

London Borough of Richmond upon Thames

Annual Monitoring Report

for financial year **2008/9**

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1 Introduction

This report is the sixth Annual Monitoring Report (AMR) and covers the 2008/9 financial year.

The statutory plan for 2008/09 is the saved policies of the First Review Unitary Development Plan adopted 1st March 2005. The development plan also includes the Mayor's London Plan (Consolidated with Alterations since 2004) published 2008. The Borough's Core Strategy was adopted in April 2009 and is not covered in this monitoring report.

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 guidance¹. The First Review UDP (adopted 1 March 2005) contains a list of key plan indicators (policy STG 14) the monitoring of which formed the basis of the 2004 AMR and subsequent reports. In 2008, the opportunity was taken to comprehensively review the monitoring framework to reflect the LDF Core Strategy (March 2008) including pre-Examination changes October 2008. Therefore this report includes a significant number of new or revised indicators, whilst bearing in mind the need to provide a degree of comparability with previous years. The report has been re-organised to reflect the Adopted Core Strategy.

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 Sustainability Appraisal indicators 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 including the Primary Care Trust and the Environment Agency. 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)

DCLG COI	DCLG Core Output Indicators A national set of indicators required by the DCLG. Updated July 2008.
NI	National Indicators A single set of 198 national indicators. They replace Best Value Performance Indicators whose last statutory recording period is the 2007/8 financial year.
AC QOL	QOL Audit Commission Quality of Life Indicators (Revised August 2005) 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.
GLA KPI	Greater London Authority Key Performance Indicators As included in the London Plan Annual Monitoring Report 4 (February 09.)

¹ ODPM's Guidance on producing AMRs - Local Development Framework monitoring: A Good Practice Guide can be 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>

LSDC QOL	LSDC London Sustainable Development Commission – Quality of Life Indicators The Commission identified a menu of 55 sustainability indicators, of which 20 were considered to be headline indicators.
CP	Community Plan indicators The Community Plan sets of a series of objectives and targets to meet the vision for the area.
SA	SA Sustainability Appraisal indicators as set out in the Sustainability Appraisal Scoping Report June 2005 (revised March 2007).
AMR	Reported in previous versions of the Council’s Annual Monitoring Report (prior to and including 2007/8 Report)
New AMR	LDF targets and indicators which haven’t been reported in previous AMRs. To be included in subsequent AMRs (mostly from 2007/8 onwards)
RTPI SPOI	RTPI Spatial Planning Outcome Indicators. 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.

Unreported indicators

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

Reason why some indicators have not been included this year

Revisions not published in time for monitoring arrangements to be in place.

New AMR indicators

Data collection being put in place for data to be included in future reports.

National Indicators have replaced Best Value Performance Indicators from April 2008, hence data for new indicators are not available in this monitoring year. This is particularly so where the Council is not the data provider.

Indicator set up for when Core Strategy was adopted (April 2009), and will be recorded in future years from 2009/2010.

2 Non-technical summary

This report is the sixth Annual Monitoring Report (AMR) produced by the Council and covers the 2008/09 financial year. The 2005 Annual Monitoring Report (AMR) was the first to be produced as a statutory requirement of the new planning policy system. The AMR is submitted to the Government Office for London in December each year.

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 documents².

Local Development Framework

The Local Development Scheme applicable for this monitoring period was agreed in April 2007. The key milestones relating to the Core Strategy were achieved it was formally submitted on 20th March 2008 and the Public Examination took place in Nov/Dec 2008, the Inspector found the plan sound and 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 Development Management DPD (DMDPD) and Site Allocations DPD was started in early 2009. The DMDPD was then taken forward during the remainder of 2009 in accordance with the revised LDS (see below). With respect to the Joint Waste DPD, progress on this is being made, but more slowly than anticipated in the LDS.

Effectiveness of key policies:

Sustainability - There is progress towards sustainability around waste and recycling targets, re-use of previously developed land, remediation of contaminated land and density of new development. A number of new developments have been permitted with renewable energy features and approvals granted that meet or exceed the existing standards for reduction of carbon dioxide emissions within new development.

Housing supply - the rate of completions (436 units) was higher the annual target (270 units) due to the completion of one large site (192 units). The housing land supply potentially provides for 1782 units over the 5 year period, which is 432 units more than the target supply.

Affordable housing – Affordable housing – although there was a significant improvement from the previous year, of all new housing completions 22.5% were affordable housing, which remains significantly below the target. The very few large sites completed meant that there were fewer opportunities to provide affordable housing.

Town centres - There was no significant increase in retail floorspace during this period. 30% of new office floorspace was within the town centres although this was below the local target the level outside these areas is relatively modest (1920 sq m) reflects redevelopment and change of use of existing employment sites.

Retail frontages - The proportion of retail uses in key shopping frontages remains high at approximately 67% and vacancies remained low (7.4% in town centres and 8.5% in local centres and parades). However the survey was undertaken during summer 2009 before the impact of the recession was felt.

Employment land and premises - Although there was a loss of 0.075ha of employment land there was an increase in floorspace of 8175 sq m. – the majority of which was B8 (5266 sq m) or B1 (3017sq m) use. The economy remained buoyant in the reporting period with the total number of employee jobs increasing from the level during the 2003-2006 periods. The impact of the recession will not be reflected until the next monitoring report.

Open space – In general policies were extremely successful in retaining designated open space and at Kew Riverside, a development of six blocks comprising 207 one, two and three bedroom flats included 1,183 m² of new open space.

Planning obligations – planning obligations to a value of £2.8m were agreed the largest proportion being for transport projects (£1.1m). In addition £0.93m for affordable housing was achieved.

² http://www.richmond.gov.uk/home/environment/planning/local_development_framework/sustainability_appraisal_ldf.htm

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 website³.

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 deprivation. It has high property prices and a highly educated population.

Population

The 2001 Census indicated that there were 172,335 people living in the borough. The following table provides estimates of population from two different sources, and Tables 3 and 4 and Figures 1 and 2 provide more detailed information about population characteristics from the 2001 Census.

Table 2: Population estimates and projections

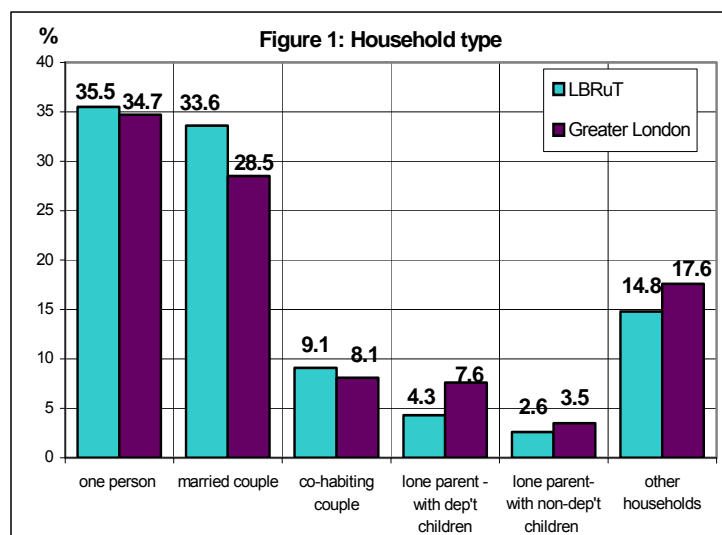
Age	ONS 2008 Mid Year Estimates			2008 Round GLA Projections - Low for 2011		
	Male	Female	Total	Male	Female	Total
0-4	6,600	6,200	12,800	7,107	6,840	13,947
5-14	10,700	10,300	21,100	11,291	10,603	21,894
15-24	8,900	9,200	18,100	9,481	9,592	19,073
25-34	12,800	13,400	26,300	15,735	16,775	32,510
35-44	17,200	16,800	33,900	15,684	15,387	31,071
45-54	12,300	12,500	24,800	12,588	13,390	25,978
55-64	9,700	10,300	20,000	9,076	9,731	18,807
65-74	5,200	6,100	11,200	5,453	5,944	11,397
75+	4,500	7,300	11,800	4,288	6,695	10,983
Total	88,000	92,100	180,100	90,703	94,957	185,660

Source: © ONS Mid Year Estimates 2008 (subject to rounding to nearest hundred), GLA projections - © Greater London Authority

Table 3: Household and family type (2001)

type of household	number	%	London %	E & W %
one person	27,043	35.5	34.7	30
married couple	25,596	33.6	28.5	36.5
co-habiting couple	6,927	9.1	8.1	8.3
lone parent –with dependent children	3,297	4.3	7.6	6.5
lone parent - with non-dependent children only	2,014	2.6	3.5	3.1
other households	11,269	14.8	17.6	15.6
lone pensioner households-	10,490	13.8	12.7	14.4
number of households with residents:	76,146			
average household size	2.23	-	2.35	2.36

Source: Key Statistics for wards, Tables KS19 & KS20 © Crown c Census 2001



Ethnicity

³ www.richmond.gov.uk

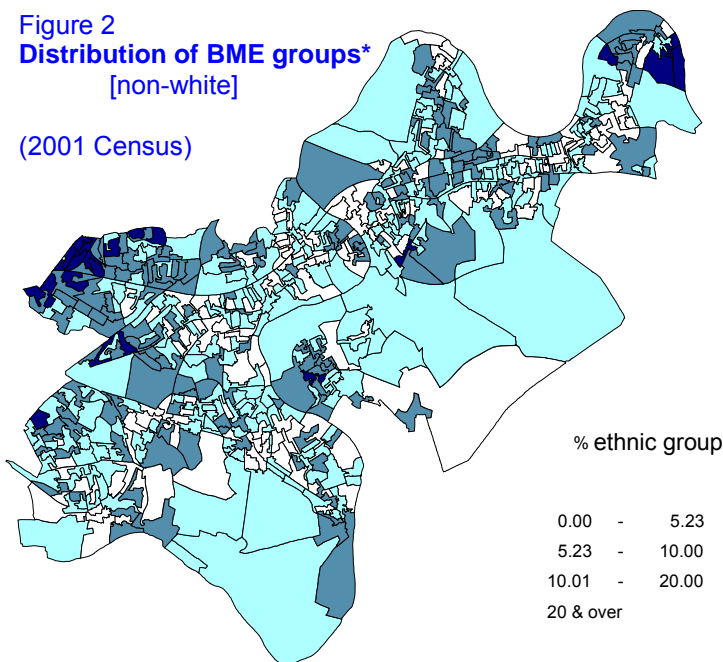
Table 4: Ethnic group of borough residents

	Borough		London	England & Wales
	numbers	%	%	%
White: British	135,655	78.72	59.8	87.0
White: Irish	4,805	2.79	3.1	1.3
White: Other White	16,325	9.47	8.3	2.7
Mixed: White and Black Caribbean	670	0.39	1.0	0.5
Mixed: White and Black African	443	0.26	0.5	0.2
Mixed: White and Asian	1,530	0.89	0.8	0.4
Mixed: Other Mixed	1,154	0.67	0.9	0.3
Asian or Asian British: Indian	4,232	2.46	6.1	2.1
Asian or Asian British: Pakistani	664	0.39	2.0	1.4
Asian or Asian British: Bangladeshi	622	0.36	2.2	0.6
Asian or Asian British: Other Asian	1,151	0.67	1.9	0.5
Black or Black British: Caribbean	643	0.37	4.8	1.1
Black or Black British: African	829	0.48	5.3	1.0
Black or Black British: Other Black	142	0.08	0.8	0.2
Chinese	1,299	0.75	1.1	0.5
Other Ethnic Group	2,171	1.26	1.6	0.4

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

Figure 2
Distribution of BME groups*
[non-white]

(2001 Census)



* BME = Black & Minority Ethnic

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

Richmond is one of the least ethnically diverse boroughs in London, with a non-white population similar to the average for England & Wales. Just over 9% of the borough's population is made up of non-white minority ethnic groups, the largest of which is Indian (2.46%).

There is a significant proportion of Irish people living in the borough (2.79% of the population). Almost 10% of the borough's population falls within the "white -other white" category.

Barnes and South Richmond wards have a large proportion of residents in the "white - white other" category", 16.5% and 18.2% respectively. The group includes white people not classified as either "White British" or "White Irish".

Country of birth data provide another source of information on diversity in the borough. Of those not born within the United Kingdom, the largest group are those born in Ireland, followed by the United States and India. A number of diplomatic residencies are located in Barnes and East Sheen and both a German School, and a Swedish School are located in the borough as well as the American University on Richmond Hill. There are significant numbers of people living in the borough who were born in Europe (excluding those born in the UK).

Benefits take-up

Research undertaken by the GLA has ranked London boroughs in relation to benefits take-up. The borough has the lowest take-up in Greater London for the following benefits: Income Support, Job Seekers Allowance, Incapacity Benefit, Disability Living Allowance, Attendance Allowance, Pension Credit, Housing Benefit and Council Tax Benefit.

House prices & income

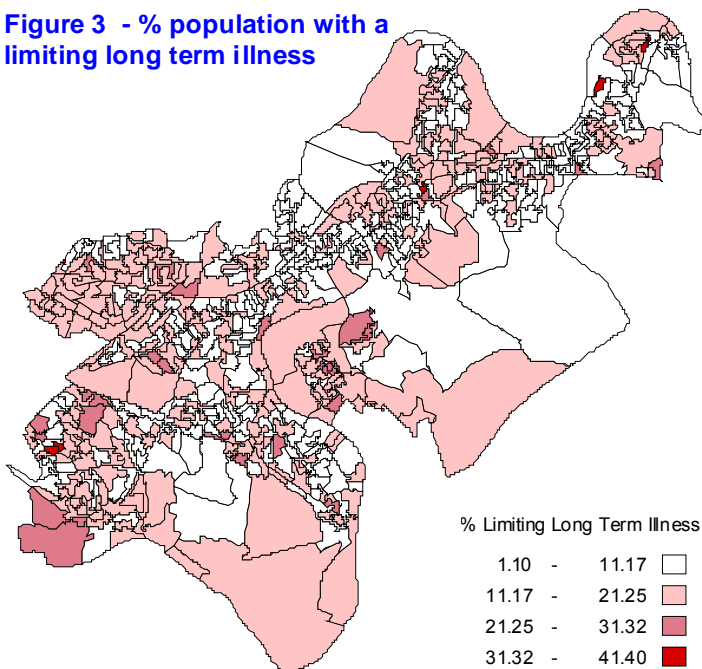
House prices in the borough are considerably higher than the London average. Generally, the borough has the fourth highest overall house prices in Greater London. An analysis of CACI's PayCheck modelled data⁴ suggests that with the exception of the City, Richmond upon Thames has the highest average income of any London borough. St Margarets & North Twickenham & East Sheen wards are amongst the ten wards with the highest gross household incomes in Greater London.

Health

Life expectancy at birth is considered to be a good summary indicator of the health status of an area. Borough residents have amongst the highest life expectancy at birth in the UK according to the ONS 2004-6 data (the latest available). Life expectancy for women is 83.1 years (ranked 7th highest out of London boroughs) and for men is 79.4 years (ranked 3rd highest).

In 2006 the borough had standardised mortality rates for men (620 per 100,000) women (459 per 100,000) and persons (both men and women), (526 per 100,000, ranking 6th among London boroughs). According to the Department of Health's Profile for the borough, alcohol related hospital stays, teenage pregnancies and GP patients recorded as diabetic are lower than the England average. Fewer residents smoke and there are fewer obese adults.

Figure 3 - % population with a limiting long term illness



The 2001 Census data shows that 12.4% of the borough's population has a limiting long term illness, health problem or disability which limited their daily activities or the work they could do (includes problems that are due to old age).

The England & Wales average for long term limiting illness is 18.2%.

Source: 2001 Census. Table KS21 © Crown copyright

Journey to work of residents

Table 5: Journey to work of residents

mode	percentage
mainly at/ from home	11.0
Underground	8.3
train	18.8
bus	7.1
motorcycle	1.7
car/van *driver or passenger	38.8
taxi	0.3
bicycle	3.9
on foot	7.7
other	0.5

Source: 2001 Census of Population, Table KS17.

⁴ gross household income - no deductions for housing or other costs

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 6: Direction of in & out commuting

Main outflows – where residents of the borough work			Main inflow – where workers in the borough live		
Boroughs	number	%age of inflow	Boroughs	number	%age 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. The latter is also the largest supplier of labour to the borough. Other neighbouring London boroughs and Surrey districts are also key sources of labour.

Environment

This section deals primarily with the description of key natural assets. Richmond upon Thames has over 21 miles (35km) of River Thames frontage, and over 100 parks. This includes two Royal Parks, Richmond and Bushy, the Royal Botanical Gardens at Kew and many other wildlife habitats.

There is a wealth of different habitats in the borough, several of which are important on an international scale. The borough includes the following nature conservation sites:

- Richmond Park (National Nature Reserve, Site of Special Scientific Interest (SSSI));
- Barn Elms Wetlands Centre (SSSI);
- Other Sites of Nature Importance (OSNI) – many sites;
- Five local Nature Reserves, including Crane Park Avenue, Oak Avenue, Ham Lands, Lonsdale Road Reservoir and Barnes Common;
- there are Tree Preservation Orders on many trees within the borough;
- 72 Conservation Areas (wherein trees are also protected)

Richmond Park is a site of both national and international importance for wildlife conservation. It is London's largest SSSI, a National Nature Reserve and a Special Area of Conservation. The Park is a foremost UK site for ancient trees, particularly oaks. The trees and associated decaying wood support nationally endangered species of fungi, as well as a remarkable range of nationally scarce invertebrates such as the cardinal click beetle and the stag beetle. Over one thousand species of beetle (more than one quarter of the British list) have been recorded in the Park.

The borough has 50% of London's acid grassland, the longest stretch of the River Thames of any London borough and is one of the top three London boroughs for seeing stag beetles. A network of open land forming green corridors extends across the borough, providing an important ecological network for plants and animals.

Economy and town centres

This subject area is covered comprehensively by the economic indicators presented in relation to Core Policy CP 19 Local Business and further in the extensive evidence base relating to this subject prepared as part of the LDF Evidence Base⁵.

Table 7: Largest employers in borough (employees)

Name of Organisation	Address
The London Borough of Richmond Upon Thames	Civic Centre, Twickenham
Currie Motors UK Ltd (Inc All Group Subsidiaries)	161 Chertsey Rd, Twickenham
D J Squire And Company Limited	Sixth Cross Road, Twickenham
Greggs Plc	Gould Road, Twickenham
Historic Royal Palaces	Hampton Court
LGC Limited Including LGC Holdings Limited & LGC Group Holdings Plc	Queens Road, Teddington
Loch Fyne Restaurants Ltd. Incl LFR Plc	175 Hampton Road, Twickenham
London United Busways Limited (Inc London Sovereign Limited)	Busways House, Twickenham
Mailsources UK Limited	Northumberland House, Richmond
Massive Ltd Incl. Top Inns & Thomas Carter Ltd	Central House Hampton
Richmond & Twickenham Primary Care Trust	Thames House, Teddington
Richmond Upon Thames College	Twickenham
Robinson Webster (Holdings) Ltd	Richmond
Royal Botanic Gardens	Kew
Royal Star And Garter Home	Richmond Hill
Rugby Football Union	Rugby Road, Twickenham
Serco Group Plc	Palm Court, Richmond
St Mary's University College (Inc Strawberry Hill Enterprises Ltd)	Waldegrave Road, Twickenham

Source: IDBR 2005 © Crown copyright & LBRuT information

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.

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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. 2008/2009 has seen losses of large chains and smaller retailers alike, with continuing uncertainty, which has affected all of the town centres of the borough. A mitigating effect is that the borough has a relatively affluent client base is available to support the town centres. The result of this is that although there has been an increase in the number of retail vacancies due to the recession, the overall vacancy rates remain below the national average.

Social Exclusion

The borough has the smallest percentage of dependent children with no adults in employment in the household, of any London borough. It also has the lowest percentage of dependent children with a limiting long-term illness in London.

⁵

4 Progress with the Local Development Framework

4.1 Progress with plan making in financial year 2008/9

The third review of the LDS operative from April 2007 applied during this period. This included a phased approach to the production of DPDs, with the submission of the first document, the Core Strategy, programmed for March 2008, and pre-production/preparation of evidence base for the Development DPD and Site Allocations DPD.

The targets for submission of the Core Strategy were met for 2008/2009 – it was formally submitted on 20th March 2008 and the Public Examination took place in Nov/Dec 2008, the Inspector found the plan sound and 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 Development Management DPD (DMDPD) and Site Allocations DPD was started in early 2009. The DMDPD was then taken forward during the remainder of 2009 in accordance with the revised LDS (see below).

With respect to the Joint Waste DPD, progress on this is being made, but more slowly than anticipated in the LDS. This is due to some of the contributing boroughs having funding and staffing difficulties. Issue/Options consultation took place in spring 2009, with adoption now to be in 2011.

With respect to the Supplementary Planning Documents, the following were started or adopted in 2008/2009:

- Star and Garter Home brief SPD - Adopted July 2008
- Residential Design Standards – Consultation April 2009, not yet adopted
- Shop Front Design Guidelines - Consultation April 2009, not yet adopted

The LDS was revised to reflect the requirements as set out in revised PPS12, and a fourth review was operative from May 2009. The Development Management DPD will be progressed in 2009/2010 and the Site Allocations DPD will follow a year later.

4.2 Evidence Base

Work continues to progress on the evidence base for the LDF with the following major pieces of research completed this year:

- Borough Wide Sustainable Urban Development Study 2008
- Flood Risk and Development Sequential Test Report 2008
- Strategic Flood Risk Assessment June 2008
- Evidence Base for Carbon Emissions Reduction Policies – (Completed November 2008)
- Employment Land Study (Nov 2009)

The LDF research documents 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

5 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 2008/09

Indicator family (see introduction): AMR

progress towards target



target met

During the financial year 2008/09, 4622 planning applications were received and validated. In total, decisions were made on 4913 applications during 08/09; of the applications received during the financial year 2008/09, decisions were made on 3834 applications. Of these 3834 applications, 2821 were permitted.

Out of all received and validated applications, 15 applications were deemed to be departures from the Development Plan (excluding 'departure' applications which were received prior to financial year 08/09 but which were decided in this year). 10 were approved contrary to the Development Plan (i.e. to the Unitary Development Plan adopted in March 2005). They represent 0.22% of the total number received, 0.26% of applications which were decided, and 0.35% of applications which were received and permitted during 08/09. The target was therefore met.

There were two further applications, which were received prior to the financial year 08/09, but which were either refused or withdrawn during the monitoring year of this AMR.

The 'departures' are listed in the table below.

Table 8: Planning applications approved as departures from the Development Plan, 2008/09

Application no.	Address	Proposal
08/0271/FUL	53 and 55 Broad Street, Teddington, Middlesex	Change of use from A1 (shop) to A3 (restaurant) and incorporation of the front section of numbers 55 into the adjoining Red Peppers restaurant (number 53) and new shopfront to both units. Ground floor rear extension.
08/0626/FUL	22 Bardolph Road, Richmond, Surrey, TW9 2LQ	Change of use of first floor from B1 to five single bed-roomed shared ownership residential units.
08/0690/HOT	3 Mereway Cottages, Mereway Road, Twickenham, Middlesex, TW2 6RQ	Addition of single storey rear extension to create bedroom and ensuite.
08/1276/HOT	20 Marble Hill Close, Twickenham, Middlesex, TW1 3AY	First floor side extension and extended roof incorporating room in the roof space.
08/1760/OUT	St Pauls School, Lonsdale Road, Barnes, London, SW13 9JT	Demolition of most of existing School buildings. Outline permission for the refurbishment of the sports hall and construction of a maximum of 36,090m ² floorspace/13,159m ² footprint of educational facilities comprising classrooms, dining hall, kitchen, assembly hall, library, chapel, junior music school, boathouse and associated staff accommodation (1 unit), sports pavilion, ancillary boarding accommodation (40 bedspaces) and associated staff accommodation (3 units). Reconfiguration of vehicular circulation and car parking provision, playing fields and sports facilities within the site, landscaping and the erection of minor structures to accommodate covered cycle parking, canopies, pergola and covered play area.

