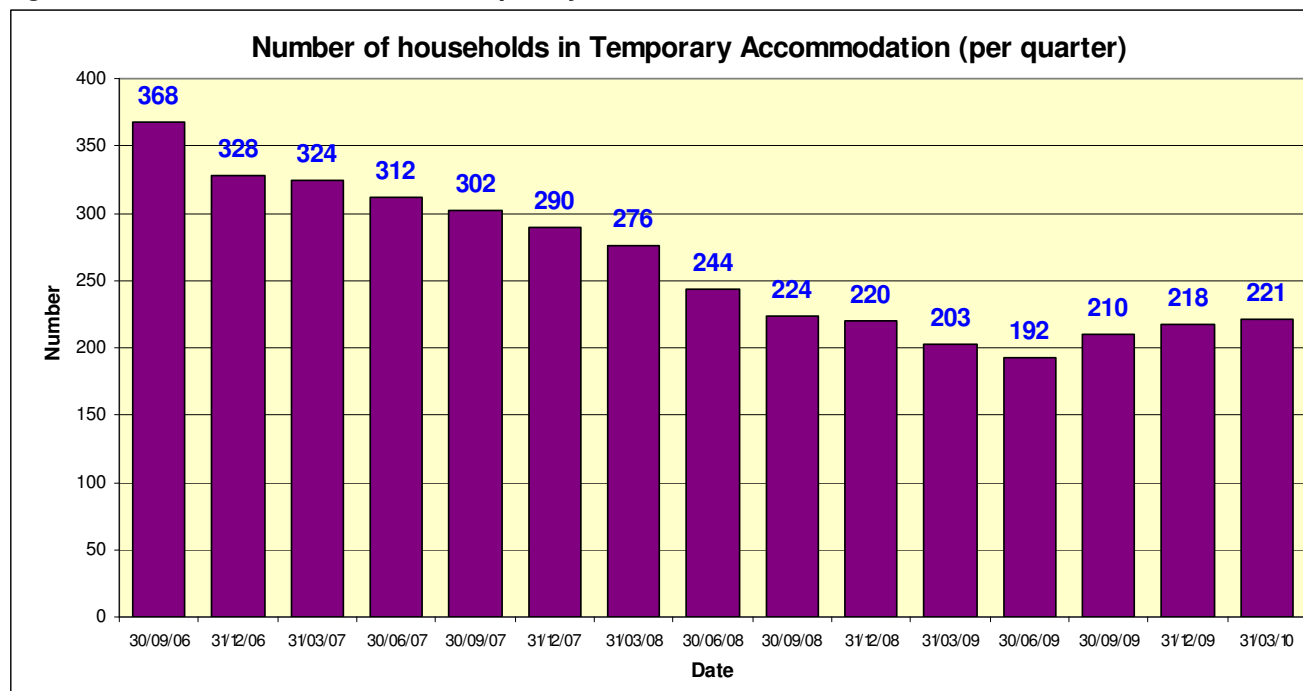
### Indicator 73: Number of Households living in temporary accommodation

**Target:** To reduce the number of households living in temporary accommodation by 50% (based on 2004 figures) by 2010.

**Data source:** LBRuT Housing Department 2009/10.

**Indicator family (see Introduction):** NI 156, LDF

**progress towards target :** ✓ **target met**

**Figure 4: Number of households in temporary accommodation 2009/10**


Source: LBRUT Housing Department

The graph above shows the quarterly figures from September 2006 of the number of households in temporary accommodation. The borough has a target to reduce the number of households in temporary accommodation by 50% between 2004 and 2010. The baseline figure from which this figure is being measured is from the end of December 2004, when there were 508 households, making the target for the end of March 2010 254 households. This target was reached during the financial year 2008/09 and had continued to be maintained since, with the lowest level of 192 households reached in June 2009 although there has been a slight upward trend in the following few quarters. The latest figure of 221 households in March 2010 still represents a 57% reduction since 2004.

## 6.16 CP16: Local Services/Infrastructure

### Monitoring of infrastructure provision

The monitoring of the implementation of sites and associated infrastructure was identified by GOL (in existence at 1.4.2010) as a key message learned from the EIP process at that stage. The Council monitors these two areas in a number of ways. Data on the former is provided by Indicator 3. Full information on the implementation of saved proposal sites is presented in Appendix 4. As yet the emerging Site Allocations DPD is in its infancy. However, in due course sites included will be the subject of annual monitoring via the AMR.

Infrastructure provision is monitored by indicators relating to CP16 and also through the following:

- Indicator 3 and related Appendix,
- Indicator 31 – implementation of London Cycle Network
- Indicator 34 – new waste management facilities
- Indicator 60 – public transport improvements in Areas of Disadvantage
- Indicator 79 – implementation of NHS Richmond Estates Strategy
- Indicator 83 – progress with site specific aspects of educational facilities

### Indicator 74: Number of Planning Obligations signed for infrastructure projects.

**Target:** No target appropriate as obligations should be related to development where necessary

**Data source:** LBRuT Sec 106 monitoring

**Indicator family (see Introduction):** LDF

Planning obligations agreed between a developer and the Council are set out legally in an Agreement under Sec 106 of the Town and Country Planning Act 1990. It is therefore not appropriate to have a target for the number of planning obligations agreed per year, as the number reflects the number of planning applications and decisions made. Neither is it appropriate to make comparisons with previous years as numbers will legitimately fluctuate.