		Full planning permission for the area east of the access to provide 2,758m ² floorspace/1,084m ² footprint of buildings (3 to 4 storeys including basement and attic levels) comprising a total of 33 residential units for full time school personnel (including immediate family) with part underground car parking (25 spaces) and cycle parking (54 spaces), associated servicing, hard and soft landscaping and boundary treatments.
08/2073/FUL	The Old Garden, Cambridge Park, Twickenham, Middlesex, TW1 2JW	Replacement of existing two storey house with new 6-bedroom two storey dwelling and 1-bedroom self-contained maisonette.
08/2422/HOT	46 Mortlake Road, Kew, Surrey, TW9 4AT	Retrospective permission for the exclusion of an approved rooflight, and addition of cosmetic and safety railings.
08/2977/FUL	41 Priory Road, Hampton, Middlesex, TW12 2NS	Change of Use of shop premises to form a veterinary surgery together with rear shed and air conditioning units
08/3195/COU	16-18 London Road, Twickenham, Middlesex, TW1 3RR	Change of use of second and 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).
08/4475/FUL	St Edmunds School, Nelson Road, Twickenham, Middlesex, TW2 7BB	Construction of new stand alone classroom block with ramped access, new hardsurfacing and soft play area, relocation of the administration and reception rooms with new entrance doors thereto. Other internal and external alterations.

Five further applications, which were advertised as departures, but were refused. Their details are as follows:

- 07/4485/FUL – REFUSED: 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 together with associated enabling works and the provision of parking, servicing and plant areas.
- 08/0497/FUL – REFUSED (appeal dismissed): 185 Uxbridge Road, Hampton, Middlesex, TW12 1BQ; Demolition of bungalow adjoining main building at 185 Uxbridge Road and erection of pair of semi-detached houses.
- 08/0677/HOT – REFUSED: 21 Westfields Avenue, Barnes, London, SW13 0AT; Proposed two storey rear side extension and rear dormer roof extension.
- 08/2386/HOT – REFUSED: 11 Trinity Church Road, Barnes, London, SW13 8ET; Erection of a single story rear extension.
- 08/2523/HOT – REFUSED: 65 Nassau Road, Barnes, London, SW13 9QG; Demolition of existing single storey side garage and construction of two storey extension (including front dormer). Formation of new basement, new conservatory at rear, conversion of roof space with the addition of dormer extension to the rear, two rooflights to the front and a new front porch. Part demolition of two storey wing at rear of house and reconstruction.

Application received prior to financial year 08/09, advertised as departure, but which was refused during the monitoring year 08/09:

- 06/0863/FUL – REFUSED: St. Marys University College, Waldegrave Road, Teddington, TW14SX; erection of a new hazardous chemical store.

Application received prior to financial year 08/09, advertised as departure, but which was withdrawn during the monitoring year 08/09:

- 05/1416/FUL – WITHDRAWN: Rear Of 11-17 Thames Street Hampton Richmond Upon Thames; Demolition of existing timber workshop, two storey building, part of adjacent walls and erection of extension to office fronting the river Thames; and erection of nine flats comprising two separate units either side of no. 15 Thames Street.

Indicator 2: Appeal Decisions allowed contrary to the development plan (by policy).

target: less than 40% of appeals allowed

data source: LBRuT Appeals Section monitoring for financial year 2008/09

indicator family: RTPI SPOI 1.4, AMR

Progress towards target:



target met

During 2008/09 33% of appeals were allowed and less than 1% part allowed, so the target, of fewer than 40% of appeals allowed, was met. This is an improvement on the previous year's figure of 36%. An appeal analysis report is appended.

Table 9: Appeals decided in the financial year 2007/8

Appeals	Number	Percentage
Allowed	50	33%
Part Allowed	1	0.6%
Dismissed	100	66%
Total	151	100.00

Source: LBRuT Appeals analysis

In the financial year 01/04/08 to 31/03/09 151 appeals were determined, including eleven Enforcement cases. Of the total, 100 (66%) appeals were dismissed, and 51 (34%) were allowed or part allowed. Details are set out in the table in the appendix. Excluding enforcement appeal cases, 48% (67 of the 140) appeal decisions concerned extensions which involved the roof space (43) or other house extensions (24). Of these, 43 (64%) were dismissed. This is an increase on the previous year, when 38% appeal decisions concerned domestic extensions. Where Inspectors allowed appeals, the decision was more likely to be due to site specific circumstances than to a flaw in policy

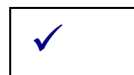
Indicator 3: Percentage of proposal sites developed each year plan is operational

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

Data source: LBRuT decisions analysis for financial year 2008/09, Transport Department.

Indicator family: AMR

progress towards target:



target met

This indicator refers to the proposal sites listed in Chapter 12 *Local Strategies and Plan Proposals* in the Unitary Development Plan First Review adopted on 1st March 2005. A number of sites were not saved after March 2008, leaving 83 sites, of these 9 were implemented in 2008/9 (meeting the target of 10% in the year) and a further 4 were under construction. Progress on each site is set out in Appendix 1.

Indicator 4: Number of obligations agreed last year

Target: not applicable

Data source: LBRuT Section 106 monitoring

Indicator family: AMR

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 simply reflects the number of planning applications and decisions made. For the 2008/09 financial year, there were 72 Sec 106

Agreements. Of these, 38 are listed in the table of Planning Obligations, and the remainder are in the table relating to parking permits.

34 Section 106 Agreements involved clauses on parking permits, an increase on last year's figure of 29. They are negotiated where a scheme would otherwise result in on-street parking problems.

Details of Sec 106 Agreements can be found in Appendix 2.

Table 10: Summary of types of obligations

Financial Year	2008/09		2007/08		2006/7		2005/06	
Type of obligation	number	Monetary value of obligation	number	Monetary value of obligation	number	Monetary value of obligation	number	Monetary value of obligation
Education	28*	460,060	17	£337,297	22	£1,212,152	15	£477,064
Transport	25	1,091,723	21	£565,249	17	£547,605	3	£15,000
Parking restriction	33	-	29	-	35	-	13	-
Monitoring	14	14,571						
Affordable housing	2	926,441	1	£324,000	3	£10,000	7	£324,800
Health	15	47,228	15	£28,869	13	£27,747	-	-
Public Realm/ Open Space	15	228,830	15	£99,094	15	£162,770	-	-
Other	2	51,500	1		2	£38,777	2	£7,500
Total	137	2,820,353	99	£1,354,510	109	£2,059,051	41	£834,364

* There have been 17 section 106 agreements securing education money. This is split into primary and secondary education and so has been counted as two obligation types in the same agreement in several instances.

6 The Indicators

6.1 CP1: Sustainable Development

Indicators 5 & 6 are produced 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 m² meeting BREEAM "excellent" standard

Data source: LBRuT Development Control Monitoring for 2008/09

Indicator family: AMR, SA

progress towards target



mechanism for measuring small scale developments and target to be reviewed

CODE FOR SUSTAINABLE HOMES

Within the financial year of 2008/09, 12 applications were permitted with a Code for Sustainable Homes Level rating, 8 of which achieved Code Level 3 and 4 achieved Code Level 4.

Table 11: Code for Sustainable Homes – permitted

Planning application no.	Address	Code Level
Code for Sustainable Homes – Level 3		
07/3733/FUL	International Mail Express, Orchard Road, Richmond, Surrey, TW9 4NE	3
07/4095/FUL	22 Acacia Road, Hampton, Middlesex, TW12 3DS	3
08/1069/FUL	15A Colne Road, Twickenham, Middlesex, TW2 6QQ	3
08/2306/FUL	Abbey Court, Percy Road, Hampton, Middlesex, TW12 2JX	3
08/3097/FUL	18 Petersham Road, Richmond, Surrey, TW10 6UW	3
09/0086/FUL	33 Montague Road, Richmond, Surrey, TW10 6QJ	3
09/0316/FUL	45 The Vineyard, Richmond, Surrey, TW10 6AS	3
09/0582/FUL	Jasmine Cottage, Spring Grove Road, Richmond, Surrey, TW10 6EH	3
Code for Sustainable Homes – Level 4		
07/2872/FUL	135 Fairfax Road, Teddington, Middlesex, TW11 9BU	4
07/3854/FUL	Land Rear Of 2 Windmill Road, Hampton Hill, Middlesex	4
08/2651/FUL	9-23 Third Cross Road, Twickenham, TW2 5DY	4
08/4383/FUL	Former Goods Yard Land At Queens Ride, Barnes, London	4

The following 4 planning applications with Code Level rating are still under planning consideration:

Table 12: Code for Sustainable Homes – under planning consideration

Planning application no.	Address	Code Level
Code for Sustainable Homes – Level 3		
08/2274/FUL	16A Crown Road, Twickenham, Middlesex, TW1 3EE	3
08/3326/FUL	6, 7 and 8 The Maples, Upper Teddington Road, Hampton Wick, Middlesex	3

08/4394/FUL	Rugby Football Union, Rugby Road, Twickenham, Middlesex, TW1 1DZ	3
Code for Sustainable Homes – Level 4		
09/0469/FUL	123A Wills Crescent, Whitton, Middlesex, TW3 2JF	4

ECOHOMES

Within the financial year of 2008/09, 16 applications were permitted with a Code for Sustainable Homes Level rating, 14 of which achieved Ecohomes “excellent” rating and 2 achieved a “very good” rating.

Table 13: Applications with Ecohomes ratings – permitted

Planning application no.	Address	Rating
Excellent		
06/3371/FUL	1-5 and Outbuildings, The Maples, Upper Teddington Road, Hampton Wick, Middlesex, KT1 4DR	Excellent
07/0095/FUL	38 Cranmer Road, Hampton Hill, Middlesex, TW12 1DN	Excellent
07/1455/FUL	14a King St Coach House, The Old Workshop and CP, Retreat Road, Richmond, Surrey	Excellent
07/1871/FUL	Normansfield, Kingston Road, Teddington, Middlesex, TW11 9JH	Excellent
07/3077/FUL	6 Well Lane, East Sheen, London, SW14 7AJ	Excellent
07/3470/FUL	209 Waldegrave Road, Teddington, Middlesex, TW11 8LX	Excellent
07/4238/FUL	29 Sheen Lane, East Sheen, London, SW14 8HY	Excellent
08/0007/FUL	Craig House, 26A Park Road, Teddington, Middlesex, TW11 0AJ	Excellent
08/0225/FUL	Pouparts Yard and Land rear of 84A, Hampton Road, Twickenham, Middlesex	Excellent
08/0307/FUL	361 to 367A, St Margarets Road, Twickenham, Middlesex	Excellent
08/1760/OUT	St Pauls School, Lonsdale Road, Barnes, London, SW13 9JT	Excellent
08/4121/FUL	279 Waldegrave Road, Twickenham, Middlesex, TW1 4SU	Excellent
08/4247/FUL	53 Clifford Avenue, East Sheen, London, SW14 7BW	Excellent
09/0017/FUL	570 Hanworth Road, Whitton, Middlesex, TW4 5LH	Excellent
Very good		
07/1324/FUL	Land adjacent to 35 and 37 and 42, Vincam Close, Twickenham, Middlesex, TW2	Very Good
09/0413/FUL	306 Nelson Road, Twickenham, Middlesex, TW2 7AJ	Very Good

The following planning 2 applications with Ecohomes rating are still under planning consideration:

Table 14: Applications with Ecohomes ratings – under planning consideration

Planning application no.	Address	Rating
Excellent		
07/3041/FUL	32 - 38 The Green, Twickenham, Middlesex, TW2 5AB	Excellent
08/2376/FUL	1-5 and Outbuildings, The Maples, Upper Teddington Road, Hampton Wick, Middlesex, KT1 4DR	Excellent

BREEAM

Within the financial year of 2008/09, 10 applications were permitted with a BREEAM rating, of which 9 achieved an “excellent” rating and 1 achieved a “very good” rating.

Table 15: Applications with BREEAM ratings – permitted

Planning application no.	Address	BREEAM rating
Excellent		
07/0488/FUL	Car Park, Wakefield Road, Richmond, Surrey	Excellent
07/1455/FUL	14a King St, Coach House, The Old Workshop and CP Retreat Road, Richmond, Surrey	Excellent
07/3167/FUL	Teddington Secondary School, Broom Road, Teddington, Middlesex, TW11 9PJ	Excellent
08/0156/FUL	17 to 27 Dean Road and 2 to 4, Rectory Grove, Hampton, Middlesex	Excellent
08/1760/OUT	St Pauls School, Lonsdale Road, Barnes, London, SW13 9JT	Excellent
08/2577/FUL	8 Waldegrave Road, Teddington, Middlesex, TW11 8LD	Excellent
08/2651/FUL	9-23 Third Cross Road, Twickenham, TW2 5DY	Excellent
08/2707/FUL	Teddington Clinic, Queens Road, Teddington, Middlesex, TW11 0LR	Excellent
08/4263/OUT	Richmond Adult & Community College, Clifden Road, Twickenham, Middlesex, TW1 4LT	Excellent
Very good		
09/0316/FUL	45 The Vineyard, Richmond, Surrey, TW10 6AS	Very Good

The following 4 planning applications with BREEAM rating are still under planning consideration:

Table 16: Applications with BREEAM ratings – under planning consideration

Planning application no.	Address	BREEAM rating
Excellent		
07/4107/FUL	St Marys University College, 268 Waldegrave Road, Twickenham, Middlesex, TW1 4SX	Excellent
07/3733/FUL	International Mail Express, Orchard Road, Richmond, Surrey, TW9 4NE	Excellent
Very Good		
08/2274/FUL	16A Crown Road, Twickenham, Middlesex, TW1 3EE	Very Good
08/3063/FUL	Regal House, 70 London Road, Twickenham, Middlesex, TW1 3QD	Very Good

Indicator 8: Number of contaminated land sites remediated

Target: The local target is for five sites to have been remediated per year

Data source: LBRuT Special Projects section

Indicator family: (related to former BVPI 216b), Sustainability Appraisal, AMR

progress towards target



target met

Seven sites were remediated during 2008 /09, exceeding the target number of five sites. The seven were located at:

27 Dunstable Road, Richmond, TW9 1UH
31 Whitton Dene, Isleworth, TW3 2JN

236 & Land to the Rear of 228 to 234 Powder Mill Lane, Twickenham
279 Waldegrave Road, Twickenham, TW1 4SU
Twickenham Stoop Stadium, Langhorn Drive, Twickenham
26 to 28 Elmtree Road, Teddington, TW11 8ST
197 to 201 Lower Richmond Road, Richmond

The table below shows the number of sites that were remediated in the last five years, within the London Borough of Richmond upon Thames.

Table 17: Number of remediated sites in the borough of Richmond

year	Number of Sites Remediated
2008/9	7
2007/8	6
2006/7	6
2005/6	9
2004/5	35

Source: LBRuT Special Projects Team

Indicator 9: Number of days p.a. when air pollution is moderate or high for PM₁₀

Target: Daily mean particles (PM₁₀) 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 LSDC QoL 14, Sustainability Appraisal, AC QoL 24 (but refers to all pollutants), AMR

progress towards target:



target met

The target is derived from the national *Air Quality Strategy*⁷, which sets annual air quality objectives for individual pollutants to be achieved by 2010. Even when these annual objectives are met there will still be some days when air pollution is moderate or higher. This is because the objectives provide for a limited number of exceedences each year. The Air Quality Strategy objectives are measured and reported on a calendar year basis. The terms 'particles', 'particulates' and 'particulate matter' are interchangeable terms.

Monitoring of air quality in the borough takes place 24 hours a day via one mobile monitoring unit and two static units. One of the static units is located at a roadside site outside 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 will remain for the full calendar year. Figures for the mobile 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 (NO₂), Sulphur dioxide (SO₂), Ozone (O₃), Carbon Monoxide (CO), Particulates (PM₁₀), and Benzene/Toluene/Xylene BTX. (Polycyclic Aromatic Hydrocarbons (PAHs) ceased to be measured in Spring 2007). Air quality data for 2004 to 2008 are shown in the table below.

Table 18: Air quality data for Particles (PM₁₀) for the past 5 years, at the three sites where monitoring occurs.

Year	Number of days that exceed 50 µg/m ³ (from 24-hour means) Annual exceedence Limit = 35 days			Number of 'moderate' days (63-94 µg/m ³) (from running 24-hour means)			Number of 'high' days (95-127 µg/m ³) Number of 'very high' days (128+ µg/m ³) (from running 24-hour mean)		
	Barnes Wetlands	Castelnau	Mobile unit	Barnes Wetlands	Castelnau	Mobile unit	Barnes Wetlands	Castelnau	Mobile unit

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 'very high' days)	0

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

Air pollution varies with the different seasons (e.g. higher emissions in winter with cold engines), with weather conditions (which cause year-on-year variability), and with changes to local pollution sources (e.g. traffic flows/congestion, bonfires, construction work). In addition, pollution levels vary with the proximity of the monitor to the pollution source (e.g. road traffic). In the summer there is greater susceptibility to polluted air masses loaded with particles being blown in by winds from across Europe, which combine with local pollutants to produce higher pollution levels (e.g. in the summer of 2006). In winter, local emissions build up in the more stable weather conditions, because the pollution does not disperse (e.g. as happened in December 2007).

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

⁷ The 2007 Strategy can be found at www.defra.gov.uk/environment/airquality/strategy/index.htm

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

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

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

6.2 CP2: Reducing Carbon Emissions

Indicator 10: Proportion of end user CO₂ emissions as a percentage of the per capita CO₂ emissions from the 2005 baseline year

Target: Per capita reduction in CO₂ emissions (exact target to be developed)

Data source: Department of Energy and Climate Change

Indicator family: CP, NI 186, GLA KPI 22, LSDC QOL 12 (iii) & 15, AC QOL 25, RTP1 SPO1 4.1

progress towards target



target met

The table below shows details of carbon dioxide emissions estimates for LB Richmond upon Thames for 2005, 2006 and 2007. These figures, published on 17 September 2009, are the latest available from the Department of Energy and Climate Change and can be downloaded via the following link:

http://www.decc.gov.uk/en/content/cms/statistics/climate_change/climate_change.aspx

They show a very small reduction in per capita emissions between the three years, in particular in year 2007. Therefore, as of 2007, there has been a 3.5% reduction in CO₂ emissions from the 2005 baseline year.

The target for 2009 is a reduction of 6.7%.

Table 19: Carbon dioxide emissions

London Borough of Richmond upon Thames Full local CO₂ emission estimates (kt CO ₂), sector and fuel details for 2005-2007 Source: 17/09/2009, Department of Energy and Climate Change							
Year	Industry / Commercial	Domestic	Road Transport	LULUCF*	Total	Population ('000s, mid-year estimate)	Per Capita Emissions (t)
2005	321	462	232	1	1,015	178.0	5.7
2006	328	464	224	1	1,017	179.5	5.7
2007	320	450	224	2	995	180.0	5.5

*LULUCF – land use, land use change and forestry sector

Indicator 11: Amount of CO₂ emissions as a result of Local Authority operations

Target: To reduce the CO₂ emissions from Local Authority operations by 4% by 2010/2011 (2008 baseline).

Data source: LBRuT Sustainability Unit

Indicator family: NI 185, AMR

The Council's carbon emissions for the 2008/09 year are 20,224 tonnes CO₂, which includes all corporate building emissions and transport services. The table below shows the details of these emissions.

Table 20: NI 185 Amount of CO₂ emissions from Local Authority operations

Year	Total CO ₂ 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	N/A	N/A	N/A
2010/11	N/A	N/A	N/A	4% reduction

There has been no target for the amount of CO₂ emissions for 2008/09 and the Council was not required to set one for the financial year 2009/10. However, analysis show that carbon emissions from the Local Authority's operations are falling overall, but there was an increase in emissions from schools in the rolling year to March 2009 against the same period the previous year. Although this may be down to a particularly cold winter, the Sustainability Unit is investigating energy bills from schools and will target higher energy users in 'invest to save' schemes. The target for the financial year 2010/11 is a 4% reduction in CO₂ emissions from Local Authority operations and the 2008 data will be the baseline for the following years.

Table 21: Local Authority emissions and reduction targets

Base year 2008	Buildings and street lighting	Transport
BAU Consumption Increase per year	7%	7%
Target Reduction over 5 years	5%	50%

Indicator 12: Percentage of predicted site CO₂ emissions offset through the use of on-site renewable energy for new developments subject to energy assessments

Target: 15% of predicted site CO₂ emissions offset through the use of on-site renewable energy for new development subject to energy assessments

Data source: LBRuT Development Control Monitoring for 2008/09

Indicator family: GLA KPI 22, AMR

progress towards target

target met

Within the financial year of 2008/09, there are 59 decided applications with records on the Sustainable Construction Checklist. Out of the 59, 31 applications that were permitted made CO₂ savings via renewable energy, and a further 10 applications are still under planning consideration.

The total average percentage of CO₂ savings is 17.69%. This can be split into average percentage of CO₂ savings via renewable energy of permitted applications, which is 15.65%, and average percentage of CO₂ savings via renewable energy of applications that are still under planning consideration as at December 2009, which is 21.04%. Therefore, it can be considered that the target has been met.

Details of the planning applications that had been permitted and those that are still under planning consideration, including the details on the CO₂ savings via renewable energy are provided in the tables below.

Table 22: Percentage of CO₂ savings via renewable energy – permitted

Planning application no.	Address	%
06/3371/FUL	1-5 And Outbuildings, The Maples, Upper Teddington Road, Hampton Wick, Middlesex, KT1 4DR	10
07/0095/FUL	38 Cranmer Road, Hampton Hill, Middlesex, TW12 1DN	10
07/0488/FUL	Car Park, Wakefield Road, Richmond, Surrey	1.4
07/1455/FUL	14a King St Coach House The Old Workshop And CP, Retreat Road, Richmond, Surrey	11
07/1871/FUL	Normansfield, Kingston Road, Teddington, Middlesex, TW11 9JH	10.12
07/2872/FUL	135 Fairfax Road, Teddington, Middlesex, TW11 9BU	10.15
07/3077/FUL	6 Well Lane, East Sheen, London, SW14 7AJ	10
07/3167/FUL	Teddington Secondary School, Broom Road, Teddington, Middlesex, TW11 9PJ	12.5
07/3470/FUL	209 Waldegrave Road, Teddington, Middlesex, TW11 8LX	12.71
07/3854/FUL	Land Rear Of 2, Windmill Road, Hampton Hill, Middlesex	16.16
07/4095/FUL	22 Acacia Road, Hampton, Middlesex, TW12 3DS	11.03
07/4238/FUL	29 Sheen Lane, East Sheen, London, SW14 8HY	10.4
08/0007/FUL	Craig House, 26A Park Road, Teddington, Middlesex, TW11 0AJ	10
08/0156/FUL	17 To 27 Dean Road And 2 To 4, Rectory Grove, Hampton, Middlesex	10
08/0225/FUL	Pouparts Yard And Land Rear Of 84A, Hampton Road, Twickenham, Middlesex	20
08/0307/FUL	361 To 367A, St Margarets Road, Twickenham, Middlesex	10
08/1760/OUT	St Pauls School, Lonsdale Road, Barnes, London, SW13 9JT	36
08/2306/FUL	Abbey Court, Percy Road, Hampton, Middlesex, TW12 2JX	21.32
08/2577/FUL	8 Waldegrave Road, Teddington, Middlesex, TW11 8LD	20
08/2651/FUL	9-23 Third Cross Road, Twickenham, TW2 5DY	20.3
08/2707/FUL	Teddington Clinic, Queens Road, Teddington, Middlesex, TW11 0LR	20
08/3097/FUL	18 Petersham Road, Richmond, Surrey, TW10 6UW	20.3
08/4121/FUL	279 Waldegrave Road, Twickenham, Middlesex, TW1 4SU	10
08/4247/FUL	53 Clifford Avenue, East Sheen, London, SW14 7BW	11.8
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
09/0017/FUL	570 Hanworth Road, Whitton, Middlesex, W4 5LH	10
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
09/0582/FUL	Jasmine Cottage, Spring Grove Road, Richmond, Surrey, TW10 6EH	17.6
09/0804/FUL	Hampton School, Hanworth Road, Hampton, TW12 3HD	20

Table 23: Percentage of CO2 savings via renewable energy – under planning consideration

Planning application no.	Address	%
07/3041/FUL	32 - 38 The Green, Twickenham, Middlesex, TW2 5AB	20
07/3733/FUL	International Mail Express, Orchard Road, Richmond, Surrey, TW9 4NE	10.6
07/4107/FUL	St Marys University College, 268 Waldegrave Road, Twickenham, Middlesex, TW1 4SX	29
08/2274/FUL	16A Crown Road, Twickenham, Middlesex, TW1 3EE	20.2
08/2376/FUL	1-5 And Outbuildings, The Maples, Upper Teddington Road, Hampton Wick, Middlesex, KT1 4DR	7.3
08/3063/FUL	Regal House, 70 London Road, Twickenham, Middlesex, TW1 3QD	29
08/3326/FUL	6 7 And 8 The Maples, Upper Teddington Road, Hampton Wick, Middlesex	20.3
08/3700/OUT	37 - 39 Vincam Close, Twickenham, Middlesex	20
08/4394/FUL	Rugby Football Union, Rugby Road, Twickenham, Middlesex, TW1 1DZ	34
09/0469/FUL	123A Wills Crescent, Whitton, Middlesex, TW3 2JF	20

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

Target: not applicable

Data source: Energy Savings Trust

Indicator family: London Plan, DCLG COI E3, AMR

Data are not systematically collected for this indicator at the local authority level, so a full picture is not available.