There were **54** Section 106 Agreements signed during the 2009/10 financial year. Please note this indicator reports on obligations signed in the reporting year, applications to which they relate may not be implemented. Nor does it take account of revisions. 17 related to transport, 12 to education and 19 to affordable housing.

Details of the sites subject to Section 106 agreements, including the planning application reference numbers, can be found in Appendix 4.

### Indicator 75 Net amount of completed floorspace in community use lost to other uses

**Target:** No net loss in floor space of community facilities

**Data source:** LBRuT decisions analysis for financial year 2008/9

**Indicator family (see Introduction):** Sustainability Appraisal, AMR

progress towards target :  target met

**Table 48: D2 completions for financial year 2009-10**

application ref	Address	Proposal	net floorspace for each development m2
09/2600	Vestry House, 21 First Floor Front, Paradise Road, Richmond	Change of use of part of first floor from offices (B1) to use class D2 (fitness/exercise studio)	59
08/4540	Royal Richmond Archery Club, Old Deer Park Kew	Demolition of existing club house, construction of new club house, archery store and indoor archery range. (Amendment to planning permission 08/2509/FUL).	30
07/3972	63 High Street, Hampton Wick	Redevelopment of retail, residential and gym to provide new A1 /A2 retail unit B1 office and 2x 1 bed & 2 studio flats	-66
	<b>total</b>		<b>23</b>

Source: LBRuT Decisions Analysis system

Notes – data are the net amount of floorspace (either an overall gain or loss) for each development.

Overall, there has been a net increase in completed D2 floorspace of 23m2, this takes into account the loss of the Roy's gym at 63 High Street, Hampton Wick.

**Table 49: D1 completions for financial year 2009-10**

application ref	address	Proposal	net floorspace for each development m2
04/2328	41 Whitton Road, Twickenham	Demolition Of Existing Garage And Toilet, Construction Of New Classroom, Apiary Trading Centre, Replacement Toilets And Re-roofing Of Existing Buildings.	70
05/0497	131 Warren Road, Twickenham	Change Of Use Of First Floor Flat From Temporary Residential Use To Day Nursery Use And Amendment To Conditions.	85
07/2358	48 Richmond Hill, Richmond	Convert upper floors of to school.	118
07/3054	358A Richmond Road, Twickenham	Change of use from B1 (office) to D1 (dental practice)	390
07/3412	1 Sun Alley, Richmond	Change of use from B1 office to D1 for the purpose of pilates apparatus studio with attendant physiotherapy and osteopathic facility.	110
08/0118	110 Station Road	Construct a building to link between church and hall	25
08/1178	4-6 George Street, Richmond	Change of use of first and second floors from B1 office to D1 healthcare use	288
08/1910	Teddington Library, Waldegrave Road	Single storey extension to the rear of the library	14
08/2707	Teddington Clinic, Queens Road	Extension to existing Teddington Memorial Hospital	584
08/2747	29-39 London Road, Twickenham	Change of use of first floor from class B1 offices to a class D1 language school <b>for a temporary period of up to 10 years.</b>	470
09/0295	19 Powder Mill Lane, Twickenham	Proposed conversion of existing dwelling to a doctor's surgery incorporating single storey side and rear extension plus alterations to the entrance. Formation of car parking area at front.	95
09/0865	82 Hampton Road, Twickenham	Mixed B1/D1 use providing offices and treatment rooms for a rehabilitation and support service to people suffering from debilitating neurological conditions.	121
09/2122	3 Paradise Road, Richmond	Change of use to A1 and D1 use (consulting rooms).	47
09/2455	80 Broad Street	Change of use from A1/A2 retail to D1 Physiotherapy use.	29
08/3396	154 Upper Richmond Road West, East Sheen	Use of ground floor as Class D1 (Dental Practice).	90

**Table 49: D1 completions for financial year 2009-10**

application ref	address	Proposal	net floorspace for each development m2
09/1609	26-28 The Causeway, Teddington	Change of use from A2 to D1 for use as a dental surgery	84
08/2977	41 Priory Road, Hampton	Change of Use of shop premises to form a veterinary surgery.	67
07/1716 (08/3848 revision)	68-78 High Street, Hampton Hill	Redevelopment of Petrol Filling Station involving erection of a single storey building comprising two units for A1 retail and A3 restaurant/café...[Sainsburys Local]	147
08/4033	Unit 2, Ilex House, 94 Holly Road, Twickenham	Change of use from B1 to D1 use to operate a clinical and non-clinical substance misuse service.	240
08/4475	St Edmunds School, Nelson Road, Twickenham	Construction of new stand alone classroom block etc	238
08/4555	171A High Street, Hampton Hill	Use of GF rear rooms in connection with Osteopathic Practice and front room for retail and reception area.	49
08/4805 (08/2067)	50 Ashburnham Road	Alterations in connection with use of first floor as a dental surgery.	60
08/3195	16-18 London Road, Twickenham	Change of use of second & third floors from storage ancillary to the ground floor shop to uses ancillary to the Physiotherapy and Sports Injury Clinic on the first floor (16a).	203
07/4270	7 Stanley Road, Teddington	Change of use from nursery to part family centre and part residential	-57
07/1233	129 Sheen Road, Richmond	Change of use from D1 (chiropractors) to C3 residential.	-117
07/2857	The Annexe, Bute Avenue, Petersham	Conversion of the Annexe to the rear of Petersham Village Hall into a single family dwelling house. Erection of infill extension.	-257
08/1174	219 Richmond Road, Twickenham	Change of use of ground floor from kindergarten to residential.	-100
	<b>total (gains minus losses)</b>		<b>3093</b>

Although some 531m<sup>2</sup> of D1 floorspace has been lost to other uses, the overall amount has increase by 3,093m<sup>2</sup> in 2009/2010, including additional floorspace at St Edmunds School, Twickenham and a language school in London Road, Twickenham (albeit it with a 10 year consent, which is included in the figures).