The Energy Savings Trust makes grants available for renewable energy installations. The table below shows the number of grants offered in 2007/08 and for what purpose. They all followed applications to the Trust by LB Richmond upon Thames householders, and the only completed installations are for domestic properties. It is not known how many were for new-build homes, and how many for existing properties.

Table 24: Energy Savings Trust grants, 2007/08

New/Existing	Technology	Number of grants
Existing	Solar Photovoltaic	3
	Solar Thermal Hot Water	13
	Wind Turbine	1
New Build	Solar Photovoltaic	1
Total		18

Source: Energy Savings Trust

A search on the Development Control software system for 2007/08 showed that there were 16 planning applications with solar panels, 1 application with biomass, 2 applications with wind turbines, and 3 applications for ground source. Some of these 22 applicants may also have sought the grants included in the table above.

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: N/A

Indicator family: AMR

Whilst we currently record the proportion of new build homes meeting Code for Sustainable Homes, Ecohomes and BREEAM (see Indicator 7), we do not record the details of the credits achieved under them. Therefore, this indicator will not be available until the reporting year 2010/11 because a monitoring system will need to be set up to record the surface water run-off rates equivalent to or better than previous rates.

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: DCLG COI E1

progress towards target



target met

The Environment Agency's comments on applications have been looked at for the period between 1/4/2008 and 31/3/2009 as well as the previous financial year. The reason for this is because a number of decisions taken in 2008/09 have been commented on in the previous financial year of 2007/08. By the same token, Environment Agency comments on some applications submitted in 2008/09 will not have been decided within the same financial year.

Flood risk grounds

The Environment Agency's records on planning applications objected to by them on flood risk grounds between 1/4/2008 and 31/3/2009 shows that they had objected to 23 planning applications.

The decision for 11 applications, which have been commented on in the financial year of 2007/08, was made in the financial year of 2008/09.

Out of all 33 applications, 9 applications on which the Environment Agency commented on are still awaiting a decision and the decision on 3 applications was made after 01/04/2009 (in the financial year of 09/10). These applications will therefore be covered in next year's Annual Monitoring Report.

All applications were either determined in line with Environment Agency advice or withdrawn by the applicant. Therefore, no decisions were made contrary to the Environment Agency's advice.

Water quality grounds

The Environment Agency did not object to any planning applications on water quality grounds between the two year period of 1/4/07 and 31/3/09.

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: NI 189

progress towards target target met

80% of the actions of the Thames Catchment Flood Management Plan have been progressed successfully by the end of the financial year of 2008/09. Therefore, the target of achieving 70% 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 25: National Indicator 189

NI 189 in 2008/2009	Target	Actions achieved
Actions in the Thames CFMP:	70%	80%
Actions in the draft TE2100 Plan:	100%	100%

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: GLA KPI 18 (SINCs), SA, RTP1 SPOI 3.1, DCLG COI E2, AMR

progress towards target: target met

There were no losses of, or inappropriate development on, designated SSSIs, or on Other Sites of Nature Importance in 2008/09. 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: GLA

Indicator family: AMR

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 LB Richmond upon Thames.

Areas can change year to year and can be affected by either the improvement/ deterioration of SINCs (leading to their re-classification) or changes away from the SINC 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

- by designating new areas of nature importance (through the Development Management DPD as part of the Local Development Framework process, which would not be before 2010) or
- by making existing inaccessible sites accessible.

Table 26: Area of Deficiency (AoD) in access to SNIs

Borough Area (ha)	AoD ha (2008)	% of Borough (2008)	AoD ha (2009)	AoD ha % (2009)
5856.18	317.37	5.42	317.37	5.42

Source: GiGL, October 2009

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)

Indicator family: AC QOL 30(a), DCLG COI E2, 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

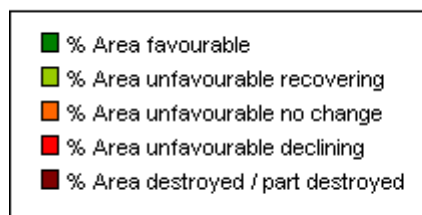
There are two SSSIs in LB Richmond upon Thames, at the Barn Elms Wetland Centre and an area of Richmond Park which the GiGL information splits into 15 different sections.

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 27: 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: 1Nov 2009 by Natural England)

Richmond Park

Richmond Park SSSI (876.45ha) is split by Natural England into 15 different units, of which the main habitats are the following three:

- Acid Grassland: 725.10ha
- Broadleaved, Mixed and Yew Woodland: 110.74ha
- Standing Open Water and Canals: 40.61ha

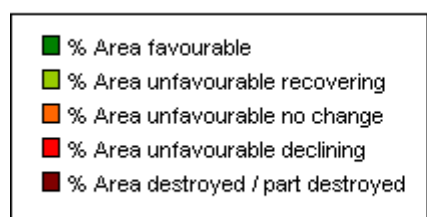
Four units of 'Broadleaved, Mixed and Yew Woodland' and one unit of 'Standing Open Water and Canals', covering a total area of 79.96ha, were found to be in 'favourable' condition when the assessments were last conducted. Six units, with areas totalling 71.39ha, fell under two different habitat types (Broadleaved, Mixed and Yew Woodland; Standing Open Water and Canals) were described as being in an 'unfavourable recovering' condition. All 5 units of 'Acid Grassland' habitats, totalling an area of 725.10ha, were found to be in an 'unfavourable no change' condition.

The dates of the assessments of the SSSI units range from February 2002 until June 2006, and it is possible that the condition of several of the sections has changed since they had been last assessed.

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

Table28: 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
14.35%	5.92%	8.43%	85.65%	0.00%	0.00%



Source: GiGL; Natural England (Compiled: 1Nov 2009 by Natural England)

Table 29: Detailed information on the condition of Richmond Park SSSI units

Main habitat	Unit area (ha)	Latest assessment date	Assessment description	Condition assessment comment	Reason for adverse condition
Acid grassland - lowland	114.67	21 Jun 2006	Unfavourable no change	Areas of acid grassland in this unit are Under-assessed as unfavourable for the following reasons: Insufficient frequency of positive indicator species. Sward height is also outside the target range, indicating under grazing.	Under-grazing
Broadleaved, mixed and yew woodland - lowland	3.03	07 Feb 2003	Favourable	Mixed old plantation. Access restricted. Useful refuge area.	
Standing open water and canals	0.42	21 Mar 2006	Unfavourable recovering		
Acid grassland -	153.18	21 Jun 2006	Unfavourable	Areas of acid grassland in this unit are Under-	

lowland			no change	assessed as unfavourable for the following reasons: Insufficient frequency of positive indicator species. Sward height is also outside the target range, indicating under grazing.	grazing
Acid grassland - lowland	194.86	21 Jun 2006	Unfavourable no change	Areas of acid grassland in this unit are assessed as unfavourable for the following reasons: Insufficient frequency of positive indicator species. Sward height is also outside the target range, indicating under grazing.	Under-assessed as unfavourable for the grazing
Broadleaved, mixed and yew woodland - lowland	29.34	29 Jun 2002	Unfavourable recovering	We have agreed Management Plan and WGS application is going ahead. Many years of neglect have lead to a dense shaded character. Thinning/coppicing, already underway will enhance habitat value.	
Broadleaved, mixed and yew woodland - lowland	4.66	07 Feb 2003	Unfavourable recovering	Deadwood retained. Piles of cordwood and brash. Little ground flora. Some more thinning required.	
Standing open water and canals	10.35	28 Jun 2002	Unfavourable recovering		
Broadleaved, mixed and yew woodland - lowland	7.86	29 Jun 2002	Unfavourable recovering		
Acid grassland - lowland	205.12	21 Jun 2006	Unfavourable no change	Areas of acid grassland in this unit are assessed as unfavourable for the following reasons: Insufficient frequency of positive indicator species. Sward height is also outside the target range, indicating under grazing.	Deer grazing / browsing
Broadleaved, mixed and yew woodland - lowland	5.82	29 Jun 2002	Favourable	Fenced oak birch woodland. Several veterans. Dense growth. Shading in places.	
Broadleaved, mixed and yew woodland - lowland	22.52	29 Jun 2002	Favourable		
Acid grassland - lowland	57.27	21 Jun 2006	Unfavourable no change	Areas of acid grassland in this unit are assessed as unfavourable for the following reasons: Insufficient frequency of positive indicator species. Sward height is also outside the target range, indicating under grazing.	Under-assessed as unfavourable for the grazing
Broadleaved, mixed and yew woodland - lowland	18.75	29 Jun 2002	Favourable	Unenclosed woodland. Small areas of over mature timber and veteran sweet chestnut and pollard oak. Some lying dead wood	
Broadleaved, mixed and yew woodland - lowland	18.76	07 Feb 2003	Unfavourable recovering	This old plantation is recovering with deadwood now remaining on site. Some bracken clearance evident in glades.	

Source: Natural England (Compiled: 1 Nov 2009 by Natural England)

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 in February 2002.

In Richmond Park, four of the sections, covering an area totalling 50.12ha, were in the 'Broadleaved, Mixed and Yew Woodland' category, and were found to be in a favourable condition when the assessments were last conducted, mostly in June 2002, with one section assessed in February 2003. Six sections, with areas totalling 71.39ha, fell under several different habitat types, and were described as being in an 'unfavourable recovering' condition. The sections were not all assessed at the same time, but on different occasions between June 2002 and March 2006. The remaining five sections, covering 725.1ha between them, were all described as 'parkland acid grassland with ancient trees'. Their condition was assessed in June 2006 as 'unfavourable no change'.

The dates of the assessments of the SSSI areas range from February 2002 until June 2006, and it is possible that the condition of several of the sections has changed since they were last assessed. For example, one of the units in "unfavourable condition no change" was Adam's Pond which was this year given a major renovation, being de-silted and with areas of marginal planting added. It will not be re-assessed until it has settled down but Royal Parks has been taking positive action to remedy its poor condition. Similarly Royal Parks has been carrying out an experimental trial using cattle grazing of a 4ha enclosed area of acid grassland to investigate whether or not the addition of winter cattle grazing improves condition status.

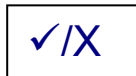
Indicator 20: Proportion of Local Sites (includes SSSIs and Other Sites of Nature importance) where positive conservation management has been or is being implemented

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

Data source: LBRuT

Indicator family: NI 197, DCLG COI E2, New AMR

progress towards target



target very nearly met

At the local level, 'Other sites of nature importance' are referred to as 'Sites of importance for nature conservation' (SINCs). There are 78 such sites in the Borough, including the two SSSI areas. 74% of sites have positive conservation management in place or is being implemented; out of 78 sites, there were 14 non returns, 58 passes and 6 fail.

It must be noted that the Borough does not own or manage all sites, i.e. the Royal Parks Agency (Bushy Park, Richmond Park).

*the NI197 target is 75% :an error occurred when setting the target in the Core Strategy at 95%.

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

Target: none applicable

Data source: Environment Agency, Audit Commission

Indicator family: AC QOL 28

According to the Environment Agency, water quality has improved nationally over the last two decades, and the Agency considers that, by working with the water industry and others, many major sources of pollution have been dealt with. The Agency is changing the way it measures the quality of the water environment to focus on other sources of pollution, with the aim of protecting and enhancing public health and the health of water plants, animals and habitats. It is switching from using a general quality assessment (GQA) scheme to assess river water quality in terms of chemistry, biology and nutrients, to a more sophisticated way of assessing the whole water environment that will help direct action to where it is most needed. The European Water Framework Directive (WFD) provides the means to do this by looking 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 and will continue to so for the foreseeable future.

The Environment Agency takes water samples at regular intervals along rivers and canals and analyse their chemistry, biology, nitrate and phosphate content. Samples chemistry, nitrate and phosphate are collected 12 times a year, samples for biology are collected every 3 years. The results are graded as follows:

Chemistry and biology - A to F (very good to bad)

Nitrates and phosphates - 1 to 6 (very low levels to very high levels)

High levels of nutrients may occur naturally and are not necessarily bad for the environment.

The table below shows the Environment Agency's results for various points in LB Richmond upon Thames for 2008, not only for chemical and biological quality, but also for the presence of nitrates and phosphates. The information was gathered using both the WFD scheme and also the GQA scheme.

Table 30: River Quality, 2008

River	Section of river (where applicable)	Chemistry	Biology	Nitrates	Phosphates
Thames	Hogsmill – Teddington	B	B	4	5
Thames	Wey-Mole	A	A	4	4
Thames	Mole-Hogsmill	A	B	4	5
Crane	Yeading Brook-Duke of Northumberland's River (lower)	C	C	3	5
Beverley Brook	Pyl Brook - Tideway	C	D	6	6

Source: Environment Agency website

Under the Water Framework Directive (WFD), there are 4 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 Portlane 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 in the draft plan (October 2009). The Portlane Brook water-body has moderate ecological status. Under the WFD, these need to achieve good status or good potential by 2027. A programme of measures to improve the status is being developed. The Water Framework Directive (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 31: Water Framework Directive

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

Source: Environment Agency website

Indicator 22: Area of derelict land available for re-use (previously developed) (ha)

Target: Less than 2% of land in borough is derelict land available for re-use

Data source: Audit Commission

Indicator family: AC QOL 22, RTP1 SPOI 1.3 (%ge change in stock if available)

progress towards target



target met

There seems to be no more up to date information than in last year's Annual Monitoring Report which showed at the regional level there were 680ha of 'previously-developed vacant and derelict land by planned use' in Greater

London in 2007. It is likely that LB Richmond upon Thames' contribution to this was close to zero, given the limited amount of vacant land and the borough's relatively high land values. In 2009 the London Development Agency (LDA) launched the London Brownfield Sites Database - integrated within a new GIS-driven website interface which allows the public to access parts of the database, and for the owners of site data and other information to log in and add, edit or remove sites as they move through the planning system – this is expected to assist with keeping brownfield site information up to date and the Homes & Communities Agency (HCA) who now have responsibility for collecting and disseminating previously developed land data.

6.5 CP5: Sustainable Travel

Indicator 23: Percentage of completed non-residential development complying with maximum 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: Former DCLG COI 3a, AMR

progress towards target



target met

One instance has been identified in the reporting year of completed non-residential developments not complying with parking standards. The application site for change of use has existing car parking. It is:

- 07/3743/FUL – 59 Staines Road, Twickenham. The change of use of 'unit A' ground floor, from A3 use to a flexible A1, A1 retail showroom and B1 use. This was a variation of planning permission 03/1546 for 14 flats and A3 use. The application site provides 27 parking spaces. It is suggested that 26 spaces may be for the flats and 11 spaces for the commercial element, and as such there would be a surplus of parking spaces. However, given the extant permission for A3 use and that these spaces exist it was considered they would easily accommodate visitors and employees of the business, and particularly in the evening the commercial spaces could be used by residents.

Indicator 24: Number of workplace travel plans secured per annum

Target: Fifteen Travel Plans secured per annum

Data source: LBRuT Transport

Indicator family: AMR (similar)

progress towards target



target met

Through the Smarter Travel Richmond upon Thames programme (to be rolled out in the borough until September 2011 in partnership with Transport for London) we expect to have 20,000 employees covered by a level 4/5 travel plan.

As a result of this programme, we now have 17 workplace travel plans and expect to have several more in the near future, with a significant increase by the end of the next financial year. We expect therefore to greatly exceed the target in the next few years.

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: New AMR, Community Plan

progress toward target



target met

The target is met: 100% of schools had an approved travel plan in place by 31 March 2009

For School Travel Planning, the figures are shown in the table below. As you can see there is a net improvement overall in terms of travel plans that are active.

Table 32: School travel plans

Travel Plan Status	March 2008	March 2009	Difference
Valid/Active	37	48	+11
In progress/lapsed	18	12	-6
No progress/lapsed	23	17	-6
Totals	78	77	-1*

*Note there is one less school in 2008/9

Overall there has been an improvement as the number of active school travel plans has increased.

Indicator 26 unreported this year

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

Indicator family: AMR, former BVPI

progress towards target:



target fully met

This indicator monitors how easy the borough's footpaths are to use. During the 2008/09 financial year, 100% footpaths were considered easy to use. The target was therefore met for this year, as for the previous five 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

Indicator family: NI 198, LSDC QOL 11, New AMR

progress towards target



Unknown

As part of the school travel plan, schools produce a set of targets to encourage pupils, parents, staff and visitors to shift from travelling to school by private vehicle to greener more sustainable travel modes such as cycling, walking, public transport or car sharing. The nature of the targets developed is at the discretion of the schools. 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.

Children travelling to school by mode (NI 198) the 2008/09 results are scheduled to be released to the hub on 23/12/2009 however it seems unlikely to happen until the next year.

Source: the hub.

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

Target: to be devised

Data source: LBRuT monitoring, the CLG hub

Indicator family: CP, New AMR, NI176

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

2008: 85.54%

2007: 85.73%

Indicator 30: Average journey time per mile during the morning peak.

Target: to be devised

Data source: LBRuT monitoring, the CLG hub

Indicator family: CP, New AMR, NI 167

- **Average journey time per mile during the morning peak (NI 167):** is scheduled to be released to the hub on 25/1/2010 but this is very tentative and unlikely to be available by then.

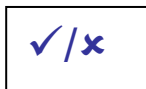
Indicator 31: Progress on completion of London Cycle Network

Target: Borough section of London Cycle Network (LCN+) 53% complete by 2007/2008, 75% complete by 2008/9 and 100% complete by 2009/10

Data source: LBRuT monitoring

Indicator family: CP, New AMR

progress towards target:



target almost met

The LCN+ is a planned 900km network of radial and orbital routes for cyclists covering the whole of London, which is scheduled to be completed in 2009/2010. Funding for work on LCN+ is provided by Transport for London (TfL) through the Local Implementation Plan (LIP) Funding application process and it is managed on a sector basis with London Borough of Richmond upon Thames being sector leaders for the south-west.

The completed percentage by 31 March 2009 was 64%.

It should be noted that London-wide the composition of the LCN+ is annually reviewed and certain elements might be added or removed based on identified needs and available funding. These decisions are taken London-wide by LCN+, and while boroughs are consulted, the final decisions rest with LCN+.

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

Target: continued reduction towards 2010 target

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

Indicator family: AC QOL 8, NI 047 part

progress towards target



target not met

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 33: Number of pedestrians killed or seriously injured in road accidents:

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

Its 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 for LBRuT because without the change in calculation, we would have met the Mayor's target for this year, however as a result of the new methodology we are now not on track.

Source: Richmond Performance Report (provided by TfL).

Indicator 33: Vehicles flows by mode (million vehicle kms per annum)

Target: 4% reduction in million vehicle kilometres (mvk) per annum to 879 mvk in 2011

Data source: LBRuT Transport

Indicator family: AC QOL 45, LSDC QOL 16

progress towards target



on course to meet target

The target, which is set by the Mayor of London, is set out as Target 5 in Chapter 9 of the borough's Local Implementation Plan for transport. It expects that there will be a 4% reduction in million vehicle kilometres (mvk) per annum to 879 mvk in 2011.

Table 34 : Estimated traffic flows for all motor vehicles per year in LBRuT:

Year	2001	2002	2003	2004	2005	2006	2007	2008
Actual Data	918	920	920	914	901	895	901	876

Source: Richmond Performance Report (provided by TfL)

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, AMR

There were no new waste management facilities of any type in the financial year 2008/09. 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 is also expanding 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, AMR, NI 191

progress towards target



on course to meet target

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 cannot be compared with those in previous Annual Monitoring Reports, which were for household waste only. It is anticipated that the figures below will form the 2008/9 base for future monitoring.

The following table details LBRuT's National Indicators on waste and their targets:

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

Table 35: LBRuT National Indicators (NI) for Waste 2008/09

National Indicator	Total	Target
NI191 Residual Household Waste per Household (kg/household)	582.96	553
NI192 Percentage of Household Waste Sent for Reuse, Recycling or Composting	41.73	?
NI193 Percentage of Municipal Waste Sent To Landfill	N/A	N/A
Collected Household Waste – BVPI* 84a (per person in kg)	451	

Source: Defra; <http://www.defra.gov.uk/evidence/statistics/environment/wastats/bulletin09.htm>

* BVPI – Best Value Performance Indicator

Compared with the previous year, there were overall improvements in the amount of household waste arising with an improvement of 23kg per household. There was also an increase in household recycling, composting and reuse – see Indicator 36. In addition, the regional residual household waste (kg per household) from 2008/09 for London is 667kg and therefore much higher than LBRuT.

Table36: National Indicators on waste compared to compared to other London boroughs

NI 191 Residual household waste per household for LBRuT – target: 553kg				
Period	Performance	Direction of travel	Rank	Average
2008/09	583Kg	Improving	Average	651.48Kg
2007/08	606Kg	Improving	In the best 20%	729.28Kg
NI 192 Percentage of household waste sent for reuse, recycling and composting for LBRuT				

Period	Performance	Direction of travel	Rank	Average
2008/09	41.73%	Improving	In the best 10%	29.43%
2007/08	37.56%	Improving	In the best 20%	35.56%

Source: oneplace; <http://oneplace.direct.gov.uk/Pages/default.aspx>

Table 37: LBRuT municipal and household waste statistics 2008/09, waste arisings in tonnes

Management type	2008/2009	2007/2008
Total municipal waste	99,847	98,133.99
Total household waste	81,105	
Total residual household waste (including household rejects)	48,086	
Collected residual household waste	35,689	
Civic amenity site residual waste (household)	7,382	
Other residual household waste	5,015	
Total residual non-household waste (including non household rejects)	11,709	
Total residual municipal waste	59,795	
Household waste sent for recycling/composting/reuse	33,019	
Non household waste sent for recycling/composting/reuse	7,033	
Municipal waste sent for recycling/composting/reuse	40,052	
Estimated household waste rejected for recycling	613	
Estimated non-household waste rejected for recycling	13	
Total municipal waste rejected for recycling	626	

Source: Defra; <http://www.defra.gov.uk/evidence/statistics/environment/wastats/bulletin09.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: CP, GLA KPI 19. Re recycling – LSDC QOL 6, AC QOL 29, AMR, NI 192

progress towards target



on course to meet target

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

The CAA results show that good progress has been made with recycling. 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 41.73%, an increase from 37.56% in 2007/08. (Source: oneplace, 2009)

The target for this indicator comes from the Council's Waste Reduction and Recycling Strategy 2005, Policy 2. It will be a challenge to meet the 45% target by 2010. The figures below for municipal waste recycled and composted add up to 40.11% for 2008/09, which is a significant increase from 33.4% for 2007/8.

Table 38: NI 192 Percentage of household waste sent for reuse, recycling and composting for LBRuT

Period	Performance	Direction of travel	Rank	Average
2008/09	41.73%	Improving	In the best 10%	29.43%
2007/08	37.56%	Improving	In the best 20%	35.56%

Source: oneplace; <http://oneplace.direct.gov.uk/Pages/default.aspx>

The household recycling rates of LBRuT compare very well to the regional household recycling rates from 2008/09 for the London region, which is 29.2%, and also compared to England which is 37.6%.

Table 39: LBRuT municipal and household waste recycling/composting/reuse statistics 2008/09, waste arisings in tonnes

Management type	2008/2009 in t
Total municipal waste	99,847
Household waste sent for recycling/composting/reuse	33,019
Non household waste sent for recycling/composting/reuse	7,033
Municipal waste sent for recycling/composting/reuse	40,052
Estimated household waste rejected for recycling	613
Estimated non-household waste rejected for recycling	13
Total municipal waste rejected for recycling	626

Source: Defra; <http://www.defra.gov.uk/evidence/statistics/environment/wastats/bulletin09.htm>

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

Indicator family: DCLG COI W1, CP, AMR

progress towards target



target not met, but on course

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 CAA results show that the amount of waste sent to landfill has reduced, but this is not to the extent expected. The Council is now 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. (Source: oneplace, 2009)

The amount of municipal waste landfilled was 54,803 tonnes, in the order of 55% of total municipal waste.

In 2007/08 the percentage of municipal landfill was 65.78% (64,549.63 tonnes), leaving 34.22% which was diverted from landfill. If the tonnage of total municipal waste were to remain the same, this would leave 15.78% more to divert from landfill in order to achieve the 2017 target of 50%.

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 2007/08

Indicator family: AMR

progress towards target:



target met

According to monitoring data, no Listed Buildings were demolished over the financial year 2008/09. 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 39 : The level of satisfaction with the design and layout of new housing schemes

Target: 85% of respondents to the Council's New Housing Survey satisfied with the layout and design of new housing (measured at least every 3 years)

Data source: LBRuT New Housing Survey

Indicator family: DCLG COI H6 (similar), New AMR

progress towards target



target met

The results of the New Housing Survey 2006, are summarised below.

Table 40: Summary of satisfaction with new developments

	Satisfied	Not Satisfied	No answer
Overall Location	94.1%	4.2%	1.7%
Overall size	86.6%	11.2%	2.2%
Size of rooms*	82.4%	15.6%	2.0%
Internal layout*	84.6%	12.5%	2.9%
Privacy	79.5%	17.1%	3.4%
Internal access	90.0%	6.8%	3.2%
Access to property	90.5%	5.8%	3.7%
Appearance and Design*	94.1%	3.7%	2.2%
Safety and security	79.5%	17.6%	2.9%
Amenity Space	75.3%	18.6%	6.1%
Recycling	67.5%	28.3%	4.2%
Refuse disposal	88.8%	7.8%	3.4%
Density	83.6%	6.1%	10.3%

Source: LBRuT New Housing Survey 2006

The subjects of greatest satisfaction were the location of the development and its appearance and design. Aspects which could be regarded as relating specifically to design and layout, identified by an asterisk in the table, averaged 87% level of satisfaction. If amenity space is added, the level of satisfaction is lowered to 84%.

The three areas causing least satisfaction were recycling, amenity space, and safety and security. Even with these aspects, satisfaction was high, with 67% the lowest level of satisfaction recorded.

Another survey is due to be undertaken and is expected to be reported in 2010.

No formal Building for Life assessments have been undertaken of housing sites completed in the borough in 2008/09 as there is no trained assessor. Many of the principles are considered to be encapsulated in the development plan rather than there being a specific policy requirement for an assessment to be undertaken.

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: New AMR

progress towards target



target met

During 2008/09 at least eight environmental improvement schemes were substantially completed including:

- Douglas footpath bridge & paving improvements
- Hampton Court Road - stage 1 of improvements to approaches to Hampton Court
- Hampton Wick village square
- Ham Street car park
- Richmond Green gateway to Old Deer Park
- Richmond town centre: ongoing streetscape enhancement, including Hill Street & Duke Street
- Rights of way signage Ham/ Petersham
- Riverdale Gardens Richmnod

And works started at:

- Twickenham Embankment
- Arragon Road/ Amyand Park Road
- Pools on the Park entrance area

Additionally a programme of works focusing on the borough's 5 areas of relative disadvantage has been agreed, commencing 2008. The works are reported at indicator 63.

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: GLA KPI 25, AMR

One building, Watchman's Box and Village Lockup, Petersham, has been removed from 'Heritage at risk' Register for 2009, leaving ten properties on the register (see list below).

The Council has approved applications to Matthiae's Café and Bakery; the Gallery at Doughty House; Normansfield; and Strawberry Hill House. However Stanford Grotto, Cross Deep, Twickenham has been added to the Register. More information on the 'At Risk' Register can be obtained from www.english-heritage.org.uk/har

Table 41: Buildings in the borough on the English Heritage “At Risk” Register for 2008

Building	Listing
Matthiae’s Café and Bakery, 76-84 Kew Road, Richmond*	Grade II
Boat House 5 (easternmost 13 bays), Platts Eyot, Hampton	Grade II
The Gallery at Doughty House, 142 Richmond Hill, Richmond	Grade II
Loggia and Grotto, Thames Eyot, Cross Deep, Twickenham	Grade II
Normansfield Hospital, Kingston Road, Teddington	Grade II*
Old Brew House, Bushy Park*	Grade II
Pope’s Grotto, Cross Deep, Twickenham*	Grade II
Strawberry Hill, Waldegrave Road, Twickenham	Grade I
Mausoleum of Sir Richard and Lady Burton, churchyard of St Mary Magdalene’s Church, Mortlake	Grade II
Stanford Grotto in grounds of St James’ Independent School for Boys	Grade II
Total	11 Buildings

* fair condition

Source: English Heritage

Indicator 42: Number of Conservation Area Appraisals completed

Target: Year on year % increase, according to programme agreed with Cabinet Member

Data source: Urban Design monitoring

Indicator family: AMR

progress towards target:



target met

In line with English Heritage guidance the information currently being reported on relates to Management Appraisals which include management plans.

All Conservation Areas have character appraisal statements, outlining their special interest, the character and appearance of which should be preserved or enhanced. A number of more detailed appraisals and management plans were published in the 2007/08 period, following their adoption by the Council in 2006/07. We have two new areas, for which Appraisals have been approved with attached Article 4 Directions (one group of which is awaiting final approval, the other having already been approved).

The majority of Conservation Area Studies that have been written have management plans, as do the more recent Conservation Area Appraisals.

Indicator 43: Number of Article 4 Directions made during financial year

Target: appropriate increase in Article 4 Directions

Data source: LBRuT Urban Design monitoring

Indicator family: AMR

progress towards target



target met

Article 4 Directions declared by the Local Planning Authority can withdraw permitted development rights for a range of development, which materially affects the external appearance of dwelling houses. Within the borough there are now 1646 properties subject to Article 4 Directions. 15-29 The Grove was the last of a series of Article 4 Directions to be approved for the Teddington and Ham/Petersham areas, the others having been approved a month before the 2008-2009 period under review. The Council is seeking to extend its control within Conservation Areas as supported by English Heritage, where resources permit. Policies are working well to protect and enhance Conservation Areas.

6.8 CP8: Town & Local Centres

Indicator 44: Percentage of larger scale (500m² 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

Target: 90% of all larger scale (500m² 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: SA, DCLG COI BD4 (in part), AMR

progress towards target



target met

On the whole much of the change to retail floorspace in the borough has been modest (see Indicator 47). No applications fall within the threshold, as all were less than 500m².

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: AMR

progress towards target



target not met

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

Adopted UDP Policy TC 5 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. 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.

Table 42: Percentage of A1 uses (shops) in designated key shopping frontages

	2009	Percentage of A1 (shop) uses in key shopping frontages						
		2008	2007	2006	2005	2004	2002	2001
Ashburnham Road	62.5	62.5	62.5	62.5	75	75	75	75
Barnes	60.7	66.7	75	74.4	75.6	70.9	75.9	73.4
Castelnau	52.2	52.2	52.1	45.8	45.8	43.5	43.5	56.5
East Sheen	69.6	69.7	70	67.5	74.3	76	72.4	68.4
East Twickenham	73.7	73.7	68.4	68.4	68.4	73.7	73.7	68.4
Friars Stile Road	64.7	76.5	70.5	64.7	70.6	70.6	76.5	82.4
Fulwell	60	70	90	80	90	90	70	90
Ham Street / Back Lane	53.8	38.5	38.4	50	50	41.7	33.3	50
Ham Common	63.6	66.7	69.8	70	70	72.4	70	70

Hampton Hill	76	80	80	80	80	80	80	80
Hampton Nursery Lands	75	75	75	75	75	100	100	75
Hampton Village	60.7	69.2	60	69.2	69.2	68	72	72
Hampton Wick	50	45.5	33.3	45.5	54.5	50	33.3	25
Heathside	80	80	73	86.7	86.7	86.7	86.7	86.7
Hospital Bridge Road	100	100	100	100	100	100	100	100
Kew Gardens Station	70	69.6	72.4	73.9	76	73.1	74.1	74.1
Kew Green	100	88.9	89	88.9	100	88.9	77.8	77.8
Kingston Road	68.8	66.7	68.8	60	66.7	55.6	61.1	61.1
Lower Mortlake Road	72.7	63.6	69.2	64.3	61.5	61.5	61.5	69.2
Nelson Road	66.7	63.6	66.7	63.6	72.7	72.7	72.7	81.8
Richmond	71	74.2	69.5	72.9	72.9	73.2	71.2	73
St Margarets	66.7	64.5	63.6	64.5	67.7	64.5	64.5	60
Sandycombe Road	66.7	66.7	83.3	83.3	83.3	83.3	83.3	83.3
Sheen Road	77.8	66.7	77.8	66.7	66.7	66.7	66.7	77.8
Stanley Road	71.4	72.7	76.2	66.7	71.4	71.4	61.9	76.2
Strawberry Hill	58.8	64.3	52.9	64.3	64.3	64.3	60	68.8
Teddington	69.6	70.5	70.6	73.9	75	73.9	64.4	71.1
Twickenham Green	58.8	58.8	64.7	64.7	70.6	64.7	58.8	64.7
Twickenham	62.7	67.9	66.4	67.9	64.9	66.4	63.8	67.7
Waldegrave Road	81.8	81.8	72.7	72.7	72.7	54.5	45.5	45.5
White Hart Lane	66.7	66.7	70.8	71.4	66.7	66.7	76.2	76.2
Whitton	73.2	69.6	72	70.8	72.6	74.7	74.3	73
Whitton Road	16.7	33.3	50	50	50	60	60	60
average percentage	67.4	69.3	68.9	70	71.5	70.7	68.5	70.7

Source: LBRuT 2009 Town Centre Land Use Survey

Overall the proportion had remained around the 70% level for several years although there is some change between individual centres. As with other statistics from the Survey, even the change of use of one shop can make a significant difference to the figures. There has been little change in the five main centres in the borough, despite the current economic recession, but it can be seen there is continuing erosion from around 70% to 67% since 2001.

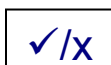
Indicator 46: Vacancy rates within designated shopping frontages for Richmond, the district and local centres

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: New AMR

progress towards target



target half met

Vacancy rates have risen in the borough's main town centres over the last year, but remain low compared to the national average, averaging 7.44% in key shopping frontage, 13% in secondary frontage. The first figure remains below the national average of 10.6% (GOAD 2009), but the second figure exceeds it. On average, vacancy rates were generally higher in secondary shopping frontage this year, and this change was particularly marked and notable in Richmond, Whitton and East Sheen. Twickenham and especially Whitton had higher vacancy rates in secondary frontage than the others. In the case of the former, half of the vacant premises were formerly shops, but the other half were occupied by other uses, notably 3 A2 (financial) uses. Whitton had a smaller amount of secondary frontage than other district centres and therefore vacancies will have more of an impact on the overall rate. Nevertheless there has been an increase in vacancies since 2008, most of which were shops selling comparison goods or food.

Table 43: Vacancy rates in 5 main town centres in 2009

Centre	2009 vacancy rates	
	key shopping frontage	secondary shopping frontage
Richmond	6.10%	12%
Twickenham	9.70%	13.70%
East Sheen	7.60%	9.90%
Teddington	5.40%	3.70%
Whitton	8.40%	26.80%
Average	7.44%	13%

Source: LBRuT Summer 2009 Town Centre Land Use Survey

Table 44: Vacancy rates in the local centres in 2009

Local centre/parade	Vacancy rates 2009	
	key shopping frontage	secondary shopping frontage
Ashburnham Road	0.00%	n/a
Barnes	16.70%	9.70%
Castelnau	13%	n/a
East Twickenham	5.30%	11.70%
Friars Stile Road	8.70%	50.00%
Fulwell	17.60%	n/a
Ham Street / Back Lane	0%	0%
Ham Common	3%	0%
Hampton Hill	8.00%	10.90%
Hampton Nursery Lands	0%	n/a
Hampton Village	10.70%	13.60%
Hampton Wick	0%	0%
Heathside	6.70%	7.10%
Hospital Bridge Road	0%	n/a
Kew Gardens Station	3.30%	5.60%
Kew Green	0%	0%
Kew Road	n/a	11.10%
Kingston Road	12.50%	0%
Lower Mortlake Road	9.10%	0%
Nelson Road	16.70%	n/a
St Margarets	6.10%	8.80%
St Margarets Road	n/a	25%
Sandycombe Road	16.70%	0%
Sheen Road	0%	0%
Stanley Road	9.50%	12.50%
Strawberry Hill	11.80%	n/a
Twickenham Green	11.80%	n/a
Waldegrave Road	9.10%	0%
White Hart Lane	8.30%	4.80%
Whitton Road	33.30%	n/a
Average	8.50%	8.13%

Source: LBRuT 2009 Town Centre Land Use Survey

Vacancy rates in local centres were also low compared to the national average. Higher rates 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. 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).

Data source: LBRuT Decisions Analysis System

Indicator family: AMR (in part), DCLG COI BD 4

progress towards target



target 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 4.

Table 45: Total amount of floorspace for town centre uses 2008/9 (All figures in metres² (GIFA))

			Use class			
			A1	A2	B1a	D2
completed floorspace	total in local authority area	total	2512	331	3262	890
		total amount in mixed use area boundaries	2173	331	1342	0
		% within mixed use area boundaries	87%	100%	41%	0%
net additional floorspace	total in local authority area	total	200	-429	2758	324
		amount in mixed use area boundaries	280	-429	838	0
		% within mixed use area boundaries	140%	-100%	30%	0%

Source: LBRuT Decisions Analysis System

On the whole there has been relatively little change to the overall level of town centre uses in the borough. The slowing-down of the retail market over the period covered in this report is evidenced by a low figure of net floorspace increase in A1, and a decrease in A2 floorspace. Mixed use area boundaries are used as a proxy for town centre boundaries prior to their designation in forthcoming DPDs.

The majority of the increase/decrease in both the A2 (financial institutions) and A1 (retail shops) Use Classes is located within mixed use area boundaries. For D2 uses (assembly & leisure) the figure is zero, due to a number of sport and leisure uses already in existence outside the town centres choosing to expand.

In terms of net additional floorspace, figures take account of both gains and losses and therefore can be either negative or positive. The majority of uses in town centres, with the exception of A2 and D2, have experienced an overall modest increase in floorspace, much of which is in mixed use areas.

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: AMR

progress towards target



target met

There were three 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: Substantially complete in 08-09
- Legible London: Planning/ consultation stage in 08-09

Schemes in Twickenham town centre are covered in Indicator 53.

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: New AMR

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: AMR

progress towards target



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.

Currently the planning system has limited influence over the retention of specific types of shops. There has been a national trend of the closure of independent shops in the face of the supermarket sector's growing market share. However, the Core Strategy seeks to provide for day-to-day shopping in local and neighbourhood centres and parades. It is therefore useful to monitor changes in local centres, although generally speaking it is not generally possible to meet the target of no loss of facilities.

Appendix 3 shows a detailed breakdown of the shops and services in smaller centres in the borough from 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 7 a traditional greengrocers. All have a small convenience store or store/off licence although the availability of fresh goods on offer may be limited.

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: New AMR

progress towards target

X

target not met

The data for Indicator 51 are included above in Indicator 45. The proportion has decreased slightly to 62.7% in 2009 from 67.9% in 2008.

	Percentage of A1 (shop) uses in key shopping frontages							
	2009	2008	2007	2006	2005	2004	2002	2001
Twickenham	62.7	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: 75% of actions in Twickenham Town Centre Management Action Plan to be implemented each year

Data source: Twickenham Town Centre Manager

Indicator family: New AMR

progress towards target

x

target not met

Over 60% of the actions were implemented which falls marginally short of the target see the table below for detail. However, 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. Many of the projects included were aspirational and although begun in the year, have extended into the following period. Others were beyond the sole control of the Management Board relying on funding and scheduling of projects by partners. Also, projects in the Action Plan are not prioritised with regard to resourcing.

As a new local indicator the achievability of targets will be re-assessed once time series data are available.

Table 46: Progress towards TTCMB's Action Plan

OBJ 1 - To TARGET high quality retailers to invest in the Town Centre..		
Project 1 – Attracting new retailers <ul style="list-style-type: none"> Work with commercial agents to build a list of the town's major freeholders. Try to understand their vision for Twickenham, and whether they would both be willing to work with the TTCMB to attract targeted retailers Produce Marketing Pack aimed at potential retailers 	TCM/ IIWG	Ongoing
Project 2 – Food Market <ul style="list-style-type: none"> Hold food event as part of Twickenham Festival 	TCM/ IIWG	Not implement ed

OBJ 2 - To make access improvements to the town centre..		
Project 1 - Update "Vision for Twickenham" document	<i>Board</i>	<i>Ongoing</i>
Project 2 – Disability Access <ul style="list-style-type: none"> Implement training opportunities for TTC businesses Continue working with RAID to investigate case for Shopmobility in TTC and put together a project plan and timetable 	<i>TCM</i> <i>TCM</i>	√ <i>Ongoing</i>
Project 3 – Parking Signage <ul style="list-style-type: none"> Implement new signage scheme 	<i>TCM/</i> <i>T&EW</i> <i>G</i>	Not implement ed
Project 4 – Section 106 (S106) monies <ul style="list-style-type: none"> Implement new street furniture using S106 money 	<i>T&EW</i> <i>G</i>	<i>Ongoing</i>
OBJ 3 - To raise the profile and image of TTC..		
Project 1 - Christmas Promotions <ul style="list-style-type: none"> Investigate new opportunities for raising funds for Christmas lights Build on existing Christmas Town Centre events (within budget and to at least match if not exceed previous years' visitor levels) 	<i>TCM/</i> <i>P&EG</i>	√
Project 2 – Farmers Market <ul style="list-style-type: none"> Work with London Farmers Market and TTC retailers on opportunities to use the market to enhance the town's offering 	<i>TCM/</i> <i>TTCM</i> <i>B</i>	√
Project 3 – Street Markets <ul style="list-style-type: none"> Hold two Continental Markets 	<i>TCM/</i> <i>P&EG</i>	√
Project 4 – Twickenham Festival <ul style="list-style-type: none"> Build on existing Festival (within budget and to at least match if not exceed previous years' visitor levels) 	<i>TCM/</i> <i>P&EG</i>	√
Project 5 – Website <ul style="list-style-type: none"> Ensure website is kept updated and promoted wherever possible 	<i>TCM</i>	√
Project 6 – Footfall Data <ul style="list-style-type: none"> Investigate funding for gathering Footfall data in TTC 	<i>TCM</i>	√
Project 7 – Loyalty Schemes <ul style="list-style-type: none"> Investigate likely take-up of a TTC Loyalty Scheme (e.g. Surbiton Rewards) 	<i>TCM</i>	<i>Not</i> <i>implement</i> <i>ed</i>
OBJ 4. - To achieve a quality environment..		
Project 1 – Plastic Bags <ul style="list-style-type: none"> Continue to work with Church St businesses on reducing the number of plastic bags and producing a special canvas alternative 	<i>TCM</i>	√

Project 2 - Garfield Road • Continue working on Garfield Road improvements	TCM	√
OBJ 5. – To work with local community organisations..		
Project 1 – Alfresco Dining • Work with Church Street Association to ensure Alfresco dining is a success	TCM/ P&EG	√
Project 2 - Borough in Bloom • Encourage businesses to sponsor hanging baskets	TCM/ P&EG	√
Project 3 – Richmond Business, Enterprise & Skills Partnership (RBESP) • Work with the RBESP to produce a training event for autumn 2008	TCM	√

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: New AMR

progress towards target



target met

Three environmental improvement schemes were implemented in Twickenham town centre during 2008/09:

- Arragon Road/ Amyand Park Road environmental improvement: Started late 08-09. Completion Summer 09.
- Twickenham Embankment major enhancement: Started early 09. Substantial completion Summer 09.
- Legible London: Planning/ consultation stage in 08-09

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: GLA KPI 3, AMR

progress towards target



target met

Metropolitan Open Land

There were six developments permitted during 2008/09, which involves building on sites wholly or partially designated as Metropolitan Open Land (MOL). Details are as follows:

- 08/1760/OUT – St Pauls School, Lonsdale Road, Barnes, London, SW13 9JT; Demolition of most of existing School buildings. Outline permission for the refurbishment of the sports hall and construction of a maximum of 36,090m² floorspace/13,159m² footprint of educational facilities comprising classrooms, dining hall, kitchen, assembly hall, library, chapel, junior music school, boathouse and associated staff

accommodation (1 unit), sports pavilion, ancillary boarding accommodation (40 bedspaces) and associated staff accommodation (3 units). Reconfiguration of vehicular circulation and car parking provision, playing fields and sports facilities within the site, landscaping and the erection of minor structures to accommodate covered cycle parking, canopies, pergola and covered play area. Full planning permission for the area east of the access to provide 2,758m² floorspace/1,084m² footprint of buildings (3 to 4 storeys including basement and attic levels) comprising a total of 33 residential units for full time school personnel (including immediate family) with part underground car parking (25 spaces) and cycle parking (54 spaces), associated servicing, hard and soft landscaping and boundary treatments.

This application involved slightly less development within MOL compared to the previous accepted application. The very special circumstance for allowing this residential development – normally regarded as “inappropriate” development on MOL – are set out in detail in the previous Committee report and these reasons, especially the provision of new open space close to the river to offset the MOL lost in this part of the development, the mitigation of harm to the rest of the MOL and the wider benefits of the whole masterplan to the community are acceptable.

- 08/229/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 total gross internal floorspace proposed by this development is only 16 square metres. The use relates to the existing function of the site and the extension does not have a harmful effect on the MOL character. Therefore, it is not considered to be inappropriate development on MOL.

- 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)

Proposal retains the openness and special character of the MOL. Therefore, it is not considered to be inappropriate development on MOL.

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)

The proposed use has a functional relationship with the MOL and with a floor area of 91 square metres it would be regarded as modest. In the context of the large size of the site and the siting of the building at the northern edge of the swathe of MOL in close proximity to the road and adjacent avenue of trees, backdrop of trees along the boundary of the site and replacing an existing reasonably sized concrete building, it is considered that the openness of the MOL and its character would not be materially eroded and that an exception to policy could be made in this particular case. Therefore, it is not considered to be inappropriate development on MOL.

- 08/1918/FUL – Christs School, Queens Road, Richmond, Surrey, TW10 6HW; Conversion of disused former school caretaker's flat to music classroom including cycle parking.

The encroachment into the MOL is calculated as 735 square metres out of a total area of 38,788 square metres of MOL on the site. This is less than 2% of the total and can be regarded as a relatively small incursion. This incursion is considered acceptable when weighed against policy CCE 8, which supports the provision of adequate education facilities in the Borough. The hard play area can be regarded as related to the MOL function as playing fields. Therefore, this proposal is not considered to be inappropriate development on MOL.

- 08/2073/FUL – The Old Garden, Cambridge Park, Twickenham, Middlesex, TW1 2JW; Replacement of existing two storey house with new 6-bedroom two storey dwelling and 1-bedroom self-contained maisonette.

It was considered that the proposal would not materially erode the openness of the MOL and that an exception to MOL policy could be made. The principle of new built residential development within MOL had been agreed

with the 2007 planning permission. This proposal has a smaller footprint and would increase the existing footprint by some 188 square metres (22%) less than the approved scheme.

Green Belt

There was one development permitted during 2008/09, which involves building on sites wholly or partially designated as Green Belt. Details are as follows:

- 08/3620/FUL – Hatherop Park Pavilion, Hatherop Park, Broad Lane, Hampton, Middlesex; Erection of a new park pavilion;

A pavilion can be considered as appropriate development in the Green Belt. as it relates to the open use as a sports ground

Other Open Land of Townscape Importance

There were two developments completed during 2008/09 which involved building on sites wholly or partially designated as Other Open Land of Townscape Importance (OOLTI). Details are as follows:

- 08/1537/FUL – St Marys & St Peters C Of E Primary School, Somerset Road, Teddington, Middlesex, TW11 8RX; Erection of a single storey, demountable, double classroom unit

This development is part of an existing educational establishment on a site which is entirely designated as OOLTI. However, the nature of the proposed use is temporary and relates to the existing function of the site and does not have a harmful effect on its character. Therefore, it is not considered to inappropriate development on OOLTI.