Overall therefore, there has been a substantial increase in the amount of completed floorspace in community use by 3116m<sup>2</sup>.

### **Indicator 76: Progress on implementation of site specific actions in the Metropolitan Police Asset Management Plan 2007 or subsequent updates.**

**Target:** No specific target, progress to be made at each 3 year review

**Data source:** LBRuT decisions analysis for financial year 2009/10 + Metropolitan Police

**Indicator family (see Introduction):** LDF

Actions with no progress to date are the provision of a new custody centre in Richmond, a patrol base in Twickenham, counter facilities in Richmond and elsewhere and securing office accommodation in Twickenham for back office purposes. A further action is the establishment of Safer Neighbourhood Teams - whilst these have been established to cover all Borough wards the intention was for some of these to be based within their local areas, No information has been provided by the Metropolitan Police on progress on this action,

## **6.17 CP17: Health & Well-being**

### **Indicator 77: Number of Planning Obligations signed in monitoring year for health facilities**

**Target:** No target appropriate as obligations should be related to development where necessary

**Data source:** LBRuT Sec 106 monitoring

**Indicator family (see Introduction):** LDF

Planning obligations agreed between a developer and the Council are set out legally in an Agreement under Sec 106 of the Town and Country Planning Act 1990. It is therefore not appropriate to have a target for the number of planning obligations agreed per year, as the number reflects the number of planning applications and decisions made. Neither is it appropriate to make comparisons with previous years as numbers will legitimately fluctuate.



There were **54** Sec 106 Agreements signed during the 2009/10 financial year. Please note this indicator reports on obligations signed in the reporting year, applications to which they relate may not be implemented. Nor does it take account of revisions. 11 obligations related to health, amounting to contributions worth £18,552.79p.

Details of the sites subject to Section 106 agreements, including the planning application reference numbers, can be found in Appendix 4.

### Indicator 78: Amount of completed floorspace in clinic/health centre use

**Target:** No net loss in floorspace in clinic/health centre use

**Data source:** LBRuT decisions analysis system

**Indicator family (see Introduction):** LDF

**progress towards target :** ✓ **target met**

**Table 50: Clinic/ health centre completions for financial year 2009-10**

application ref	Address	proposal	Net completed floorspace (gains and losses) m2
07/3054	358A Richmond Road, Twickenham	Change of use from B1 (office) to D1 (dental practice)	390
07/3412	1 Sun Alley, Richmond	Change of use from B1 office to D1 for the purpose of pilates apparatus studio with attendant physiotherapy and osteopathic facility.	110
08/1178	4-6 George Street, Richmond	Change of use of first and second floors from B1 office to D1 healthcare use	288
08/2707	Teddington Clinic, Queens Road	Extension to existing Teddington Memorial Hospital	584
09/0295	19 Powder Mill Lane, Twickenham	Proposed conversion of existing dwelling to a doctor's surgery incorporating single storey side and rear extension plus alterations to the entrance. Formation of car parking area at front.	95
09/0865	82 Hampton Road, Twickenham	Mixed B1/D1 use providing offices and treatment rooms for a rehabilitation and support service to people suffering from debilitating neurological conditions.	121
09/2122	3 Paradise Road, Richmond	Change of use to A1 and D1 use (consulting rooms).	47
09/2455	80 Broad Street	Change of use from A1/A2 retail to D1 Physiotherapy use.	29
08/3396	154 Upper Richmond Road West, East Sheen	Use of ground floor as Class D1 (Dental Practice).	90
09/1609	26-28 The Causeway, Teddington	Change of use from A2 to D1 for use as a dental surgery	84
07/1716 (08/3848 revision)	68-78 High Street, Hampton Hill	Redevelopment of Petrol Filling Station involving erection of a single storey building comprising two units for A1 retail and A3 restaurant/café, GP surgery....[Sainsburys Local]	147
08/4033	Unit 2, Ilex House, 94 Holly Road, Twickenham	Change of use from B1 to D1 use to operate a clinical and non-clinical substance misuse service.	240
08/4555	171A High Street, Hampton Hill	Use of GF rear rooms in connection with Osteopathic Practice and front room for retail and reception area.	49
08/4805 (08/2067)	50 Ashburnham Road	Alterations in connection with use of first floor as a dental surgery.	60
08/3195	16-18 London Road, Twickenham	Change of use of second & third floors from storage ancillary to the ground floor shop to uses ancillary to the Physiotherapy and Sports Injury Clinic on the first floor (16a).	203
07/1233	129 Sheen Road, Richmond	Change of use from D1 (chiropractors) to C3 residential.	-117
	<b>Net total for health centre/ clinic/ dental completions</b>		<b>2420</b>

Source: LBRuT Decisions Analysis System

During the last financial year there has been an overall increase in community floorspace (completions) by 2,420m2. A significant proportion of this total can be attributed to an extension completed at Teddington Memorial Hospital, Queens Road. There were also a number of new facilities opening in the borough as detailed in the table above. This compares to a significantly lower figure of 807 sqm additional floor space and clearly meets the target of no net loss of floorspace in clinic/health centre use.