- 08/3072/FUL – Waldegrave School, Fifth Cross Road, Twickenham, Middlesex, TW2 5LH; Extension of planning permission 05/3315/FUL for demountable classroom unit and store for a further three years with no changes.

This development is only an extension of an existing planning permission and as it is for a continued use, it is therefore not to be considered as a further loss of designated open land (OOLTI).

Overall, it is considered that the target was 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: AMR

progress towards target



target met

- 08/3620/FUL – Hatherop Park Pavilion, Hatherop Park, Broad Lane, Hampton, Middlesex; Erection of a new park pavilion;

A pavilion can be considered as appropriate development on designated public open space (POS) and is therefore not considered a loss of POS.

- 08/4475/FUL – St Edmunds School, Nelson Road, Twickenham, Middlesex, TW2 7BB; Construction of new stand alone classroom block with ramped access, new hard-surfacing and soft play area, relocation of the administration and reception rooms with new entrance doors thereto. Other internal and external alterations.

This development does not fall within land designated as public open space. Therefore, the target is considered to be 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: New AMR

There was one new open space provided and created as part of a residential development completed during 2008/09:

- 98/1283/FUL – Land Adjacent Public Records Office Ruskin Avenue, Kew; Development of six blocks comprising 207 one, two and three bedroom flats and associated external works and soft landscaping. 1,183 m² of new open space has been created as part of this new development, which is proposed to be designated as Public Open Space and Other Open Land of Townscape Importance in the Development Management Development Plan Document.

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

Target: not applicable

Data source: LBRuT Sec 106 monitoring

Indicator family: New AMR

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 simply reflects the number of planning applications and decisions made.

For the 2008/09 financial year, there were 72 Sec 106 Agreements. Of these, 15 related to contributions towards open space. The total amount of contributions towards open space was £228,830, which is a significant increase in contributions towards open space from the previous financial year 07/08, when they totalled £99,094.

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

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: New AMR

progress towards target



target partially met

Progress on Thames Landscape Strategy Action Plan

Of 42 identified actions (within the Borough of Richmond), 30 were achieved in full, 10 were partially achieved and are expected to be completed within the financial year of 09/10, and 2 were not achieved. 75% equates to 31.5 actions, however, as 30 were achieved in full and 10 were partially achieved, it can be considered that the target of at least 75% was partially 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.

Progress on Thames Strategy 2007-2008 Action Plan

Out of 10 actions, 5 have been fully achieved, 4 have been partially achieved and 1 action was not achieved. Some of the partially achieved actions are long-term actions and can therefore not be completed within one reporting year. Therefore, it can be considered that target of at least 75% was partially met.

Please refer to the Thames Strategy (Kew to Chelsea) for further details: <http://www.thamesstrategy-kewtochelsea.org.uk/>.

Therefore, the target of at least 75% of actions in the Action Plans implemented of the Thames Landscape Strategy and Thames Strategy was partially met.

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: New AMR

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. As Local Strategic Partnership funding is not available, this is unlikely to progress

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. Following relocation, possibly in 2010/11, the present site will become 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 (06/3038) has a resolution to grant planning permission, subject to the signing of a Sec 106 Agreement.

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 60- unreported this year

Indicator 61 – Figures not to be reported in AMR

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

Target: n/a

Data source: LBRuT Decisions Analysis system

Indicator family: New AMR

In Heathfield ward there was the replacement of the nursery school and inclusion of a children's centre at Heathfield Junior School. In Ham there was a new classroom at St Richards with St Andrews Primary School, and two extensions to Strathmore School as well as a new dental surgery . In Hampton, there were extensions at Hampton Community College and Hampton Infants School, and also a new dental surgery.

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: New AMR

progress towards target



target met

Environmental improvement schemes for the areas of relative disadvantage include:

- Tree Planting Programme North Barnes
- Castelnau Community Centre
- Nelson Road shopping parade Whitton

And works started at:

- Hanworth Road shopping parade
- Powdermill Lane shopping parade

6.14 CP14: Housing

Indicators 64 and 65: Net additional dwellings for the reporting year; Net additional dwellings over previous 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 (2008/09).

Indicator family DCLG core output indicator H1, H2 a-d, NI154, GLA KPI 4, SA, AMR, AC QOL 36, RTP1 SPOI 1.2

progress towards target



The annual net dwelling requirement was exceeded in the financial year 2008/9.

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 Housing Capacity Study / Strategic Housing Land Availability Assessment is being undertaken to inform future targets for the review of the London Plan.

Table 47: 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

436 units were completed in 2008/09. This was higher than average due to the completion of one large site – 192 units on the land adjacent to the Public Records Office at Kew Riverside. 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. There were five large sites completed in 2008/09 (these are defined as being of 10 or more units gross). Large sites provided 60.8% of the units completed in 2008/09 (comparable figures were 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 1998/9 to 2008/9

Table 48: Housing completions in the borough 1998/9 to 2008/9

Financial year	Units completed
1998/9	480
1999/00	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
Total 1998/9-2002/3 (5 yrs)	2005
Average 1998/9-2002/3	401
Total 2003/4-2007/8 (5 yrs)	2160
Average 2003/4-2007/8	432
Total over 11 years	4601

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 1st April 2009

It can be seen from the above table that from 1 April 1998 until 31 March 2009, an eleven year period, 4601 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 been met for the 2008/09 financial year 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 1782 units over the 5 year period, which is 432 units more than the target supply. The table below details the sources of this supply.

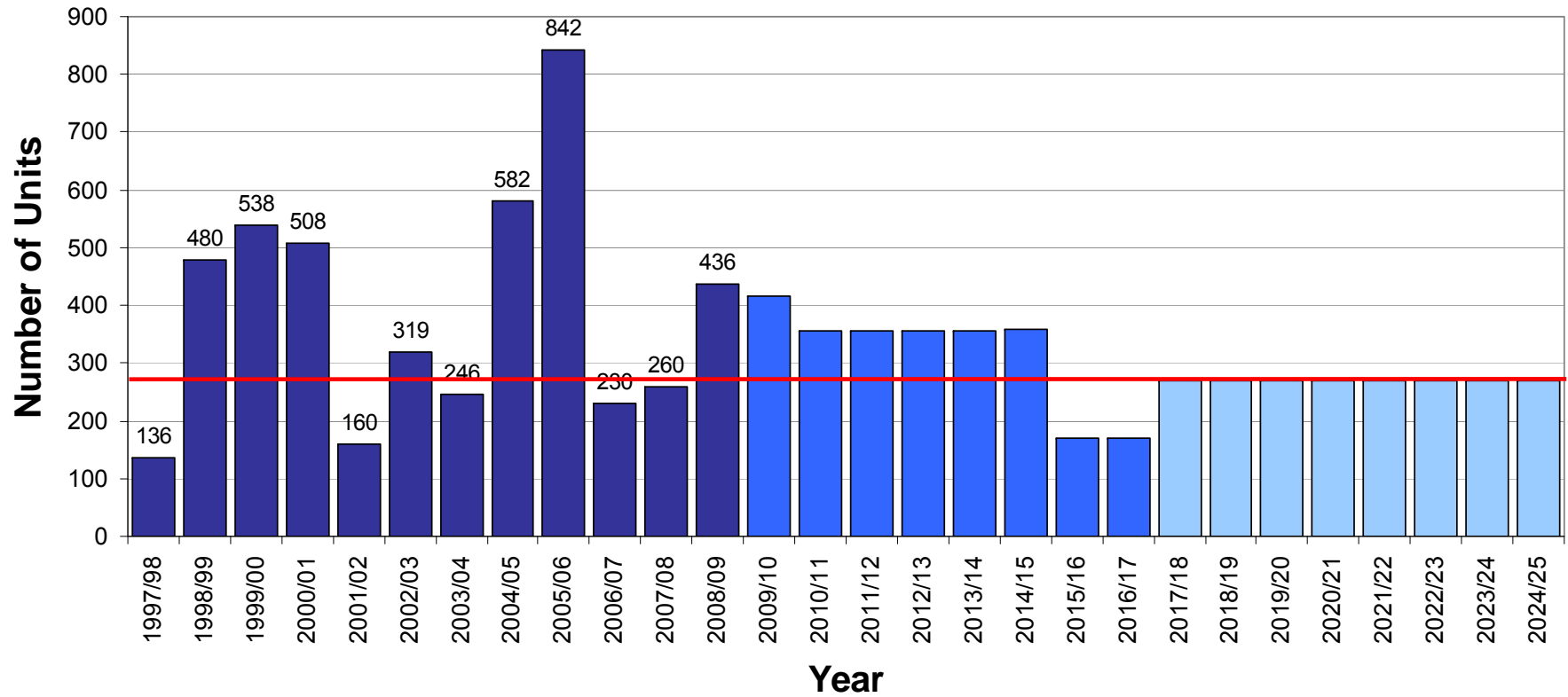
Table 49: Sources of 5-year housing land supply

Site Type	Gross	Net	Total
New Build Under Construction	569	528	528
New Build Sites with planning permission	644	545	545
Conversion sites under construction	120	85	85
Conversion sites with planning permission	263	145	145
Proposal/ other known Sites	479		479
Total 5 year supply			1782 units

Further information on both small sites and large sites (over 10 units gross) involved in the five-year housing land supply can be found at Appendices 6 & 7. 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 Londonwide Housing Capacity and Strategic Housing Land Availability Assessment (SHLAA), 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 – subsequent to writing the AMR the draft Plan published October 2009 suggests the target will be revised downwards to 230 units per annum).

Figure 4: Housing Trajectory as at 1st April 2009



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 2008/09 financial year.

Indicator family DCLG COI H3, GLA KPI 1, AMR, SA



progress towards target:

target not met (narrowly missed)

During the financial year 2008/09, 92% 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. However, the only exception was at Vincam Close which was a 100% affordable housing development of 35 units on formerly undeveloped land at the end of a cul-de-sac.

Indicators 67: Proportion of small units as percentage of all private housing completions as defined by CP14 (AMR only – identify the proportion of small units in town centre/ mixed use area boundaries)

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 2008/9.

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 34: Percentage of housing completions which were small units, 2008/9

	Completed units (gross)	of which, 1-bed	% 1-bed
all housing completions	571	245	42.9%
private units (excluding affordable units)	473	203	42.9%
located in mixed use areas	75	49	65.3%
located outside mixed use areas	496	196	39.5%

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 2008/09 produced 42.9%, which is only slightly lower than the 45.4% small units achieved in 2007/08, and continues to be an improvement on the financial years: (2005/06) percentage of 34% and the 2004/05 achievement of 36%. The objective of the policy therefore continues to be fulfilled.

Achievement of this objective has been made more challenging in recent years because the small units are sought for private sector development, whereas larger units are sought for affordable housing, which in turn has become an increasing proportion of new housing provision. As

recommended in last year's AMR, for the first time this year data has been analysed to exclude affordable housing to monitor Core Strategy Policy CP14. In 2008/09, provision of small units is the same proportion in the private and affordable housing. This may be because affordable housing was provided on only three sites (see CP15) which did provide a mix of unit sizes.

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), 29 schemes involving residential uses were completed in 2008/09. These provided a total of 75 dwellings gross, of which 49 were 1-bed units. This equates to 65.3%, which is lower than 72.3% in 2007/08. However, this still remains higher than 57% in 2006/07, 61% in 2005/06 small units and 46% in 2004/05. This still represents an improvement in implementation of the policy, and is closer to the idea that in the most sustainable locations schemes should be based on the provision of small units, but falls below the target of at least 75%.

Indicator 68: Percentage of new housing built to wheelchair standards on developments of 10 or more units

Target: 10% of new housing built to wheelchair standards on developments of 10 or more units gross. 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 2008/09

Indicator family: AMR

progress towards target:



target met

The UDP previously required that sites of over ten units should have 10% housing to wheelchair standards. There were five sites of ten or more units gross completed in 2008/09. Of these four included housing to wheelchair standards, including two that were 100% affordable housing developments. They were at:

- 236 and Land Rear of 228 to 234 Powdermill Lane – 1 affordable unit to wheelchair standards (15 affordable units in total)
- Land Adj Public Records Office, Ruskin Avenue, Kew – 19 units to wheelchair standards, including 5 affordable units to wheelchair standards (192 units in total)
- 179-181 Sheen Road – 2 units to wheelchair standards (13 units in total)
- Land Adj to 35 and 37 and 42 Vincam Close – 4 affordable units to wheelchair standards (35 affordable units in total)

Of the other large site, no reason was given for the non-inclusion of wheelchair housing, although the ten residential units are on the upper floors.

Therefore during 2008/09 there were 26 units completed to wheelchair standards, of all the units completed on sites of 10 units or more this represents 10% of new housing. However, overall provision of housing to wheelchair standards remains low as there was little opportunity to provide wheelchair housing due to the limited number of sites of over ten units.

In addition during 2008/09 there was one site at 11 Strawberry Hill Road where 1 unit was designed for a specific family with wheelchair needs, although it was below the threshold of 10 units. Core Strategy Policy CP14 removes the threshold of 10 units and future permissions should require 10% of all new housing to wheelchair standards. The completion of 27 units to wheelchair standards represents only 6% of all completions during 2008/09.

Officers are 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.

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: Sustainability Appraisal, AMR

progress towards target:



target met

Table 35: 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)
Units	20	24	279	323
Percentage	6.2	7.4	86.4	

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

There were 15 sites, involving 20 units, where the density was less than 35 units per hectare. Of these cases:

- two were granted lawful uses as a single family dwelling (previously more than one unit),
- one was for conversion to a single family dwelling where the number of units was reduced,
- six involved replacement of one unit with one unit,
- two involved the replacement of one unit with two units,
- four involved backland garden sites where detached or semi detached houses were permitted.

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 target is for all sites to be developed at a density of over 35 dwellings per hectare. Last year, sites involving 20 units (6.2% of all new dwellings) were not developed to this density, and there were reasons for these cases. Despite this the target has been met, with less than 10% of dwellings being built at a density of 35 dpha or less. This is higher than in 2007/08 where only 3.3% of dwellings were built at a density of 30dpha or less, but remains an improvement on 2006/07 where 8.99% of dwellings were built at a density of 30dpha or less, and in 2005/06 the percentage was 4%.

The target for 30-50dpha is for at least 10% to be built to this density, in the last year only 7.4% were built to this density but this was higher than in 2007/08. The target for at least 80% of dwellings to be built at a density of more than 50dpha, was exceeded at 86.4%.

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 2008/09; there will always be the occasional situation where a density of 35 dpha is not possible.

Indicator 70 – unreported this year

Reporting on the average density of residential developments in Richmond and district centres as defined by town centre boundaries will be reviewed next year, and town centre boundaries will be defined through the preparation of the Development Management DPD.

Indicator 71 : Net additional gypsy and traveller pitches per annum

Target: Not applicable for 2008/09.

Data source: LBRuT Decisions Analysis System.

Indicator family: 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.

In the last financial year there were no additional gypsy and traveller pitches. Works are underway at the existing site at Bishops Grove in Hampton which once completed will reduce the number of pitches to 12 from 13 due to health and safety reasons.

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 2008/9.

Indicator family: DCLG COI H5, GLA KPI 5, AC QOL 37, CP, NI155, AMR.

progress towards target:



not met

Table 52: Affordable housing completed in financial year 2008/09

Site	Total units on site (gross)	Aff hsg units on site	Social rent	Intermediate (s.o./inter rent)	Notes
236 and Rear of 228-234 Powdermill Lane, Whitton	15	15	12	3	RSL
Land Adj Public Records Officer, Ruskin Avenue, Kew	192	48	24	24	Private Site
Land Adjacent to 35 and 37 and 42 Vincam Close, Twickenham	35	35	21	14	RSL
Totals	242	98 (22.5% of 436)	57 (58% of 98)	41 (42% of 98)	
Total housing completed 08/09	436 net				

Notes RSL = Registered Social Landlord, PFI = Private Finance Initiative, s.o. = shared ownership, inter rent = intermediate or sub-market rent

Table 53: Affordable Housing Completions by financial year 1999/2000 – 2008/09

	Total completions	Affordable housing units*		Total affordable	Affordable as % of total completions
		Private sector sites*	LA/RSL owned sites		
1999/2000	539	13	2	15	3%
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%
Total 1999/2000 - 2003/04	1807	146 (34)	32	178 (34)	10% (12%)
2004/05	582	105	35	140	24%
2005/06	842	155	76	231	27%
2006/07	230	35	3	38 (3)	16%
2007/08	260	16	-13	3	1.2%
2008/09	436	48	50	98	23%
Total 2004/05-2008/09	2350	359	151	510	22%

Note: 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

Affordable housing was completed on only three sites listed in Table 36 above. The very few large sites (only five sites of 10 or more units) completed during 2008/09 meant that there were fewer opportunities to provide affordable housing. No affordable housing was provided on those large sites where the permission or a previous scheme had been granted when the affordable housing threshold was different. Two out of the three sites that made provision for affordable housing were 100% affordable housing schemes that have increased the number of completions. Although there was a significant improvement on completions during 2007/08, the overall percentage of affordable housing still remains below the target.

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 recently agreed 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. The figures in 2008/09 show from all three sites a tenure split of 58%/42% which falls short of the tenure split reflected in policy, suggesting more work on policy implementation needs to be done.

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 and large sites with 40% affordable housing provision are expected to be completed are the former Brunel University site (Richmond Lock) and 4 Sandy Lane, Hampton Wick in 2009/10. However, the viability of schemes including affordable housing may 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 2008/09.

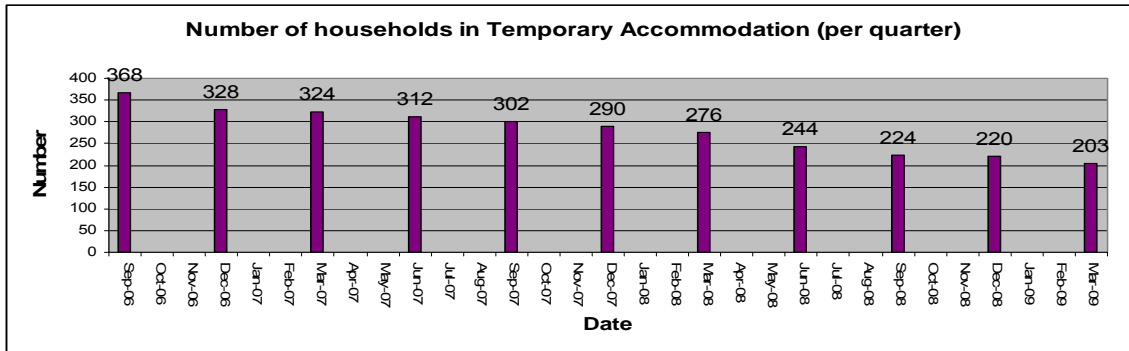
Indicator family: NI 156, AMR

progress towards target:



target met

Figure 5: Number of households in temporary accommodation 2008/09



The graph above shows the quarterly figures from September 2006 of 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 has been reached during the financial year 2008/09. The reduction of households continued to be maintained in the 2008/09 financial year, with the figure of 244 households in June 2008 reducing to 203 in March 2009. This represents a 61% reduction since 2004.

6.16 CP16: Local Services/Infrastructure

Indicator 74: Number of Planning Obligations achieved and money raised for infrastructure projects.

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

Data source: LBRuT Sec 106 monitoring

Indicator family: AMR

During the 2008/09 financial year, 72 Sec 106 Agreements were signed. The table at Indicator 4 (Number of Obligations Agreed) summarises the types of infrastructure to be provided through the funding raised.

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: Sustainability Appraisal, AMR

progress towards target



target met

Progress towards target: a significant increase in land in community uses, particularly educational uses. The overall increase in land in community uses was 4,932 sq m which was broken down as follows:-

D1 Floor space from 01/04/08 to 31/03/09 there was a significant increase of 4,760 sq m. This was made up of 25 completions, including a 725 sq m extension on the old RACC in Kew Road (this has become a prep school, a 442 sq m addition at Hampton Community College and smaller additions at 13 other schools, all but one of these in the state sector. Other developments included two new nurseries (both private) and 6 health care facilities (for 3 dentists, a private children's clinic, a massage facility and a counselling service).

D2 Floor space from 01/04/07 to 31/03/08, Overall there has been an increase of 172 sq m in D2 floor space made up of a rebuild of the Royal Canoe Club, Teddington (net increase 108 sq m), a rebuild of the Lebanon Tennis Club in Twickenham with a net increase of 80 sq m and a 60 sq. m extension to the Richmond Gymnastics club, based in Kew.

Indicator 76 – unreported this year

6.17 CP17: Health & Well-being

Indicator 77: Number of Planning Obligations achieved and money raised for health facilities

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

Data source: LBRuT Sec 106 monitoring

Indicator family: AMR

For the 2008/09 financial year, there were 72 Sec 106 Agreements. Of these, 15 were set to raise £47,228 for the provision of health facilities. Details of these can be found at Appendix 3.

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: AMR

progress towards target



target met

During 2008/09 a total of 807 sqm additional floorspace for clinic/health centre uses were provided at six premises in the borough. The additional floorspace was provided through a change of use, for example from offices. Of the 6 health care facilities 3 were dentists (a total of 574 sq m), a private children's clinic, a massage facility and a counselling service). There was no net loss of floorspace in clinic/health centre use, so the target was met.

Indicator 79 – unreported this year

Indicator 80: Overall/general satisfaction with local area (Place Survey)

Target: Good performance typified by a higher percentage but target not yet known

Data source: LBRuT Place Survey, LBRuT Comprehensive Area Assessment (oneplace)

Indicator family: NI 5, LSDC QOL 10, RTP1 SPO1 3.2, AMR

progress towards target:



target met

All Local Authorities were required to undertake the Place Survey for the first time in September 2008. The Place Survey is designed to find out how a cross sample of local residents feel about their local area and public services. The next Place Survey will be carried out in September 2010.

Place Survey results for LBRuT:

The results show that Richmond upon Thames is one of the best places to live in the country, with an overwhelming 92% of residents saying they are satisfied with their local area as a place to live. This provides this Borough a NI 5 score of 92.2%.

Resident satisfaction with the way the council runs things at 53% is the highest in the suburbs and among the best in capital, and understanding of how council tax is spent has seen an increase since 2006/2007 to 57%. Other highlights include Richmond's community cohesion score, with 88% believing that people from different backgrounds get on well together in the local area. Self-reported health as "good" or "very good" was also high at 85%.

Table 54: National Indicators for the Place survey, including NI 5

National indicator	Definition	BVPI 2003/04 (%)	BVPI 2006/07 (%)	Place 2008/09 (%)
NI 1	% of people who believe people from different backgrounds get on well together in their local area		89	88
NI 4	% of people who feel they can influence decisions in their locality		40	31
NI 5	Overall/ general satisfaction with the local area		90	92
NI 23	Perceptions that people in the area do not treat one another with respect and consideration is a problem		34	18
NI 41	Perceptions of drunk or rowdy behaviour as a problem	42	30	24
NI 42	Perceptions of drug use or drug dealing as a problem	33	17	10
Source: LBRuT, The Place Survey (2009)				
Notes: This comparator data should be treated with a small degree of caution because of the possible impact the change in question ordering and structure of the Place Survey questionnaire may have on responses.				

Indicator 81: Number of recorded crimes per annum, violence against the person; burglary from a dwelling; theft from a motor vehicle

Target: Local Area Agreement aims for a reduction in overall BCS comparator recorded crime measured by 2003/04 baseline. Target for 2007/08 was 7253. Target for 2008-09 see CAA targets

Data source: Home Office statistics, Metropolitan Police Service, LBRuT Comprehensive Area Assessment (oneplace)

Indicator family: AC QOL 6, LSDC QOL 9

progress towards target:



target met

Police recorded crime statistics provide a good measure of trends in well-reported crimes, are an important indicator of police workload, and can be used for local crime pattern analysis. Recorded crime statistics provide the only reliable measure of relatively rare crimes such as robbery. However, they do not include crimes that have not been reported to the police or incidents that the police decide not to record. It is estimated that around 42% of all British Crime Survey (BCS) crime is reported to the police, although this varies for individual offence types.

The British Crime Survey (BCS) is an important source of information about levels of crime and public attitudes to crime as well as other criminal justice issues. The BCS measures the amount of crime in England by asking people about crimes they have experienced in the last year. The BCS includes crimes which are not reported to the police, so it is an important alternative to police records.