**Indicator 79: Progress on implementation of site specific proposals in the Richmond and Twickenham PCT Estates Strategy and Strategic Development Plan (August 2005 or subsequent updates).****Target:** No specific target, progress to be made at each review**Data source:** LBRuT decisions analysis for financial year 2009/10**Indicator family (see Introduction):** LDF

The Strategy is now the NHS Richmond Estates Strategy 2008-2013. Teddington Clinic (at the rear of Teddington Hospital) was rebuilt and Teddington Hospital extended and the car park rearranged. The Whitton LIFT scheme was approved – a three storey health and social care centre with 2 GP and 1 dentist surgery and offices for clinical, nursing and social care. Consideration is underway for the PCT to transfer the St John's Health Centre in Amyand Park Road to the Council for use as a primary school.

## 6.18 CP18: Education & Training

**Indicator 82: Number of Planning Obligations signed in monitoring year for education****Target:** No target appropriate as obligations should be related to development where necessary**Data source:** LBRuT Sec 106 monitoring**Indicator family (see Introduction):** LDF

Planning obligations agreed between a developer and the Council are set out legally in an Agreement under Sec 106 of the Town and Country Planning Act 1990. It is therefore not appropriate to have a target for the number of planning obligations agreed per year, as the number reflects the number of planning applications and decisions made. Neither is it appropriate to make comparisons with previous years as numbers will legitimately fluctuate.

There were **54** Sec 106 Agreements signed during the 2009/10 financial year. Please note this indicator reports on obligations signed in the reporting year, applications to which they relate may not be implemented. Nor does it take account of revisions. 12 obligations related to health, amounting to contributions worth £183,902.11p.

Details of the sites subject to Section 106 agreements, including the planning application reference numbers, can be found in Appendix 4.

**Indicator 83: Progress in meeting site specific elements of the Richmond upon Thames Strategic Plan for Children's Centres and Extended Schools and the Richmond upon Thames Education Development Plan****Target:** No target proposed, progress to be measured on an annual basis**Data source:** LBRuT - Directorate of Children's Service and Culture**Indicator family (see Introduction):** LDF

Note that the two plans referred to have been superseded by The Children and Young People's Plan 2009-2013. Relevant paras are 4.2.1 and 4.5.2

Para 4.2.1 refers to Enabling Access to a range of high quality & Joined up services in the Local Area, actions to be measured by– NI 108 Delivering Sure Start Children's Centres

**Children's Centres** opened at Ham, Hampton Hill, North Barnes, and Twickenham, offering a variety of services including: child and family health; domestic violence support; cookery programmes; midwifery and health visitor services; mother and baby/toddler support and play; parenting support; and speech and language therapy.

Para 4.5.2 refers to Overall theme 4 – Localising Services and Building Capacity - Ensuring services are delivered in suitable buildings and community space - actions to be measured by– Implement Primary Expansion Strategy + Implement Academies Programme

With respect to the **Primary Expansion Strategy**: work has progressed to ensure permanent expansion by one form of entry (i.e. an extra 210 places) at each of the following schools: Chase Bridge Primary, Holy Trinity Church of England Primary, St Mary's and St Peter's Church of England Primary, and Stanley Primary. 'Shared forms of entry' were implemented between Marshgate Primary, Sheen Mount Primary and The Vineyard Primary; and between the three Surrey-side Catholic primary schools (St Elizabeth's, St Mary Magdalen's, and St Osmund's). (This strategy groups three schools to provide the seven extra classrooms needed for a full form

of entry between them. The children admitted each year stay in the school for the full seven years of primary provision and do not move, but each year the school admitting the additional class rotates.) In addition, 'bulge' classes, i.e. one-off additional Reception classes, were planned for September 2010 at each of the following schools: Buckingham Primary, Collis Primary, Lowther Primary, and Orleans Infants.

With respect to the **Academies Programme**: In March 2009, the then Secretary of State for Children, Schools and Families approved the opening of Hampton Academy and Twickenham Academy to replace HCC and Whitton School respectively. The Council's Cabinet approved, in December 2009, the closure of Hampton Community College (HCC) and Whitton School, and, in March 2010, Shene School, with a view to each ceasing to exist on 31 August 2010 and being replaced by academies the following day. Progress is being made on plans for the re-build of Whitton and the partial re-builds of Hampton and Sheen Schools.

## 6.19 CP19: Local Business

See Appendix 13 for detailed table of completions on or for employment land.

### Indicator 84: Amount and type of completed employment floorspace developed by employment type - (gross and net)

**Target:** N/a

**Data source:** LBRuT Decisions Analysis System

**Indicator family (see Introduction):** DCLG COI BD1, RTP1 SPOI, LDF

#### Total amount of additional floorspace – by type.

The DCLG indicator BD1 measures

1) Gross employment floorspace, which is defined as new floorspace completions, plus any gains through change of use and conversions

**3,381 gross internal m<sup>2</sup>**

2) Net Additional Employment Floorspace by Type, which is defined as new floorspace completions, minus demolitions, plus any gains or losses through change of use and conversions.

A net loss of **348 gross internal m<sup>2</sup>**

**Table 51: Employment floorspace completions and losses**

completed use	Gross employment floorspace completions		Net Losses	Completions minus losses	Net additional employment floorspace
	gross external m <sup>2</sup>	gross internal m <sup>2</sup>	Gross external m <sup>2</sup>	Gross external m <sup>2</sup>	gross internal m <sup>2</sup>
B1a	2330	2242.33	2019	311	299.34
B1b	0	0	72	-72	-69.3
B1c	515	495.69	0	515	495.7
B2	622	598.67	1126	-504	-485.1
B8	46	44.28	658	-612	-589.1
Total*	3,513	<b>3380.97</b>	<b>3875</b>	<b>-362</b>	<b>-348.4</b>

\*Figures rounded

Difference between gross external and gross internal floorspace is defined by DCLG as 3.75%

The figures show a loss in employment floorspace over the year. This is due to redevelopment of existing employment sites. The figures are altered by the change of use of B2 general industrial and B8 storage being redeveloped for mixed use offices and residential schemes. There were a relatively large number of instances of small B1a offices converting into D1 non residential institutions and one change of use into a D2 Gym. Other development involved small extensions, changes of use and residential mixed use schemes.

### Indicator 85: Percentage of new office employment floorspace (town centre uses) (gross) located within Richmond and the district centre boundaries

**Target:** AMR target of 85% of employment floorspace created in Mixed Use Areas (defined by Mixed Use Area boundaries on Proposals Map)

**Data source:** LBRuT Decisions Analysis System

**Indicator family (see Introduction):** DCLG COI BD4 (in part), LDF

**progress towards target :** **x** target not met (49%)

**Table 52: Amount of B1a Office development completed within the AMU/Town centres**

completed use	Gross employment floorspace completions within town centre/AMU gross internal m <sup>2</sup>		
	Total floorspace completed	Floorspace completed within AMU	Percentage
B1a	2242	1096.3	48.9%

All the B1 office space was developed on existing previously developed retail or employment space. The target for this indicator is an ambitious one, set locally. However as much of the employment floorspace in the borough is located within predominantly residential areas, sites which are redeveloped are not often located within mixed use area boundaries, making the target difficult to achieve. All the B1 office space was developed on existing previously developed employment sites and nearly half of these were within the AMU boundary. The figures are affected by a relatively large amount of office space developed for use by the RFU at the rugby stadium, which is outside the AMU boundary.

### Indicator 86: losses of employment land

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

**Target:** (local) losses of employment land should not exceed 500m<sup>2</sup> per annum

**Data source:** LBRuT Decisions analysis system. Completions for 2009/10 financial year.

**indicator family** Sustainability Appraisal indicator, LDF

**progress towards target :** **x** target was not met as 0.49 ha of employment land was lost in the financial year. **NB Overall the decline in employment floorspace was offset by intensification on existing sites.**

Using the DCLG methodology, completions data for 2009/10 showed the redevelopment of existing employment land in the local authority area amounted to 3,875m<sup>2</sup> (gross external) or 3,730 m<sup>2</sup> (gross internal). The figures show losses were more than those for the previous years, which in 2008-09 were 3,559 m<sup>2</sup> (gross external) or 3426 m<sup>2</sup> (gross internal), 2007-08 were 3084 m<sup>2</sup> (gross external ) or 2,968 m<sup>2</sup> (gross internal) and in 2006-07 were 2,842m<sup>2</sup> (gross external) or 2,771m<sup>2</sup> (gross internal). In 2005-06 the losses were higher than the year 2008-09 at 3,608m<sup>2</sup> gross external / 3,517.8 m<sup>2</sup> gross internal, and in 2004-05, 10,203m<sup>2</sup>, which amounted to 7,450 gross internal m<sup>2</sup> overall loss.

The amount of gained space this year is much less than in previous years; 3,381m<sup>2</sup> measured as gross internal, whereas in 2008-09 it was 11,600m<sup>2</sup> measured as gross internal, 9,353m<sup>2</sup> in 2007-08, 2,669 in 2006-07, 3,673 in 2005-06 and 2,920m<sup>2</sup> in 2004-05. There was an overall loss of employment floorspace, due to residential redevelopments and cumulative small scale conversions to health clinics and other D1 uses. Back in 2006-07, there was an overall loss of 101m<sup>2</sup> employment floorspace whereas in the last two years unlike this, there was an overall gain of 6,384m<sup>2</sup> gross internal 2007-08 and in 2008-09, 8,174m<sup>2</sup> gross internal .

**Table 53: Amount of employment floorspace developed 2009-10**

Existing use	Losses		Gains	
	Gross external m <sup>2</sup>	gross internal m <sup>2</sup>	gross external m <sup>2</sup>	gross internal m <sup>2</sup>
B1a	2019	1943.3	2330	2242.3
B1b	72	69.3	0	0
B1c	0	0	515	495.7
B2	1126	1083.8	622	598.7
B8	658	633.3	46	44.3
<b>Total*</b>	<b>3875</b>	<b>3729.7</b>	<b>3513</b>	<b>3381</b>
<b>Overall loss</b>	<b>-362</b>	<b>-348.4</b>		

Source: LBRuT decisions analysis system

Note: errors are due to rounding

Given the enormous pressure for redevelopment for, in particular, residential uses this would indicate that the policy for the retention of employment land has been quite effective in encouraging reuse of employment land for employment purposes. The overall shortage of employment land, coupled with the continuing demand for

employment floorspace and the lack of surplus space within the borough would suggest that policy which strongly restricts change of use of employment land should continue. The cumulative impacts of changes of use away from employment is demonstrated below.

A local indicator measures the amount of land (in hectares) which was available for employment use in the previous year that has been lost to completed non-employment uses in the current monitoring year. This is broken down into the completed land uses. The employment land lost to completed non-employment uses in the local authority area for the year 2009/10 is set out below:

**Table 54: Employment floorspace developed for other uses 2009- 10**

Area (ha)	new land use
<b>0. 2846</b>	<b>lost to C3</b>
0.0124	A1/A2 as non residential part of a mixed use scheme
0.0284	A3
0.1625	D1
0.0044	D2
<b>0.4923</b>	<b>Total employment land lost in the borough</b>

This site area lost to non-employment uses is much higher than last year's figure of 0.075ha, and higher than the previous year's figure of 0.3863ha, which was somewhat greater than the figure of 0.3178 ha in 2006-07.