The Comprehensive Area Assessment (CAA) is the new external assessment of how well local public services are performing. From April 2009 it replaced Comprehensive Performance Assessment (CPA) and associated assessments such as joint area reviews of children's services and social services star ratings. The first CAA results for Richmond upon Thames were published by the Audit Commission on 9 December 2009. The CAA is made up of two elements, the Area Assessment and the Organisational Assessment. The Area Assessment assesses the performance of the Council and its partners against the seven priorities in our Community Plan. The area received no red or green flags. The Organisational Assessment looks at the Council's performance. It is comprised of two judgements, how well the Council manages its performance and how well it manages resources, and the Council was assessed as performing well, a score of 3.

The CAA results show that residents enjoy a very safe area and fear of crime continues to be a priority for improvement to provide the public with reassurance. The Council has helped to ensure that Richmond upon Thames remains one of the safest places to live in London. Crime is low and has fallen every year for the last three years. The overwhelming majority of people (92 per cent) are satisfied with Richmond as a place to live and almost all residents feel safe during the day (95 per cent), and the majority feels safe after dark (66 per cent). However, one quarter of women and older people feel unsafe after dark.

Source:

<http://oneplace.direct.gov.uk/infobyarea/region/area/localorganisations/organisation/pages/default.aspx?region=51&area=399&orgId=1498>

The CAA (Comprehensive Area Assessment) results on Performance indicators for Richmond upon Thames - How safe is the area?

- NI 15 Serious violent crime rate for Richmond upon Thames – No target
- NI 16 Serious acquisitive crime rate for Richmond upon Thames – The target for this performance indicator is: 16
- NI 20 Assault with injury crime rate for Richmond upon Thames – Target suppressed
- Other indicators:
- Burglary dwelling, offences per 1,000 population for Richmond upon Thames
- Recorded crime BCS comparator, offences per 1,000 population for Richmond upon Thames
- Robbery, offences per 1,000 population for Richmond upon Thames
- Sexual offences, offences per 1,000 population for Richmond upon Thames
- Theft from a vehicle, offences per 1,000 population for Richmond upon Thames
- Theft of a motor vehicle, offences per 1,000 population for Richmond upon Thames
- Violence against the person, offences per 1,000 population for Richmond upon Thames

Table 55: National Indicators and other Indicators on Crime compared to other London boroughs (Local Area Agreement targets)				
NI 15: Serious violent crime rate for LBRuT – No target				
Period	Performance	Direction of travel	Rank	Average
2008/09	0.7	Not calculated	In the best 5%	1.68
NI 16: Serious acquisitive crime rate for LBRuT - Target: 16				
Period	Performance	Direction of travel	Rank	Average
2008/09	16	Not calculated	In the best 5%	26.54
The target for this performance indicator is: 16				
NI 20: Assault with injury crime rate for LBRuT – Target suppressed				
Period	Performance	Direction of travel	Rank	Average
2008/09	4	Not calculated	In the best 5%	8.82
Burglary dwelling, offences per 1,000 population for LBRuT				
Period	Performance	Direction of travel	Rank	Average
2008/09	5.43	Improving	In the best 10%	7.69
2007/08	5.76	Improving	In the best 25%	7.73
Recorded crime BCS comparator, offences per 1,000 population for LBRuT				
Period	Performance	Direction of travel	Rank	Average
2008/09	37.58	Improving	In the best 5%	65.43
2007/08	39.07	Improving	In the best 5%	69.8
Robbery, offences per 1,000 population for LBRuT				
Period	Performance	Direction of travel	Rank	Average

2008/09	1.26	Improving	In the best 5%	4.26
2007/08	1.6	Improving	In the best 5%	4.89
Sexual offences, offences per 1,000 population for LBRuT				
Period	Performance	Direction of travel	Rank	Average
2008/09	0.67	Improving	In the best 5%	1.25
2007/08	0.83	Deteriorating	In the best 20%	1.32
Theft from a vehicle, offences per 1,000 population for LBRuT				
Period	Performance	Direction of travel	Rank	Average
2008/09	7.17	Deteriorating	In the best 10%	10.68
2007/08	6.91	Improving	In the best 10%	11.74
Theft of a motor vehicle, offences per 1,000 population for LBRuT				
Period	Performance	Direction of travel	Rank	Average
2008/09	2.12	Improving	In the best 10%	3.9
2007/08	2.2	Improving	In the best 5%	4.51
Violence against the person, offences per 1,000 population for LBRuT				
Period	Performance	Direction of travel	Rank	Average
2008/09	11.19	Deteriorating	In the best 5%	25.61
2007/08	10.75	Improving	In the best 5%	25.95
Source: oneplace; http://oneplace.direct.gov.uk/Pages/default.aspx				

Home Office comparative crime statistics below show that the borough has fewer crimes than the national average. The changes from 2007/08 show a downward trend in all but two of the offence groups selected.

Table 56: Home Office data on recorded crimes in LB Richmond upon Thames, Greater London and England and Wales, by selected offence groups
Number of offences per 1000 population (total number in brackets)

Offence group	LBRuT		Greater London		England & Wales	
	2008/09	% change from 2007/08	2008/09	% change from 2007/08	2008/09	% change from 2007/08
Violence against the person (VAP)	11 (or 2,009)	4%	23 (or 173,921)	1%	16 (or 887,208)	-6%
Sexual offences	1 (or 119)	-21%	1 (or 8,693)	1%	1 (or 50,562)	-4%
Robbery	1 (or 229)	-20%	4 (or 32,543)	-12%	1 (or 79,243)	-5%
Domestic burglary	5 (or 979)	-5%	8 (or 59,158)	-1%	5 (or 284,421)	1%
Theft of motor vehicle	2 (or 380)	-4%	4 (or 28,855)	-14%	3 (or 147,019)	-13%
Theft from a vehicle	7 (or 1,290)	4%	10 (or 78,787)	-8%	7 (or 393,990)	-8%
Interfering with a motor vehicle	1 (or 98)	-25%	1 (or 4,428)	44%	1 (or 47,476)	-12%
Recorded crime BCS comparator offences	38 (or 6,762)	-4%	60 (or 456,479)	-6%	50 (or 2,677,660)	-7%

Source: Home Office, accessed December 2009; Local Authorities: Recorded crime for seven key offences 2007/08 to 2008/09; <http://www.homeoffice.gov.uk/rds/pdfs09/laa1new.xls>

1. All crime rates are based on mid-2007 population estimates supplied by the Office for National Statistics. Population figures: LBRuT - 180,000; Greater London - 7,549,000; England & Wales - 54,072,000

2. The Recorded crime BCS comparator is a sub set of recorded crimes which can be aligned to categories in the British Crime Survey. The following crimes are included in the recorded crime/BCS comparator measure: Theft of a vehicle, theft from a vehicle, vehicle interference and tampering, domestic burglary, theft of a pedal cycle, theft from a person, criminal damage, common assault, wounding and robbery (of personal property not business property). This set of crimes covers about 60% of all recorded crimes.

The Metropolitan Police Service publishes monthly statistics and summary data for financial years. As can be seen from the Table below, the total number of crimes has decreased by 2% from 2008/09.

Table 57: Crime figures for Richmond upon Thames from MPS

Number of Offences	12 months to Nov 09 (year)		12 months to Nov 08 (year)	
	Richmond upon Thames	Met Total	Richmond upon Thames	Met Total
Total Crimes	11,937	835,839	11,707	850,437
Homicide	0	130	0	154
Violence Against the Person (Total)	2,136	174,865	1,940	173,961
Rape	30	2,604	18	2,134
Other Sexual	97	6,835	122	6,686
Robbery (Total)	219	32,705	242	33,372
Robbery (Person)	190	29,361	219	30,136
Robbery (Business)	29	3,344	23	3,236
Burglary (Total)	1,834	96,633	1,854	92,022
Burglary Residential	950	62,743	995	58,344
Burglary Non-Residential	884	33,890	859	33,678
Gun Enabled Crime	21	3,309	10	1,980
Motor Vehicle Crime	1,568	100,679	1,614	112,642
Domestic Crime	629	53,205	593	52,541
Racist Crime	148	9,908	80	9,265
Homophobic Crime	20	1,313	8	1,029

Source: Metropolitan Police Service;

<http://www.met.police.uk/crimefigures/datatable.php?borough=tw&period=year>

6.18 CP18: Education & Training

Indicator 82: Level of Planning Obligations achieved for Education

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

Data source: LBRuT Sec 106 monitoring

Indicator family: New AMR

For the 2008/09 financial year, there were 72 Sec 106 Agreements. Of these, 17 were set to raise £460,060 for education. Details of these can be found at Appendix 3.

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: New AMR

Good progress has been made this year. One Children’s Centre was completed at Heathfield Nursery School. There were also a large number of school extensions at East Sheen Junior, Hampton Hill Junior, St Richards with St Andrews Primary, Strathmore, Hampton Community College, Hampton Infants, St Elizabeths Primary, The Vineyard Primary, Marshgate, Christs School, St Marys and St Peters Primary and Nelson Primary.

6.19 CP19: Local Business

See Appendix 7 for 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: DCLG COI BD1, RTP1 SPO1, AMR

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

11,600 gross internal m2

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.

8,174.5 gross internal m2

Table 58: Employment floorspace completions & losses

completed use	Gross employment floorspace completions		Net Losses	Completions minus losses	Net additional employment floorspace
	gross external m ²	gross internal m ²	Gross external m2	Gross external m2	gross internal m ²
B1a	2976	2864.4	254	2722	2619.92
B1b	413	397.51	0	413	397.51
B1c	0	0	0	0	0
B2	0	0	113	-113	-108.76
B8	8663	8338.14	3192	5471	5265.84
Total*	12,052	11,600.05	3559	8493	8174.51

*Figures rounded

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

The figures show a gain in employment floorspace over the year. This is due to redevelopment of existing employment sites. The figures are significantly altered by one large redevelopment of an existing warehouse site that involved replacement and intensification with a new larger self-storage building. An existing site previously used as an estate agents and offices was demolished and a three storey office block built in its place. 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: DCLG COI BD4 (in part), AMR

progress towards target:



target not met (47%)

Table 59: Amount of B1a Office development completed within the AMU/Town centres

completed use	Gross employment floorspace completions within town centre/AMU gross internal m ²		
	Total floorspace completed	Floorspace completed within AMU	Percentage
B1a	2864	1342	47%

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. The figures are affected by one existing warehouse building of 1129 gross internal sqm on a main road but outside the AMU boundary, which was granted change of use to offices.

*A new office of 1,010sqm gross internal was erected in Richmond Town Centre. The area is not within identified AMU on the Proposals Map but this boundary is proposed to be altered in the forthcoming review of boundaries in the LDF.

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 500m² per annum

Data source: LBRuT Decisions analysis system. Completions for 2008/09 financial year.

indicator family Sustainability Appraisal indicator, AMR

progress towards target:



target was not met as 0.075ha 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 2008/09 showed the redevelopment of existing employment land in the local authority area amounted to 3,559m² (gross external) or 3425.5m² (gross internal). The figures show losses were more than those for the previous years, which in 2007-08 were 3084 m² (gross external) or 2,968 m² (gross internal) and in 2006-07 were 2,842m² (gross external) or 2,771m² (gross internal). In 2005-06 the losses were higher than this year 3,608m² gross external / 3,517.8 m² gross internal, and in 2004-05, 10,203m², which amounted to 7,450 gross internal m² overall loss.

The amount of gained space this year is much more than in previous years; 11,600m² measured as gross internal, as opposed to 9,353m² in 2007-08, 2,669 in 2006-07, 3,673 in 2005-06 and 2,920m² in 2004-05. This is the result of extensions to existing offices, redevelopment for mixed uses and in particular the redevelopment and change of use of larger older storage premises. Figures generally are so low that a small number of relatively large developments can make a significant difference to overall figures and percentages. In 2006-07, there was an overall loss of 101m² employment floorspace whereas last year and this there was an overall gain of 6,384m² gross internal and in 2008-09, 8,174m² gross internal .

Table 60: Amount of employment floorspace developed 2008- 09

Existing use	Losses		Gains	
	Gross external m ²	gross internal m ²	gross external m ²	gross internal m ²
B1a	254	244.5	2976	2864.4
B1b	0	0	413	397.51

B1c	0	0	0	0
B2	113	108.8	0	0
B8	3192	3072	8663	8338.14
Total*	3559	3426	12,052	11600.05
		Overall gain	+8493	8174.5

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 was 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.

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 2008/09 is set out below:

Table 61: Employment floorspace developed for other uses 2008- 09

Area (ha)	new land use
0.057	lost to C3
0.0019	A1 as non residential part of a mixed use scheme
0.0161	D1
0.075	Total employment land lost in the borough

This site area lost to non-employment uses is considerably lower than last year's figure of 0.3863ha, which was slightly 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

progress towards target



target met, (over 66,900 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 62: Employee jobs in Richmond upon Thames (2007)

	Richmond-upon-Thames		London	Great Britain
	(employee jobs)	(%)	(%)	(%)
Total employee jobs	69,300	-	-	-
Full-time	47,900	69.2	73.7	69.0
Part-time	21,300	30.8	26.3	31.0
employee jobs by industry				
Manufacturing	3,100	4.5	4.5	10.6
Construction	1,900	2.7	3.0	4.9
Total Services	64,200	92.7	92.2	83.0
Distribution, hotels & restaurants	15,600	22.5	21.0	23.3
Transport & communications	2,600	3.7	7.4	5.9

Finance, IT, other business activities	23,000	33.2	34.3	21.6
Public admin, education & health	16,300	23.5	22.4	26.9
Other services	6,800	9.8	7.1	5.2
(Tourism-related [†])	8,400	12.1	8.3	8.2

Source: ONS annual business inquiry employee analysis (2007)

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 63: Employment by Industry

Richmond upon Thames	2002	2003	2004	2005	2006	2007
Total employee jobs*	65,300	66,300	66,700	66,800	66,900	69,300
Full-time*	46,700	47,400	46,300	47,000	47,200	47,900
Part-time*	18,600	18,800	20,400	19,800	19,800	21,300
Employee jobs by industry						
Manufacturing	4,400	4,400	3,900	3,500	3,100	3,100
Construction	2,600	2,300	2,300	2,000	1,800	1,900
Distribution, hotels & restaurants	17,000	17,700	16,800	17,100	15,700	15,600
Transport & communications	3,100	3,300	3,100	2,200	2,400	2,600
Finance, IT, other business activities	18,300	19,100	19,900	20,500	22,100	23,000
Public admin, education & health	13,200	13,600	14,400	15,500	15,200	16,300
Other services	6,500	5,600	6,100	5,800	6,500	6,800

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 2007 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. This is similar to the 1992 SIC but comparisons across 2002/2003 may give rise to discontinuities. The 2003 dataset also sees the introduction of the new Census based geographies (2003 CAS wards).

Indicator 88 unreported this year.



Note: This was for net increase in number of firms registering for VAT in borough per annum. However see below.

The Office for National Statistics released on 28th November 2008 a new National Statistics series on business births, deaths and survival rates, click [here](#) 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, [click here](#).

New Indicators on health of business in LB Richmond

Table 64: NI 171 New business registration rate for Richmond upon Thames

Period	Performance	Direction of travel	Rank	Average
2007	115.1	 Improving	In the best 5%	65.02
2006	88.5	 Deteriorating	In the best 5%	54.96

Source: Oneplace Communities and Local Government, Data Interchange Hub



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, New AMR

Table 65: NI 172 Percentage of small businesses in an area showing employment growth for Richmond upon Thames

Period	Performance	Direction of travel	Rank	Average
2007/08	10.8%	 Improving	In the worst 10%	12.85%
2006/07	10.4%	 Improving	In the worst 5%	13%

Source: OnePlace Communities and Local Government, Data Interchange Hub

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 90 – unreported this year

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

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 66: Total Amount Of Employment Floorspace On Previously Developed Land – by type

completed use	Gross employment floorspace completions on PDL gross internal m ²		
	Floorspace completed on PDL	Total floorspace completed	Percentage %
B1a	2864	2864	100
B1b	397.5	397.5	-
B1c	0	0	100
B2	0	0	100
B8	8338	8338	100
Total*	11,600	11,600	100

*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 2009/1)

Indicator family: AC QOL 12 (A)

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 2008 was 1.2 %. This is slightly lower than the estimates for 2007 (1.5%), 2006 and for 2005 (1.9%).

Table 67: Claimant count rates in the borough

Ward	Numbers of unemployed			Unemployment rate			April 2007 Persons
	April 2008						
	Males	Females	Persons	Males	Females	Persons	
Barnes	30	15	45	1.1	0.7	0.9	1.5
East Sheen	25	10	35	0.9	0.5	0.7	0.8
Fulwell and Hampton Hill	35	15	50	1.3	0.6	1.0	1.4
Ham, Petersham & R. Riverside	55	30	85	1.9	1.6	1.8	1.9
Hampton	35	20	60	1.3	0.9	1.2	1.8
Hampton North	50	25	75	1.9	1.1	1.6	2.2
Hampton Wick	30	15	45	1.1	0.7	0.9	1.1
Heathfield	90	30	115	3.6	1.6	2.6	2.6
Kew	40	20	60	1.2	0.8	1.0	1.2
Mortlake & Barnes Common	45	30	75	1.5	1.2	1.3	1.8
North Richmond	45	25	65	1.6	1.0	1.2	1.5
St. Margarets & North Twickenham	25	20	45	0.9	0.7	0.8	0.8
South Richmond	45	20	60	1.4	0.8	1.0	1.5
South Twickenham	35	15	50	1.3	0.7	1.1	1.2
Teddington	30	10	45	1.0	0.4	0.8	0.9
Twickenham Riverside	35	15	55	1.1	0.6	0.9	1.2
West Twickenham	45	20	65	1.6	0.8	1.2	1.4
Whitton	55	20	70	2.1	1.0	1.5	1.9
Borough Total	755	345	1,105	1.5	0.8	1.2	1.5
Greater London			129,630			3.6	4.2

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.

Indicator 93 – unreported this year

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 2008/09

Indicator family: 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 Study⁶.

Planning permission was granted for 1.0ha of employment floorspace. It was usually to B1 office from land already in employment uses, with a number of warehouses, light and general industrial places being redeveloped for residential mixed use and office schemes. There was permission granted for a change of use of part of two shops, to offices and the development of a town centre car park to provide a wholly office scheme.

Table 68: Planning permissions for employment use granted 2008/09

Address	Existing use	Proposed employment use	other uses	Total site area (ha)	Employment land area (ha)
48, Glentham Road, Barnes	B1a	B1a	C3 x 1	0.0243	0.0193
38-42 Hampton Road, Teddington	Office Garden	B1a		0.1602	0.0602
Land rear of 2 Windmill Road, Hampton Hill	B8	B1a	C3 x 7units	0.072	0.0283
Sterling, School Road, Hampton Hill	B8	B1a	C3 x 4	0.0758	0.0419
Unit 5, 219-221 High Street, Hampton Hill	B1a	B1a		0.0268	0.0268
2 Upper Teddington Road, Hampton Wick	B1a	B1a		0.035	0.035
137 Station Road, Hampton	B1a	B1a	A1/A2 & C3 x4	0.0264	0.0104
1A Station Road, Hampton Wick	B8	B1a	C3 x 9	0.0855	0.0386
29 Sheen Lane, East Sheen	B2 and (car showroom) Sui Generis	B1a	C3 x 15	0.068	0.0225
Wakefield Road, Richmond	Sui Generis	B1a		0.0706	0.0706
Holbrooke House, 34-38 Hill Rise, Richmond	B1a	B1a	C3 x 3	0.0497	0.0243

⁶http://www.richmond.gov.uk/home/environment/planning/planning_guidance_and_policies/local_development_framework/local_development_framework_research/employment_land_study_june_2006.htm

Address	Existing use	Proposed employment use	other uses	Total site area (ha)	Employment land area (ha)
103-105 Waldegrave Road, Teddington	B8	B1a		0.0833	0.0833
Synergy House, 4 Lindley Place, Kew	B1a	B1a		0.0145	0.0522
115 White Hart Lane, Barnes	A1	B1a		0.018	0.0085
24A, Grove Road, Barnes	B2	B1a	C3 x 4	0.026	0.009
rear of 18 Evelyn Road, Richmond	B1c	B1a		0.0175	0.0175
Norcutt House, Twickenham	B1a	B1a	C3 x 22	0.2506	0.0722
Retreat Road, Richmond	B2	B1a	D2, C3 x13	0.1428	0.050
land rear of 37A Sydney Road, Richmond	B2	B1a		0.0061	0.0061
27 Dunstable Road, Richmond	B2	B1a	-	0.0822	0.0822
83-84 George Street, Richmond	A2	B1a		0.0417	0.0104
Rowan House, Teddington	B1a	A2/B1a	C3 x 8	0.036	0.012
103-109 Waldegrave Road, Teddington	B8	B1a	D1	0.1568	0.0765
35-37 Grosvenor Road, Twickenham	B1c	B1a		0.096	0.096
57 York Street, Twickenham	A1	B1a	A1	0.0148	0.0037
1A Fortescue Avenue, Twickenham	Grounds of existing office	B8		0.0916	0.0011
9-23 Third Cross Road, Twickenham	B8	B1a	C3 x 8	0.01615	0.00807
Rear of 8-14 Staines Road, Twickenham	B1c	B1a	C3 x 3	0.235	0.0118
Kerswell Hall, wills Crescent, Whitton	B8	B1a		0.0339	0.0116
Total employment land available					0.99

Source: LBRuT decisions analysis system for year 1/4/08 -31/03/09.

6.20 CP20: 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: 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 (2007) ABI figures, which show that there were 8,400 (rounded) tourism related jobs in the borough. This is a rise from the 2006 figure of 8,200 and a fall from the 2005 figure of 8,600.

Indicator 96 – unreported this year

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: New AMR

The AMR indicator shows the number of new hotel bed spaces completed for a reporting year. The figure has risen from a net gain of 6 in 2007-08 to 173 in the last year due to the completion of a new international hotel and an accommodation block at an existing public house.

Table 69: The number of hotel bed spaces completed

Ref.	Address	Gained	Lost	Net gain	notes
07/1714	The Fountain Beefeater, Twickenham.	17	0	17	Construction of a new accommodation wing to a restaurant /public house.
04/2389	Twickenham Marriott Hotel, Twickenham	156		156	New hotel as part of Rugby stadium expansion
	Total			173	

Studies⁷ suggest that there is an estimated need for 1,000 extra rooms in the borough over the period 2007 - 2026.

⁷ GLA (2006) *Hotel Demand Study*, Grant Thornton and the Leisure and Tourism Organisation, London.