### Indicator 87: Number of workers in the borough (employees in employment)

**Target:** Maintain total numbers of employees in employment at previous year's level.

**Data sources:** ONS, Annual Business Inquiry

**Indicator family:** NI 151, AMR

**Indicator family (see Introduction):** DCLG COI BD4 (in part), LDF

**progress towards target :** ✓ **target met, (over 72,700 employee jobs)**

### Employee jobs

A measure of the number of employee jobs (i.e. not all jobs) is the Annual Business Inquiry (ABI). This sample survey generates estimates of employee jobs by industry and geography. It is a useful measure of the state of various sectors of industry.

**Table 55: Employee jobs in Richmond upon Thames (2008)**

	Richmond-upon-Thames		London	Great Britain
	(employee jobs)	(%)	(%)	(%)
<b>Total employee jobs</b>	72,700	-	-	-
Full-time	50,600	69.6	73.9	68.8
Part-time	22,100	30.4	26.1	31.2
<b>employee jobs by industry</b>				
Manufacturing	3,100	4.3	4.3	10.2
Construction	2,400	3.3	2.9	4.8
<b>Total Services</b>	<b>67,100</b>	<b>92.2</b>	<b>92.4</b>	<b>83.5</b>
Distribution, hotels & restaurants	17,000	23.4	21.0	23.4
Transport & communications	2,800	3.8	7.4	5.8
Finance, IT, other business activities	23,800	32.8	34.7	22.0
Public admin, education & health	16,300	22.5	22.2	27.0
Other services	7,100	9.8	7.2	5.3
(Tourism-related <sup>†</sup> )	8,800	12.1	8.3	8.2

Source: ONS annual business inquiry employee analysis (2008)

Note: Employee jobs percentages are based on total employee jobs

Totals do not always correspond because of confidentiality measures employed by ONS.

- Data unavailable

† Tourism consists of industries that are also part of the services industry (see the definitions section)

Note a: % is a proportion of total employee jobs

Note b: Employee jobs excludes self-employed, government-supported trainees and HM Forces

**Definition: Employee jobs**

The number of jobs held by employees. The information comes from the Annual Business Inquiry (ABI) - an employer survey conducted in December of each year. The survey samples around 78,000 businesses. The ABI records a job at the location of an employee's workplace (rather than at the location of the business's main office).

**Full-time and part-time:** In the ABI, part-time employees are those working for 30 or fewer hours per week.

**Table 56: Employment by Industry**

Richmond upon Thames	2003	2004	2005	2006	2007	2008
Total employee jobs*	66,300	66,700	66,800	66,900	69,300	72,700
Full-time*	47,400	46,300	47,000	47,200	47,900	50,600
Part-time*	18,800	20,400	19,800	19,800	21,300	22,100
<b>Employee jobs by industry</b>						
Manufacturing	4,400	3,900	3,500	3,100	3,100	3,100
Construction	2,300	2,300	2,000	1,800	1,900	2,400
Distribution, hotels & restaurants	17,700	16,800	17,100	15,700	15,600	17,000
Transport & communications	3,300	3,100	2,200	2,400	2,600	2,800
Finance, IT, other business activities	19,100	19,900	20,500	22,100	23,000	23,800
Public admin, education & health	13,600	14,400	15,500	15,200	16,300	16,300
Other services	5,600	6,100	5,800	6,500	6,800	7,100

Source: ONS Annual Business Inquiry employee analysis. Data from Nomis Labour Market Profile. Figures rounded to nearest 100. Figures may not sum due to rounding.

\* The figure excludes agriculture class 0100 (1992 SIC) and those figures whose amount may cause the disclosure of confidential data.

**Totals do not always correspond because of confidentiality measures employed by ONS.**

The estimated number of employee jobs in the borough in 2008 continues to rise from the 2002 figure. As in previous years, business services is the major jobs sector while manufacturing this year has remained static.

Note: The 2003 data are based on the Standard Industrial Classification (SIC) 2003. The 2003 dataset also sees the introduction of the new Census based geographies (2003 CAS wards).

**Indicator 88: The proportion of business registrations per 10,000 resident population aged 16 and above.**

**Target:** not yet devised

**Data source:** ONS

**Indicator family:** NI 171, LDF

The Office for National Statistics released on 28th November 2008 a new National Statistics series on business births, deaths and survival rates. See <http://www.statistics.gov.uk/StatBase/Product.asp?vlnk=15186> for further details and from 2009 this will be the only official source of information on business start-ups and closures. (See NI 171 and NI 172 for which only 2007 data is available.) For further details on the differences between the two publications see link above.

**Indicators on health of business in borough**
**Table 57: NI 171 New business registration rate for Richmond upon Thames**

Period	Performance	Direction of travel	UK Average
2008	109.1	Improving	54.2
2007	107.8	Improving	71.74
2006	88.5	Deteriorating	54.96

Source: Oneplace Communities and Local Government, Data Interchange Hub and London Skills and Employment Observatory

### Indicator 89 Percentage of small businesses in an area showing employment growth for Richmond upon Thames

**Target:** not yet devised

**Data source:** OnePlace Communities and Local Government, Data Interchange Hub

**Indicator family:** NI172, LDF

**Table 58: NI 172 Percentage of small businesses in an area showing employment growth for Richmond upon Thames**

Period	Performance	Direction of travel	Average
2008/09	11.5%	Deteriorating	14.4%
2007/08	11.9%	Improving	14.27%
2006/07	11.7%	Improving	14.62%

Source: OnePlace Communities and Local Government, Data Interchange Hub, and London Skills and Employment Observatory.

Percentage of small registered businesses showing year-on-year employment growth. This indicator includes those businesses registered for VAT and/or PAYE with fewer than 50 employees (around 98% of all VAT registered enterprises). It measures the proportion of those businesses showing year on year employment growth, where employment is measured as the number of employees (full and part-time) plus the number of self-employed people that run the business.

### Indicator 91: Amount and type of completed employment floorspace (gross) coming forward on previously developed land (PDL)

**Target:** N/a.

**Data source:** LBRuT Decisions Analysis System

**Indicator family:** DCLG COI BD 2, local indicator

The **DCLG indicator BD2** is a count the employment floorspace of the total gross identified in BD1, which is on previously developed land (PDL) as defined in PPS3 (Annex B). **See Table below:**

**Table 59: Total Amount Of Employment Floorspace On Previously Developed Land – by type**

completed use	Gross employment floorspace completions on PDL gross internal m <sup>2</sup>		
	Floorspace completed on PDL	Total floorspace completed	Percentage %
B1a	2242	2242	100
B1b	0	0	-
B1c	496	496	100
B2	599	599	100
B8	44	44	100
Total*	<b>3381</b>	<b>3381</b>	<b>100</b>

\*figures rounded

### Indicator 92: Number of unemployed (claimant count), and estimated rate (GLA estimates).

**Target:** 3% or below of economically active residents unemployed

**Data source:** GLA estimates of claimant rates (%) on a monthly basis (See GLA DMAG Briefing 20010/1)

**Indicator family:** AC QOL 12 (A), LDF

**progress towards target :** ✓ Unemployment rate is below threshold of 3%

The GLA estimate using ONS Claimant count data of unemployment in the borough in April 2009 was 2.6%. This is higher than the estimates for 2008 (1.2%), 2007 (1.5%), 2006 and 2005 (1.9%) each. Though the figure is much lower than that for Greater London and England, there are signs of the recession affecting jobs, numbers of people unemployed and therefore the claimant count within the borough.



**Table 60: Claimant count rates in the borough**

Ward	Numbers of unemployed			Unemployment rate			
				April 2009			April 2008
	Males	Females	Persons	Males	Females	Persons	Persons
Barnes	60	50	110	2.3	2.4	2.3	0.9
East Sheen	60	35	95	2.3	1.7	2.0	0.7
Fulwell and Hampton Hill	75	45	120	2.7	1.9	2.3	1.0
Ham, Petersham & R. Riverside	120	50	170	4.0	2.6	3.5	1.8
Hampton	80	45	125	2.9	2.0	2.5	1.2
Hampton North	120	55	175	4.6	2.4	3.6	1.6
Hampton Wick	75	30	105	2.7	1.2	2.0	0.9
Heathfield	135	65	200	5.6	3.5	4.6	2.6
Kew	80	40	120	2.3	1.6	2.0	1.0
Mortlake & Barnes Common	115	55	170	3.8	2.2	3.1	1.3
North Richmond	90	70	160	3.1	2.9	3.1	1.2
St. Margarets & North Twickenham	70	40	110	2.5	1.4	1.9	0.8
South Richmond	65	50	115	2.1	1.9	2.0	1.0
South Twickenham	75	45	125	2.7	2.2	2.6	1.1
Teddington	75	50	125	2.5	1.9	2.2	0.8
Twickenham Riverside	80	40	120	2.5	1.5	2.1	0.9
West Twickenham	90	60	150	3.1	2.3	2.8	1.2
Whitton	95	45	140	3.7	2.1	3.0	1.5
<b>Borough Total</b>	<b>1,565</b>	<b>860</b>	<b>2,425</b>	<b>3.0</b>	<b>2.0</b>	<b>2.6</b>	<b>1.2</b>
<b>Greater London</b>			<b>208,735</b>			<b>5.7</b>	<b>3.6</b>

Source: Office for National Statistics (Jobcentre Plus administrative system) & GLA estimates.

**Notes:**

1. Claimant count data presented here relate to computerised claims only - around 99% of all claims. Data are based on administrative counts of people in receipt of unemployment-related benefits (i.e. Jobseeker's Allowance and National Insurance credits).
2. Percentage rates are GLA estimates and express the claimant count as a percentage of the resident labour force (i.e. the economically active population). The labour force denominators used here exclude economically active full-time students.
3. All ONS count data are rounded to the nearest five. For this reason, rates based on very low counts are less reliable and should be treated with a degree of caution.
4. See <http://data.london.gov.uk/documents/DMAG%20Briefing%202010-01%20Claimant%20Count%20Model%202010.pdf>

**Indicator 94: Land (in hectares) which is available for employment use, being defined as i) sites defined and allocated in DPDs, and ii) sites for which planning permission has been granted for (UCOs B1 a, b and c, B2 and B8).**

**Target:** not applicable

**Data source:** LBRuT Decisions analysis system for financial year 2009/10

**Indicator family (see Introduction):** DCLG Core Output Indicator BD3

The employment land (in hectares) available is 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).

The Council has no defined or allocated sites in its adopted UDP or the emerging LDF. 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 Study<sup>7</sup>.