Appendices

Appendix 1: Implementation of Proposal sites

Barnes

Proposal site		Description	Progress in 2007/08	Progress in 2008/09
B2	Barnes Station and Former Goods Yard	car park, transport interchange facilities public open space	not implemented	not implemented
B3	Hammersmith Bridge-Putney: cycle route	cycle route	not saved	not saved
B4	Mill Hill/ Rocks Lane	junction improvement, highway drainage	feasibility study commissioned	not implemented
B5	Barn Elms Sports Ground	rationalisation of sports use, indoor sports hall, upgrading sports pitches, enhancement of landscape	not implemented	not implemented
B6	Beverley Brook	pedestrian access to Richmond Park	not implemented	not implemented
B7	Barnes Bridge Station	interchange improvements	not saved. phase I underway	implemented

S4	Budweiser Stag Brewery	conversion and part redevelopment	partially implemented	No further work done
S5	Post Office Sorting Office/Signal House/ Public House	reducing width of High Street, bringing forward of building line	not implemented	not implemented
S6	Mortlake Station	interchange improvements	part completed	implemented
S7	North Sheen Station	interchange improvements	not implemented	not implemented

P2	Reservoir Land	agriculture	not saved	not saved
P3	Grey Court School, Ham Street	Alteration, extension and improvement of school premises, increased public use of school facilities including sports hall	not implemented	not implemented
P4	King George's Pavillion	Housing/Employment/Community Use	not implemented	not implemented

H1	Land & buildings at Hampton Water Treatment Works	conversion of redundant Thames Water buildings for business, residential & other compatible uses, plus re-use of filter beds & surrounding land.	not implemented	not implemented
H2	Sunnyside Reservoir, Lower Sunbury Road	use for water-based sport	Implemented	Implemented
H3	Hydes Fields, Upper Sunbury Road	short stay camping and caravanning	not implemented	not implemented
H4	Fulwell Park adjoining Twickenham Golf Course	intensification of sports use, indoor & outdoor facilities, children's playground	not saved	not saved
H5	Hampton Station	interchange improvements	not implemented	not implemented
H6	North end of Oak Avenue, Hampton	recreation use	not implemented	not implemented
H7	Open space, north end of Oak Avenue	bridle path	not implemented	not implemented
H9	Beveree, Beaver Close	children's playground	not implemented	not implemented
H11	Hampton Junior School, Percy Rd	alterations and extension to school building, and use of school playground out of school hours	not implemented	not implemented
H12	Page's Green, Hampton Nursery Lands	children's playground	not saved	not saved
H13	Hampton Nursery Lands. Land adjacent to Buckingham School playing fields	hospice	not saved	not saved
H14	Hatherop Recreation Ground	public open space improvement	partially implemented	implemented
H15	Platts Eyot, Lower Sunbury Road	mixed use B1, B2, leisure & residential subject to character of island.	not implemented	not implemented
H16	Church Street/High Street	paving & street lighting, create pedestrian priority area	not implemented	not implemented
H17	Church Street	reduction in carriageway width	not implemented	not implemented
H18	Station Road/ Ormond Ave/ Tudor Rd/ Oldfield Road	junction improvement	not implemented	not implemented
H19	High St/ Thames St	junction improvement	not implemented	not implemented
H20	Thames Street/ Church St	traffic signals	not implemented	not implemented
H21	Hampton Court Road/ Chestnut Avenue	junction realignment & improvement	not implemented	not implemented

Proposal site		Description	Progress in 2007/08	Progress in 2008/09
H22	Fulwell Bus Garage/ BR Station	interchange improvements	not implemented	not implemented
H23	Hampton Water Works	operational water works development	partially completed	implemented
H24	Former Council Depot Oldfield Rd	housing	plg perm granted but not implemented	under construction

K1	Kew Sewage Treatment Works	housing, community use, open space, primary school, business, recreation, nature conservation, pedestrian and cycle route link	not saved	not saved
K2	Kew Riverside	housing/ nature conservation	completed end April 2008	completed end April 2008 (not saved)
K4	Kew Gardens Station	interchange improvements	completed	completed

R1	George Street	improved conditions for pedestrians, feasibility of pedestrianisation	partially completed	partially completed
R2	The Quadrant	service road extension	not implemented	not implemented
R3	United Reformed Church, Little Green	conversion of existing church building to, office/ residential use, community building, footpath link to Little Green	not saved	not saved
R4	Friars Lane car park	housing	not implemented	not implemented
R5	Lower Mortlake Road/ Sandycombe Road/ Manor Road	junction modifications	not saved	not saved
R6	Richmond Station & air track rights	transport inter-change, railtrack concourse, comprehensive retail/ business use/ community/ entertainment / residential / parking	not implemented	not implemented
R7	Land at rear of 10 Kings Road	housing	not implemented	Under construction
R8	Pools on the Park	intensification of sports use	not implemented	implemented
R10	Christs School	primary school	not saved	not saved
R11	Terrace Yard, Petersham Rd	housing	not implemented	not implemented

D1	Normansfield	institution use/ hotel/ training centre, leisure, open space, nature conservation, housing	partially completed	partially completed
D2	Hampton Wick Station	station redevelopment, business use	not implemented	not implemented
D3	Teddington Library	library extension	not implemented	not implemented
D4	Teddington station	station car park & environmental improvements	not implemented	not implemented
D5	Queens Road Clinic	rebuild clinic	not implemented	Under construction
D6	The Causeway, Teddington	pedestrian enhancement	not implemented	not implemented
D7	Former playing field, School House Lane	children's playground	not implemented	implemented
D9	Collis Primary School	extension & improvement of school. In long term possible rebuilding of primary school	implemented	implemented
D10	St John the Baptist C of E School, Lower Teddington Road	possible extension of school, use of playground out of hours	not implemented	not implemented
D12	Teddington School	rebuild school etc	not implemented	under construction
D13	Kingston Bridge via Bushy Park	London Loop Outer Orbital Walking Route	not implemented	implemented

T1	Twickenham Riverside	enhancement of riverside and shopping area, leisure uses, housing, improvements to rear servicing, car parking, public conveniences	not implemented	not implemented
T2	Stable Block, Orleans House	art gallery extension, local studies museum	implemented	implemented
T3	Post Office Sorting Office, London Road	public service/ mixed use	not implemented	not implemented
T4	Oak Lane Cemetery	public open space	implemented	implemented
T5	Garfield Road	pedestrian priority area, shared use, landscaping	not implemented	not implemented
T6	Church Street	limited pedestrianisation	implemented	implemented
T7	Waldegrave School	alteration, extension & improvement of school premises etc.	not implemented	not implemented
T11	The Embankment, Twickenham	passenger boat landing stage	not implemented	not implemented
T14	Craneford Way Depot	depot facilities/ residential	not implemented	not implemented
T15	Holly Road	improvements to rear servicing	not implemented	not implemented
T16	Fountain Public House	hotel	implemented	implemented
T17	Twickenham Railway Station	town centre mixed use, interchange improvements, booking hall, riverside walk	not implemented	not implemented

Proposal site		Description	Progress in 2007/08	Progress in 2008/09
T18	Marble Hill Park	landscaping improvements	partially implemented	implemented
T19	Chertsey Road/ London Road	junction improvement	implemented	implemented
T20	Whitton Road/ Rugby Road	roundabout improvement	ATS introduced Oct 2008	implemented
T21	St Margarets Road/ Richmond Road/ Rosslyn Road	junction improvement	implemented	implemented
T22	Chertsey Road/ Hospital Bridge Road	junction improvement	implemented	implemented
T23	Station Yard	car free housing/ business use	not implemented	not implemented
T24	Brunel University College, Twickenham	redevelopment for mixed use scheme.	not fully implemented	not fully implemented
T25	St Margarets Station	interchange improvements	not implemented	not implemented
T26	Strawberry Hill Station	interchange improvements	not implemented	not implemented
T28	Harlequins	continued use of sports ground with associated facilities, enabling devt & new road	partially implemented	implemented
T29	RuT College	redevelopment of college etc	not implemented	not implemented

W1	Twickenham Rugby Ground	increased sports and recreational use	not saved	not saved
W2	Chase Bridge Primary Schools, Kneller Rd	possible extension of school, use of playground out of hours	not implemented	not implemented
W3	Nelson Primary School, Nelson Road	redevelopment of school, affordable housing, use of playground out of hours	not implemented	not implemented
W6	Hospital Bridge Road north of Montrose Avenue	highway widening	not implemented	not implemented
W7	Hanworth Road	railway bridge reconstruction with footways	not implemented	not implemented
W8	Powder Mill Lane	heavy goods vehicles restriction	not implemented	not implemented
W10	High Street	environmental improvements	not implemented	not implemented
W11	A316 near Hospital Bridge Road	footbridge extensions	not implemented	not implemented
W12	Hanworth Road/ Powder Mill Lane	junction improvement	implemented	implemented
W13	Mill Farm Site	housing	not saved	not saved
W13	Mill Farm Site	industrial	not implemented	not saved
W14	Whitton Station	interchange improvements	not implemented	not implemented
W15	Heathfield School & Heathfield Rec ground (part)	rebuild existing schools & add secondary school	not implemented	not implemented

Appendix 2: Detailed data on Planning Obligations

Table A2.1: Planning Obligations in Sec 106 Agreements 2007- 2008

Planning app no	Address	Date 106 signed	Contribution
05/0752/ful	40 Cambridge Park	15.01.08	Aff hsg £324,800
06/0543/ful	236 & 228-234 Powder Mill Lane	01.05.07	15 aff hsg units £4,233 health £11,782 open space £83,973 transport
06/0197/ful	4 Manor Road	24.09.07	£15,521.91 educn £2,013.9 health £6,010 public realm £25,776 transport
06/2069/ful	Latchmere Lodge, Ham	15.11.07	£29,104 education
06/2736/ful	21 Fife Rd, East Sheen	30.05.07	£1438 public realm £408.66 health £11,456 transport
06/1984/ful	r/o 592-598 Hanworth Road	17.05.07	£33,950.59 educn £1,666.98 health £4,614 open space £63,288.98 transport
06/3244/cou	44/59 Marina Place	16.04.07	£14,000 transport
06/2682/ful	145 Sheen Road	28.03.08	£4,136.94 educn
06/1749/ful	8-12 Whitton Road	19.04.07	£942.27 health £3,541 public realm £8,592 transport
06/0593/ful	Air Sea House, Third Cross Rd, Twickenham	16.04.07	£99,226 educn £3,946.95 health £10,225 POS £24,057.6 transport 5 aff hsg units
06/3618/ful	Carpenters Autos, Hampton Court Road	29.06.07	£11,513 educn £1,628 health £5,168 POS £34,368 transport Secured public footpath
06/4055/ful	14 Roy Grove, Hampton	13.04.07	£1199.11 educn
07/0654/ful	113-117 Broad Lane	24.07.07	£4592 educn
06/2710/ful	86-88 Kew Road	30.04.07	£1,549.38 health £5,114 POS £7,409.6 transport
07/1099/ful	White Cottage, 1 Colston Road	UU 04.06.07	£19,818 educn £60,144 transport £9,831.20 POS £2005.08 health
06/1275/ful	24a Grove Rd, Barnes	04.09.07	£5,554.38 educn £190 transport
06/3124/ful	119-121 Sandycombe Road	Uu 07.05.07	£16,268.80 educn £17,184 transport £5,860 POS £1,793.4 health
05/2720/cou	Hampton Court House	17.07.07	£10,000 transport
06/2686/ful	Richmond Art School	19.02.08	£5,000 transport
05/3802/ful	18 Petersham Road	25.05.07	£15,791 educn £1,486.17 health £6,874 POS £11,456 transport
07/0271/ful	9 – 19 Paradise Road	31.03.08	£2,136 transport
07/1324/ful	Land adj. 35 Vincam Close	01.10.07	£42,588 educn 30 aff units
06/3740/ful	3-11 Hampton Court Road	10.03.08	£27,452.1 transport £8,296 play £1,793.4 health £8,565 educn
07/0479/ful	76-84 Kew Road	12.11.07	£5,084 educn

Planning app no	Address	Date 106 signed	Contribution
			£1,918.35 health £6,525 POS £6,300 transport
07/1578/ful	31 Whitton Dene	04.12.07	£2,883.24 educn £11,546 transport £1,714.02 health £5,646 POS
07/0196/ful	23-29 Heathside, Whitton	12.10.07	£21,501 educn £85,920 transport £1,769.88 health £8,170.20 POS
07/2631/ful	Big Yellow Storage, Twickenham	05.03.08	£55,000 transport

Source: LBRuT Sec 106 monitoring

Table A2.2: Sec 106 Agreements 2007/08 which included clauses re parking permits

Planning app no	Address	Date Sec106 signed	Parking permits
03/2183/ful	The Studio, Ormond Road, Richmond	22.05.07	Restrict one of the houses to no permits
04/3351/ful	250 Upper Richmond Road West	27.04.07	No permits for new unit
05/2265/ful	81a Heath Road	28.11.07	No permits for one of the units
06/0626/ful	207 Amyand Park Road	15.05.07	One flat not able to buy permit
05/3242/ful	131 London Road	14.01.08	No permits
06/0144/ful	3-4 Old Palace Road	13.04.07	Restricted permits
06/0233/ful	13 Nelson Road	17.03.08	No permits for 2 of 3 units
06/1951/cou	Asquith Nursery, Little Ferry Road, Twickenham	04.04.07	Restricted permits for house and annexe
06/2902/ful	Seaforth lodge, Barnes	23.05.07	No permits for 2 new units
06/3077/ful	12 Church Road	11.04.07	No permit for new flat
06/2682/ful	145 Sheen Road	28.03.08	No permits for the 3 units
06/1749/ful	8-12 Whitton Road	19.04.08	No permits for 5 of the 8 units
06/1952/ful	43 Kings Road	23.04.07	No permits
05/1744/ful	150-152 Amyand Park Road	11.07	No permits
06/3233/ful	The Store, Water Lane	07.11.07	No permits
06/2749/ful	86-88 Kew Road	30.04.07	No permits for new units expt town house
06/2710/ful	r/o 88 Kew Road	30.04.07	No permit for bungalow
06/1952/ful	42 Kings Road	23.04.07	No permits
06/1810/ful	133-135 Kew Road	01.06.07	No business permits
06/3124/ful	119-121 Sandycombe Road	Uu 07.05.07	No permits for housing. 1 for business
06/2686/ful	Richmond Art School	19.02.08	No permits for school
05/3802/ful	18 Petersham Road	25.05.07	No permits
07/0194/ful	5 Kneller Gardens	16.01.08	No permits for 2 of 3 units
06/1987/ful	Land adj. 373 Sandycombe Road	02.10.07	No permit for house
06/1649/ful	121 Whitton Road	26.10.07	No permits for 3 or 4 units
06/3740/ful	3-11 Hampton Court Road	10.03.08	No permits
06/4112/ful	112 Kneller Road	14.01.08	No permits for 2 of 3 flats
07/0479/ful	76-84 Kew Road	12.11.07	No permits for 9 flats
07/0349/ful	127 London Road	14.01.08	No permits for 2 of 3 flats

Source: LBRuT Sec 106 monitoring

Appendix 3: Key shops & services in local centres

Local Service/ Shop	Year	Ashburnham Road	Barnes	Castlenau	East Twickenham	Friars Stile Road	Fulwell	Ham Common	Ham Street/ Back Lane	Hampton Hill	Hampton Nursery Lands	Hampton Village	Hampton Wick	Heathside	Hospital Bridge Road	Kew Gardens Station
Chemist	2005	*	*	*	*	*		*	*	*	*	*		*	*	*
	2006	*	*	*	*	*		*	*	*	*	*		*	*	*
	2007	*	*	*	*	*		*	Note 1	*	*	*		*	*	*
	2008	D	D	D	D	D		D	D	D	D	D		D	D	D
	2009	D	D	D	D	D		D	D	D	D	D		D	D	D
Newsagents	2005	*	*	*	*	*	*	*	*	*	*	*	*	*	*	*
	2006	*	*	*	*	*	*	*	*	*	*	*	*	*	*	*
	2007	*	*	*	*	*		*	*	*	*	*	*	*	*	*
	2008	*	*	*	*	*		*	*	*	*	*	*	*	*	*
	2009	*	*	*	*	*		*	*	*	*	*	*	*	*	*
Hairdresser	2005		*	*	*		*	*	*	*	*	*	*	*		*
	2006		*	*	*		*	*	*	*	*	*	*	*		*
	2007		*	*	*		*	*	*	*	*	*	*	*		*
	2008		*	*	*		*	*	*	*	*	*	*	*		*
	2009		*	*	*		*	*	*	*	*	*	*	*		*
Pub/ Restaurant	2005		*	*	*	*	*	*		*	*	*	*	*		*
	2006		*	*	*	*	*	*		*	*	*	*	*		*
	2007	Note 2	*	*	*	*	*	*	Note 2	*	*	*	*	*		*
	2008		*	*	*	*	*	*	*	*	*	*	*	*		*
	2009		*	*	*	*	*	*	*	*	*	*	*	*		*
Post Office	2005		*	*	*		*			*		*	*	*	*	*
	2006		*	*	*		*			*		*	*	*	*	*
	2007		*	*	*		*			*		*	*	*	*	*
	2008		*	*			*			*		*	*	*	*	*
	2009		*	*			*			*		*	*	*	*	*
Bank	2005		*					*		*		*				*
	2006	ATM	*					*		*		*				*
	2007	ATM	*					*		*		*				*
	2008	ATM	*		ATM in shop			*		*		*				*
	2009	ATM	*		ATM			*		*		*				*

Off Licence	2005	*	*	*	*	*		*		*		*		*	*	*
	2006	*	*	*	*	*		*		*		*		*	*	*
	2007	*	*	*	*	*		*		*		*		*	*	*
	2008	*	*	*	*	*		*		*		*		*	*	*
	2009	*	*	*	*	*	*	*		*		*		*	*	*
Bakers/ Patisserie	2005	*	*	*		*		*		*		*	*	*		
	2006	*	*	*		*		*		*		*	*	*		
	2007	*	*	*		*		*		*		*	*	*		
	2008	*	*	*		*		*		*		*	*	*		
	2009	*	*	*		*		*		*		*	*	*		
Butchers	2005		*			*		*		*		*		*	*	*
	2006		*			*		*		*		*		*	*	*
	2007		*			*		*		*		*		*	*	*
	2008		*			*		*		*		*		*	*	*
	2009		*			*		*		*		*		*	*	*
Green Grocer	2005		*		*	*		*		*		*		*		*
	2006		*		*	*		*		*		*		*		*
	2007		*		*	*		*	*	*		*		*		*
	2008		*		*	*		*		*		*		*		*
	2009		*		*	*		*	*	*		*		*		*
Small General Store	2005	*	*		*	*	*	*	*	*	*	*	*	*	*	*
	2006	*	*		*	*	*	*	*	*	*	*	*	*	*	*
	2007	*	*		*	*	*	*	*	*	*	*	*	*	*	*
	2008	*	*		*	*	*	*	*	*	*	*	*	*	*	*
	2009	*	*		*	*	*	*	*	*	*	*	*	*	*	*
Modest Supermarket (c.250m2 gfa+)	2005	*	*	*						*		Sainsburys				*
	2006	*	*	*						*		Sainsburys				*
	2007	*	*	*						*		Sainsburys				*
	2008	*	*	*						*		Sainsburys				*
	2009	*	*	*					*	*		Sainsburys				*

Total of 11 Key Services	2005	5	11	8	8	8	5	10	4	9	6	10	6	9	6	9
	2006	5	11	8	8	8	5	10	4	9	5	10	5	9	6	10
	2007	5	11	8	8	8	5	10	4	10	4	10	5	9	6	10
	2008	5	11	8	6	8	4		3	10	5	10	5	9	6	10
	2009	5	11	8	6	7	5	10	3	9	4	10	5	9	6	10

Local Service/Shop	Year	Kew Green	Kew Road	Kingston Road	Lower Mortlake Road	Nelson Road	Sandycombe Road	Sheen	St Margarets	Stanley Road	Strawberry Hill	Twickenham Green	Waldegrave Road	White Hart Lane	Whitton Road	No. of Centres with Services
								Road								
Chemist	2005			*	*			*	*	*	*	*				20
	2006			*	*			*	*	*	*	*				20
	2007			*	*			*	*	*	*	*				19
	2008			D	D			D	D	D	D	D				20
	2009			D	D			D	D	D	D	D				20
Newsagents	2005	*	*	*	*	*		*	*	*	*	*		*	*	27
	2006	*	*	*	*	*		*	*	*	*	*		*	*	26
	2007	*	*	*	*	*		*	*	*	*	*		*	*	26
	2008	*	*	*	*	*		*	*	*	*	*		*	*	24
	2009	*	*	*	*	*		*	*	*	*	*		*	*	24
Hairdresser	2005		*	*	*	*	*	*	*	*	*	*	*	*	*	24
	2006		*	*	*	*	*	*	*	*	*	*	*	*	*	24
	2007		*	*	*	*	*	*	*	*	*	*	*	*	*	24
	2008		*	*	*	*	*	*	*	*	*	*	*	*	*	24
	2009		*	*	*	*	*	*	*	*	*	*	*	*	*	23
Pub/Restaurant	2005	*	*	*	*		*	*	*	*	*	*	*	*	*	24
	2006	*	*	*	*	Note 2	*	*	*	*	*	*	*	*	*	25
	2007	*	*	*	*	Note 2	*	*	*	*	*	*	*	*	*	24
	2008	*	*	*	*		*	*	*	*	*	*	*	*	*	25
	2009	*	*	*	*		*	*	*	*	*	*	*	*	*	22
Post Office	2005							*	*		*	*				14
	2006							*	*		*	*				14
	2007		*					*	*		*	*				15

	2008		*					*	*		*	*				14
	2009		*					*	*		*	*				14
Bank	2005								ATM							5
	2006								ATM							5
	2007								ATM							5
	2008								ATM				ATM in shop			5
	2009								ATM				ATM in shop			5
	Off Licence	2005		*	*	*	*		*	*	*	*	*	*	*	*
2006			*	*	*	*		*	*	*	*	*	*	*	*	23
2007			*	*	*	*		*	*	*	*	*	*	*	*	23
2008			*	*	*	*		*	*	*	*	*	*	*	*	23
2009			*	*	*	*		*	*	*	*	*	*	*	*	24
Bakers/ Patisserie	2005		*	*						*				*		13
	2006		*	*						*				*		12
	2007		*	*						*				*		12
	2008		*	*						*				*		12
	2009			*						*				*		11
Butchers	2005				*				*			*	*			11
	2006				*							*	*			10
	2007				*				*			*	*			11
	2008				*				*			*	*			10
	2009				*				*			*	*			9
Green Grocer	2005								*							6
	2006								*							6
	2007								*							6
	2008								*							6
	2009								*							7
Small General Store	2005	*	*	*	*	*	*	*	*	*	*	*	*	*	*	28
	2006	*	*	*	*	*	*	*	*	*	*	*	*	*	*	28
	2007	*	*	*	*	*	*	*	*	*	*	*	*	*	*	28

	2008	*	*	*		*	*	*	*	*	*	*	*	*	*	27
	2009	*	*	*		*	*	*	*	*	*	*	*	*	*	27
Modest Supermarket (c.250m2 gfa+)	2005								*							7
	2006								*							7
	2007								*							7
	2008								*							7
	2009								*							8
Total of 11 Key Services	2005	3	6	7	6	4	3	7	9	7	7	8	5	6	4	
	2006	3	6	7	7	4	3	7	8	7	7	8	5	6	4	
	2007	3	7	7	7	4	3	7	10	7	7	8	5	6	4	
	2008	3	7	7	6	4	3	7	10	7	7	7	5	6	4	
	2009	3	6	7	4	4	3	7	10	7	7	7	4	6	4	

2007 survey looked specifically for dispensing chemists. Data for 2005 and 2006 merely looked at chemists so data not essentially comparable. Ham/Back Street was the only Chemist that did not dispense medication. Note 2 take away available

*Note 1

Appendix 4: Total amount of floorspace for town centre uses

D2 completions for financial year 2008-2009			New completed floorspace 1*		Net additional floorspace 2* (taking account of losses)		Within mixed use area? 4*
application ref	address	proposal	gross external completed floorspace (m2) (not taking account of losses)	gross internal completed floorspace (m2) 1* (not taking account of losses) 3*	Net additional floorspace (taking account of losses)	Net additional floorspace (gross internal) 3*	
06/4019/FU	Lebanon Park Tennis Club	Replacement of clubhouse pavilion	80	77	4	3.85	No
06/3724/FU	Fulwell Golf Club	Replacement of green-keepers compound and staff facilities	325	312.81	165	158.81	No
05/0382/FU	Royal Canoe Club	Replacement of club facilities and boathouse	460	442.75	108	103.95	No
07/0492/FU	Richmond Gymnastics Centre	Errection of single storey extension	60	57.75	60	57.75	No
Total completed floorspace			925	890.31	337	324.36	

B1 completions for financial year 2008-2009			New completed floorspace 1*		Net additional floorspace 2* (taking account of losses)		Within mixed use area? 4*
application ref	address	proposal	gross external completed floorspace (m2) (not taking account of losses)	gross internal completed floorspace (m2) 1* (not taking account of losses) 3*	Net additional floorspace (taking account of losses)	Net additional floorspace (gross internal) 3*	
04/0036	70-74 Station Rd, Hampton	Demolish outbuildings, erect single storey retail extension.			-76	-73.15	Yes
06/2439/CC	70 Sheen Road	Change of use from B1 to A2			-157	-151.11	Yes
06/0645/FU	70 High Street	Demolition of existing buildings and replacement .			-217	-208.86	Yes
03/1186/FU	2 Lower Mortlake Road	Erection of a three storey office development	1049	1009.66	975	938.43	Yes
08/2144/CC	83/84 George Street	Change of use from A2 to B1	228	219.45	228	219.45	Yes
07/3279/FU	30 Crown Road	Infill vacant plot at rear with single outbuilding	20	19.25	20	19.25	Yes
06/1607/FU	Laboratory of the Government Chemist	Erection of extension to existing office building	413	397.51	413	397.51	No
05/3725/FU	Former public conveniences	Erection of office space for new art gallery	97	93.36	97	93.36	Yes
05/0469/FU	Central Service Station	Three storey development. 5 B1 units and 10 upper floor flats.	311	299.33	311	299.33	No
08/3978/PS	103/105 Waldergrave Road	Use of building as B1 office.	1173	1129.01	1173	1129	No
02/3601	Garages Varsity Row Mortlake	Extension of garages to form seven studios above	98	94.32	98	94.32	No
Total completed floorspace			3389	3261.89	2865	2757.53	