Planning permission was granted for 1.3ha of employment floorspace. It was usually to B1 office from land already in employment uses, with a number of light and general industrial sites and warehouses being redeveloped for residential mixed use and office schemes. There was permission granted for a change of use of

<sup>7</sup>[http://www.richmond.gov.uk/home/environment/planning/planning\\_guidance\\_and\\_policies/local\\_development\\_framework/local\\_development\\_framework\\_research/employment\\_land\\_study\\_june\\_2006.htm](http://www.richmond.gov.uk/home/environment/planning/planning_guidance_and_policies/local_development_framework/local_development_framework_research/employment_land_study_june_2006.htm)

part of two shops and one drinking establishment to offices and the development of a town centre car park to provide a mixed residential and office scheme.

**Table 61: Planning permissions for employment use granted 2009/10**

Address	Existing use	Proposed employment use	other uses	Total site area (ha)	Employment land area (ha)
56-58, Glenthams Road, Barnes	B8	B1a	C3 x 1	0.0632	0.0277
2 Upper Teddington Road, Hampton Wick	B1a	B1a	-	0.079	0.079
37-43 High Street, Hampton Wick	B1a	B1a B1b B1c	A1	0.0626	0.02
16A Barnes High Street	B1a	B2	-	0.0048	0.0048
76 Lower Mortlake Road, Richmond	A1 & C3	B1a	C3 x12 A2	0.0343	0.00525
54-56 Kew Road, Richmond	A1 & B8	B8	A3	0.0155	0.0039
Unit 2, Market Road, Richmond	B2	B2	-	0.00338	0.0338
30 Pope's Grove, Twickenham	B2	B1c	-	0.0056	0.0056
29 Pope's Grove, Twickenham	B2	B8	-	0.0046	0.0046
45 The Vineyard, Richmond	B1c & C3	B1a	C3 x 6	0.0698	0.0501
1-5 Lower George Street, Richmond	A1 & B1a	B1a	A1	0.1546	0.0984
4 Red Lion Street, Richmond	B1a	B1a	D2	0.005	0.0025
Units 1-2, Teddington Business Park, Station Road, Teddington	B8	B1a	-	0.14	0.14
8 Waldegrave Road, Teddington	B1b	B1a	-	0.498	0.498
13 Church Road, Teddington	B1a & C3	B1a	C3 x4	0.0165	0.0032
81A, High Street, Teddington	B1a	B1a	A2	0.0057	0.0019
27 Ferry Road, Teddington	A4	B1a	-	0.07	0.035
2 to 4, Latimer Road, Teddington	SG Scrap yard	B1a	C3 x 2	0.0264	0.0132
74 Church Road, Teddington	B1a	B1a	C3 x 1	0.0138	0.0032
76-80 Heath Road, Twickenham	SG Car park	B1a	C3 x6	0.0537	0.021
Syds Quay, Eel Pie Island, Twickenham	B2	B1c	-	0.0459	0.0459
5 Montpelier Row, Twickenham	C3 ancillary	B8	-	0.014	0.014
Pouparts Yard and land rear of 84A Hampton Road, Twickenham	B2	B1a	C3 x 9	0.5	0.16
9-23 Third Cross Road, Twickenham	B8	B1a	C3 x 8	0.01615	0.00807
82 Hampton Road, Twickenham	B1a	B1a	D1	0.0728	0.0182
51 High Street, Whitton	B1b	B2	-	0.0034	0.0034
<b>Total employment land available</b>					<b>1.3</b>

Source: LBRuT decisions analysis system for year 1/4/09 -31/03/10.  
 See Appendix 14 for description of use classes

## 6.20 CP 20: Visitors and Tourism

### Indicator 95: Number of tourism related jobs (employees in employment).

**Target:** Maintain level of employees in employment in the borough in tourism-related jobs close to 12%

**Data source:** ONS, Annual Business Inquiry, See table above

**Indicator family (see Introduction):** New AMR

progress towards target :  target is met as 12.1% of jobs were tourism related

See Table showing Employees in Employment above for latest (2008) ABI figures, which show that there were 8,800 (rounded) tourism related jobs in the borough. This is a rise from the 2007 and 2006 figures of 8,400 and 8,200 and from the previous high 2005 figure of 8,600.

### Indicator 97: Number of hotel bed spaces completed per annum

**Target:** Minimum 100 additional bed spaces after 5 years (2014), target to be reviewed thereafter

**Data source:** LBRuT Decisions Analysis System

**Indicator family (see Introduction):** local indicator

The AMR indicator shows the number of new hotel bed spaces completed for a reporting year. The yearly figure has fallen from the exceptional 173 new bed space last year due to the completion of a new international hotel and an accommodation block at an existing public house. However permissions are likely to be implemented during the next financial year for the hotel at Regal House (x rooms) and developers are showing interest in other sites for hotels so it is likely that the 5 year target will be met especially in view of the 2012 London Olympics and the 2015 Rugby World Cup in England.

**Table 62: The number of hotel bed spaces completed**

Ref.	Address	Gained	Lost	Net gain	notes
09/1795	1 Bridle Lane, Twickenham.	2	0	2	Use of first floor as two units of C1 Bed & Breakfast accommodation
	<b>Total</b>			<b>2</b>	

Studies<sup>8</sup> suggest that there is an estimated need for 1,000 extra rooms in the borough over the period 2007 - 2026.

<sup>8</sup> GLA (2006) *Hotel Demand Study*, Grant Thornton and the Leisure and Tourism Organisation, London.