A2 completions for financial year 2008-2009

New completed floorspace 1*	Net additional floorspace 2* (taking account of losses)
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application ref	address	proposal	gross external completed floorspace (m2) (not taking account of losses)	gross internal completed floorspace (m2) 1* (not taking account of losses) 3*	Net additional floorspace (taking account of losses)	Net additional floorspace (gross internal) 3*	Within mixed use area? 4*
07/1527/CC	194 Stanley Road	Change A1 to A2	24	23.1	24	23.1	Yes
07/4349/CC	17 Richmond Hill	Change A1 to A2	17	16.36	17	16.36	Yes
06/2439/CC	70 Sheen Road	Change of use from B1 to A2	157	151.11	157	151.11	Yes
06/0645/FU	70 High Street	Demolition of existing buildings and replacement .	114	109.72	-242	-232.92	Yes
06/3385/CC	61-63 High Street	Change of use from A1 to A2	32	30.8	32	30.8	Yes
03/1186/FU	2 Lower Mortlake Road	Erection of a three storey office development			-92	-88.55	Yes
08/3036/CC	70 High Street	Change of use from A2 to A3			-114	-109.75	Yes
08/2144/CC	83/84 George Street	Change of use from A2 to B1			-228	-219.45	Yes
Total completed floorspace			344	331.09	-446	-429.3	

A1 completions for financial year 2008-2009

application ref	address	proposal	New completed floorspace 1*		Net additional floorspace 2* (taking account of losses)		Within mixed use area? 4*
			gross external completed floorspace (m2) (not taking account of losses)	gross internal completed floorspace (m2) 1* (not taking account of losses) 3*	Net additional floorspace (taking account of losses)	Net additional floorspace (gross internal) 3*	
07/3387/FU	85 Church Road	Demolish and rebuild rear ground floor	46	44.2746	-19	-18.28	No
04/0010/FU	129 Sheen Lane	Three storey rear extension	80	77	-40	-38.5	Yes
06/0715/FU	503 Upper Richmond Road West	Reduction of shop size	38	36.57	-40	-38.5	No
07/339/CC	210 Upper Richmond Road West	Erection of single storey extension and change of use.	40	38.5	-21	-20.21	Yes

07/3743/CC	59 Staines Road	Ground floor use as A1 showroom.	268	257.95	268	257.95	No
08/1185/CC	221 Powder Mill Lane	Change of use to mixed A1/A3/A5	24	23.1	-24	-23.1	Yes
07/4349/CC	17 Richmond Hill	Change A1 to A2			-17	-16.36	Yes
04/0036	70-74 Station Rd, Hampton	Demolish outbuildings, erect single storey retail extension.	333	320.51	162	155.92	Yes
06/1556/FU	191 Richmond Road	Change of use of shop basement	27	25.98	-15	-14.43	Yes
06/3772/CC	Fraser House	Change of use to mixed A1/A3	52	50.05	-124	-119.35	Yes
07/3434/FU	129 Sheen Lane	Change rear stockroom to studio flat	42	40.42	-38	-36.57	Yes
08/1524/FU	274A-276B Upper Richmond Road West	Ground floor rear extension to provided additional retail space	211	203.08	31	29.83	Yes
07/1524/FU	178 Stanley Road	Reforms the existing ground floor into a flat	24	23.1	-15	-14.43	Yes
07/1527/CC	194 Stanley Road	Change of use of ground floor to accountants office			-24	-23.1	Yes
07/0679/CC	21 King Street	Change of use to mixed A1/A3	27	25.98	-108	-103.95	Yes
08/2834/FU	193 Richmond Road	Two storey extension, reduce amount of retail on ground floor	18	17.32	-82	-78.92	Yes
06/1345/FU	9-13A White Hart Lane	Demolition of car showroom and construction of ground floor retail	395	380.18	395	380.18	Yes
07/2637/FU	209 Lower Mortlake Road	Extension to match adjoining (207)	80	77	5	4.81	Yes
07/4042/CC	6 Duke Street	Change of use to allow part of basement to be used as A1	76	73.15	-16	-15.4	Yes
08/1724/FU	120 Sheen Road	Extension of ground floor retail and basement	180	173.25	39	37.53	Yes
05/2442/CC	Lower ground floor 125 to 131 and ground floor 125	Change of use to wine bar			-450	-433.12	Yes
07/2525/FU	8-12 Whitton Road	Demolition of existing building			-46	-44.27	Yes
06/0645/FU	70 High Street	Demolition of existing buildings and replacement .	131	126.08	131	126.08	Yes
06/3385/CC	61-63 High street	Change of use from A1 to A2			-32	-30.8	Yes
07/3498/CC	196 High Street	Change of use from sui generis to A1 (tile showroom)	452	435.05	452	435.05	Yes

08/3036/CC	70 High Street	Change of use from A1/A2 to A1/A3	49	47.16	-82	-77.96	Yes
06/3497/CC	22 Church Street	Allow front of ground floor to change from A1 to A3			-20	-19.25	Yes
08/0196/CC	Basement Flat	Allow permanent use of building as self contained flat	17	16.36	-63	-60.63	Yes
Total completed floorspace			2610	2512.0646	207	200.22	

Note

- 1* - New floorspace completions plus gains from change of use and conversions
2* - Net additional floorspace - takes account of losses and gains
3* Difference between gross external and gross internal floorspace defined by DCLG as 3.75%
4* - Mixed use area used as proxy for town centre boundary until designation of town centre boundaries and primary shopping areas in forthcoming DPD

Appendix 5: Housing Land Supply

London Borough of Richmond upon Thames

Housing Land Supply 2010/20

The main purpose of this paper is to explain the anticipated housing land supply position in LB Richmond upon Thames for the first 5 years of the period 2010-2020, and in relation to the borough's housing target.

This rolls forward and updates the position set out in the 2008/09 AMR for the period 2009-2019. Difficult market conditions have impacted upon housing delivery, generally resulting in a decline in construction starts and an increase in stalled schemes which have reduced completions. The phasing of sites has been reconsidered since 2008 in light of the current economic climate and also ongoing work the Council has undertaken with developers and landowners on some sites. Therefore some schemes have been phased later to taken account of the current economic climate.

The situation with the availability of housing sites in the borough is under review through the Londonwide Housing Capacity and Strategic Housing Land Availability Assessment (SHLAA), 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). This is reflected in Core Strategy Policy CP14 as the Council has committed to reviewing the housing element of the Core Strategy after the London wide SHLAA and new housing targets have been completed. This is in conjunction with the GLA and all other London boroughs.

Housing Targets

The London Plan Policy 3A.1 sets housing targets for all London Boroughs, and states that borough's should seek to exceed figures in table 3A.1. The London Borough of Richmond upon Thames's housing target in the Alterations to the London Plan, are for 2700 additional homes in LB Richmond upon Thames between 2007/08 and 2016/17. This is the equivalent of 270 additional homes per year. Beyond this the borough is rolling forward its 270 annual housing target in line with the GLA/GOL advice note. Core Policy CP14 states that the Borough will exceed the target.

5 Year Housing Land Supply (2010-2015)

The target over the first five years (01 April 2010 – 31 March 2015) would be 1350 dwellings. In accordance with PPS3 sites for inclusion in the five-year supply 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.

This statement sets out the specific sites which are likely to deliver PPS3's five housing land supply requirements. They include sites from the following:

- Sites that are allocated for housing in the saved UDP+ other identified large sites coming forward (with up to date information)
- Sites that have planning permission (either outline or full planning permission that has not been implemented, (these are subdivided between large and small sites))
- Sites under construction
- All residential conversion sites under construction
- All residential conversion sites with full planning permission

The identified 5 year housing supply has taken into consideration these sources, and full details of the sites can be found in Appendix One. The deliverability rate of the sites is expected to be high, this is based on the knowledge the council has in relation to the rate of completed planning permissions, which in the past has been as high as 98%. Many of the larger sites the borough has had ongoing discussions with during the course of planning applications. Other sites without planning permission which are expected to come forward and be delivered within the next 5 years include:

- **293 Lower Richmond Road** – currently being worked on through the planning process, ongoing work with Landowner with the both housing and planning departments. The site is maximising the delivery of affordable housing. Potential to deliver 52 units. (subsequent to writing this paper application 09/2104/FUL has been granted permission subject to a S106 Agreement)
- **Platts Eyott** – currently subject to a planning application for 70 units.
- **Friars Lane Car Park and Twickenham Riverside** – both part of the Council's Linked Sites Strategy. Site brief published for Friars Lane Car Park and a planning application is expected to be submitted in 2010. Consultation for Twickenham Riverside on proposals by shortlisted developers was undertaken in March 2009 and a contract with the selected developer is expected to be signed in 2010. Potential to deliver 5-20 + 32 units respectively.
- **Richmond College** – site brief developed by the planning department in conjunction with the Land Owner was adopted in December 2008. Possible limited enabling development. Potential to deliver 50 units.
- **Twickenham Station** – Network Rail/Kier are working with the Council on a site brief for the site. Possible mixed use so only part of the site for housing. Potential to deliver 75 units.
- **121 Heath Road** – mixed use scheme (application for 24 units).
- **Rugby Football Union Site** – Currently has permission for 24 units (included in five year housing land supply). However the size of the site for housing has been increased. A small section of the site is within MOL. An application for 120 units, 40% affordable housing is under consideration. Therefore potential to deliver an additional 96 units.
- **Star and Garter** - Need for Star and Garter to relocate. The Star and Garter has planning permission for a new home in an adjoining borough. They are expected to relocate from Richmond in 2010. Site brief finalised August 2008. Potential to deliver 60 units.

Combined the Council considers these sites could deliver approximately a further 479 units. The Borough has identified a potential 1782 units over the 5 years period, which is 432 units more than the target supply. The table below details the sources of this supply.

Site Type	Gross	Net	Total
New Build Under Construction	569	528	528
New Build Sites with planning permission	644	545	545
Conversion sites under construction	120	85	85
Conversion sites with planning permission	263	145	145
Proposal/ other known Sites	479		479
Total 5 year supply			1782 units

Years 6-10 Housing Land Supply (2015-2020)

The Council considers that the identified sites likely to come forward in the future will continue to provide housing opportunities in the Borough to achieve the boroughs housing target. The capacities for these sites are from the latest housing land availability assessments or other knowledge the council has in relation to discussions with landowners or agents.

The following sites are considered to be deliverable within this time period:

Site	Proposal Site/ Planning Ref	Approx No of Units	Constraints and current position
Sainsbury's, Manor Road/Lower Richmond Road.	No	60-255	Airspace development. Number of units will depend on storeys
Lower Richmond Road, Richmond	No	100	Current planning application on part of site. Mixed use re-development.
Greggs Bakery, Gould Road, Twickenham.	No	75-200	Bakery plan to relocate, residential would be part of a mixed use scheme.
Hampton Water Treatment works, Lower Sunbury Road	Yes (Ref: H1)	25-55	Only part of the site likely to be redeveloped as remainder is operational water treatment works. Whole site in Green Belt. Flood zone – see Jacobs Babbie sequential test study.
Former Inland Revenue Sorting Office, Ruskin Avenue, Kew	No	50	Flooding issue.
Twickenham Sorting Office, 109 London Road	Yes (Ref: T3)	30-170	Royal Mail to relocate. The Royal Mail has now received planning permission for a new centre on Rugby Road in the LB Hounslow. Residential would be part of a mixed use scheme. Crane Valley Guidelines apply.
Gifford House, Popes Avenue, Twickenham	No	29	Council owned land which is coming forward for housing, currently in the process of being sold.
Nelson Primary School, Whitton	Yes (Ref: W3)	28	Only part of the site to be developed for housing. This long-term allocation is under review and may not be taken forward in the Site Allocations DPD.
Council Depot, Langhorn Drive, Twickenham	Yes (Ref: T14)	25-55	Crane Valley Guidelines apply.
Richmond Station (The Quadrant, Richmond)	Yes (Ref: R6)	5-20	Site brief published. Would be part of a mixed use scheme, as per the proposal site description.
Budweiser Stag Brewery, Mortlake	Yes (Ref: S4)	90	Closure of brewery announced December 2008. Redevelopment should provide for the retention of existing employment and river related uses. Site brief to be prepared.
Total (based on maximum estimates): 1052 units			

In addition to the large sites identified the council expects smaller sites to continue to come forward during this time. Over the last five years the average net completions on small sites has yielded 160units. Although this is slightly lower than the 170 annualised as indicated in the housing capacity study, the Council has been able to identify large sites that are developable. When adding the anticipated figure from large sites to the average coming forward from small sites it gives the borough an indicative housing supply of (1052 large sites + 160x5) 1852. Given the supply from large and small sites the Council considers

that the target of 1350 in years 6-10 will be exceeded. Clearly, other sites that may be allocated as part of the Site Allocations DPD may start coming forward during this time.

11-15 years Housing Land Supply

The council considers that there will be some sites which will come forward later, and is aware of sites in town centres such as Richmond, Twickenham and Teddington, and these have formed part of the early work on the Site Allocations DPD. At present however the Council does not feel that these sites should be brought into the public domain and they are to remain confidential. In addition to this the Council along with its partners and through the Local Strategic Partnership (LSP) will consider opportunities for making efficient use of land and services through estates reviews and co-location. The provision of modern fit-for-purpose premises is dependent on generation of funding from the sale of some sites for residential use and therefore will result in land coming forward which could be considered in the future for housing.

Small Sites

Historically in the borough there has been a reliance on small site provision, mainly due to the character and nature of the borough, with few large sites coming forward.

The 1700 from small sites for the 2005 GLA Housing Capacity Study was based on historical trends on completions from small sites from the last five years of reliable data (1998/9 -2002/03). A recent analysis of historical trends shows that the borough achieves on average 159 net completions on small sites. This is lower than the target set in the HCS, but with the anticipated capacity from large sites coming forward, the borough is still in a position to meet and exceed its housing target.

Net residential completions on small/large sites

Time period	Res comps on small sites	Res comps on large sites	Total
2004/05	160	422	582
2005/06	143	699	842
2006/07	128	102	230
2007/08	191	69*	260
2008/09	171	265	436
Total	793	1488	2350
Annual average	159	298	470

Source: LBRuT Decisions Analysis system. **Notes:** All figures are net of losses on site. A large site is one of 10 or more units gross. * this includes two sites on which net losses totaled 32 units

In previous years permissions have also continuously come forward on small sites, and this combined with the completions on small sites gives a clear picture of the level of development the borough has had over the last few years on small sites.

Permissions for residential unit on sites of 1-9 units net.

Time period	No. of sites	No. of units
2004/05	200	265
2005/06	151	225
2006/07	186	314
2007/08	190	354
2008/09	162	283
Total	889	1441

Source: LBRuT Decisions Analysis system. **Notes:** Includes sites where a net loss of units occurred. There may be some duplication where more than one application is permitted for the same site in different years

Appendix 5a: Sources of Housing Supply

New Builds with construction started					
Ward	Site Address	Planning Ref	Gross	Net Gain	Availability Commentary
Barnes	185 Castelnau	<u>07/2974/FUL</u>	1	1	Construction already started
Barnes	41A – 41B Lonsdale Road	<u>06/4022/FUL</u>	3	0	Construction already started
East Sheen	The White Cottage, Colston Road, East Sheen	<u>07/3368/FUL</u>	9	8	Construction already started
Fulwell, Hampton Hill	106-108 and 1-8 Gordon Court	<u>08/2704/FUL</u>	28	16	Construction already started, completion due in 2009/10
Ham, Petersham, Richmond Riverside	Petersham Meadows Farm, Petersham Road, Richmond	<u>06/0814/FUL</u>	2	1	Construction already started
Ham, Petersham, Richmond Riverside	17 Richmond Hill	<u>05/2058/FUL</u>	1	1	Construction already started
Ham, Petersham, Richmond Riverside	South Cottage, Bute Avenue	<u>07/3314/FUL</u>	1	1	Construction already started
Hampton	Carpenters Autos, Hampton Court Road, Hampton	<u>08/0485/FUL</u>	8	7	Construction already started
Hampton	Depot Site, Oldfield Road, Hampton	<u>05/1390/FUL</u>	5	5	Construction already started
Hampton North	136-138 Broad Lane, Hampton, Middlesex	<u>07/4199/FUL</u>	5	3	Construction already started
Hampton North	216 and 216A Uxbridge Road	<u>07/4273/FUL</u>	9	7	Construction already started
Hampton Wick	25 High Street, Hampton Wick	<u>03/2568/FUL</u>	9	9	Construction already started
Hampton Wick	The Coach House	<u>05/2050/FUL</u>	1	0	Construction already started
Hampton Wick	Former Seeboard Site, Sandy Lane, Teddington	<u>07/3856/FUL</u>	198	198	Construction already started, completion due in 20010/11
Hampton Wick	63 High Street	<u>07/3972/FUL</u>	4	3	Construction already started
Hampton Wick	121 Fairfax Road	<u>07/1321/FUL</u>	4	3	Construction already started
Hampton Wick	131 Fairfax Road	<u>07/2067/FUL</u>	3	2	Construction already started
Heathfield	762 Hanworth Road	<u>04/3264/FUL</u>	2	1	Construction already started

New Builds with construction started					
Ward	Site Address	Planning Ref	Gross	Net Gain	Availability Commentary
Kew	Land adjacent 373 Sandycombe Road	07/3471/FUL	1	1	Construction already started
Kew	80 The Avenue	07/0070/FUL	1	1	Construction already started
Mortlake, Barnes Common	24A Grove Road	06/1275/FUL	4	4	Construction already started
North Richmond	76 Lower Mortlake Road	07/1008/FUL	12	10	Construction already started
North Richmond	86-88 Kew Road	06/2749/FUL	7	6	Construction already started
North Richmond	1 Duncan Road	08/2784/FUL	1	1	Construction already started
St Margaret's & North Twickenham	Richmond Lock	02/3734	171	171	Construction already started, completion due in 2009/10
South Twickenham	279 Waldegrave Road	08/4121/FUL	5	3	Construction already started
South Twickenham	69a Popes Avenue	07/1800/FUL	2	1	Construction already started
South Richmond	36 Friars Stile Road	03/3111/FUL	1	0	Construction already started
St Margaret's & North Twickenham	Land adj. 14 Craneford Close	05/1855/FUL	2	2	Construction already started
St Margaret's & North Twickenham	57 The Avenue	06/1202/FUL	2	1	Construction already started
Teddington	47 Cambridge Crescent	04/1889/FUL	1	1	Construction already started
Teddington	38 Twickenham Road	05/1455/FUL	15	14	Construction already started
Teddington	43 Clarence Road (garages to rear of)	05/0979/FUL	4	4	Construction already started
Teddington	Land rear of 55-65 Cambridge Crescent	05/1839/FUL	10	9	Construction already started
Twickenham Riverside	79 St Margarets Road	06/2391/FUL	7	6	Construction already started
West Twickenham	Air Sea House	06/0593/FUL	13	13	Construction already started
West Twickenham	Land Rear of 31-33 Fourth Cross Road	07/3597/FUL	4	4	Construction already started
West Twickenham	46-50 Staines Road	05/0576/FUL	8	6	Construction already started
Whitton	102 High Street	05/2002/FUL	1	1	Construction already started
Whitton	53 Whitton Dene	06/2434/FUL	4	3	Construction already started
			569	528	

New Build with planning permission

Ward	Site Address	Planning Ref	Gross	Net Gain	Availability Commentary
Barnes	56-58 Glenthams Road, Barnes	<u>02/3778</u>	3	3	No known development constraint to delivery of housing over the next five years
Barnes	2 Elm Grove, Barnes	<u>04/2696/FUL</u>	1	1	No known development constraint to delivery of housing over the next five years
Barnes	Seaforth Lodge, Barnes High Street, Barnes	<u>06/2902/FUL</u>	2	2	No known development constraint to delivery of housing over the next five years
Barnes	172-174 Castelnau	<u>07/0276/FUL</u>	2	2	No known development constraint to delivery of housing over the next five years
Barnes	Rear of 29 Castelnau	<u>07/2027/FUL</u>	1	1	No known development constraint to delivery of housing over the next five years
Barnes	83 Church Road	<u>08/1334/FUL</u>	1	1	No known development constraint to delivery of housing over the next five years
Barnes	48 Glenthams Road	<u>08/0514/FUL</u>	1	1	No known development constraint to delivery of housing over the next five years
Barnes	95 Stillingfleet Road	<u>08/1503/FUL</u>	1	0	No known development constraint to delivery of housing over the next five years
East Sheen	32 Clare Lawn Avenue, East Sheen	<u>04/3158/FUL</u>	1	0	No known development constraint to delivery of housing over the next five years
East Sheen	262 Sheen Lane, East Sheen	<u>05/0644/FUL</u>	1	1	No known development constraint to delivery of housing over the next five years
East Sheen	47 Sheen Lane	<u>06/0305/FUL</u>	1	1	No known development constraint to delivery of housing over the next five years
East Sheen	Pinelees Court, Sheen Gate Gardens, East Sheen	<u>08/2266/FUL</u>	2	2	No known development constraint to delivery of housing over the next five years
East Sheen	6 Well Lane	<u>08/0879/FUL</u>	1	0	No known development constraint to delivery of housing over the next five years
Fulwell, Hampton Hill	Courtyard Apartments, 70B Hampton Road, Teddington	<u>05/0172/FUL</u>	3	3	No known development constraint to delivery of housing over the next five years
Fulwell, Hampton Hill	38 Cramer Road	<u>07/0095/FUL</u>	9	8	No known development constraint to delivery of housing over the next five years
Fulwell, Hampton Hill	Sterling, School Road	<u>08/0710/FUL</u>	4	4	No known development constraint to delivery of housing over the next five years
Fulwell, Hampton Hill	Land Rear of 2 Windmill Road, Hampton Hill	<u>07/3854/FUL</u>	7	7	No known development constraint to delivery of housing over the next five years

New Build with planning permission

Ward	Site Address	Planning Ref	Gross	Net Gain	Availability Commentary
Fulwell, Hampton Hill	1 Victor Road	08/1109/FUL	1	1	No known development constraint to delivery of housing over the next five years
Heathfield	Land Adjacent to 749 Hanworth Road	04/2744/FUL	1	1	No known development constraint to delivery of housing over the next five years
Heathfield	Land to the rear of 23 to 29 Heathside, Whitton	07/0196/FUL	7	7	No known development constraint to delivery of housing over the next five years
Heathfield	768 Hanworth Road	07/3649/FUL	4	3	No known development constraint to delivery of housing over the next five years
Heathfield	223 Powder Mill Lane	07/2809/FUL	1	1	No known development constraint to delivery of housing over the next five years
Heathfield	34 Mill Farm Crescent	08/3902/FUL	1	1	No known development constraint to delivery of housing over the next five years
Heathfield	570 Hanworth Road	09/0017/FUL	8	7	No known development constraint to delivery of housing over the next five years
Hampton North	Land at Dean Road (adjacent 2-8 Bishops Grove)	04/3389/FUL	2	2	No known development constraint to delivery of housing over the next five years
Hampton North	12 Acacia Road	08/3338/FUL	1	1	No known development constraint to delivery of housing over the next five years
Hampton North	22 Acacia Road	07/4095/FUL	5	4	No known development constraint to delivery of housing over the next five years
Hampton North	17 to 27 Dean Road and 2 to 4 Rectory Grove	08/0156/FUL	41	29	No known development constraint to delivery of housing over the next five years. Start on site expected summer 2009.
Hampton North	35 Ringwood Way	08/0621/FUL	1	1	No known development constraint to delivery of housing over the next five years
Hampton North	2 Acacia Road	08/1701/FUL	1	1	No known development constraint to delivery of housing over the next five years
Ham, Petersham, Richmond Riverside	52 Sandy Lane	04/2705/FUL	1	0	No known development constraint to delivery of housing over the next five years
Ham, Petersham, Richmond Riverside	4 Richmond Hill	07/0164/FUL	1	1	No known development constraint to delivery of housing over the next five years
Ham, Petersham, Richmond Riverside	Land rear of 15 Ham Common, Ham	07/2725/FUL	1	1	No known development constraint to delivery of housing over the next five years
Ham, Petersham, Richmond Riverside	Ginnels House, Sandpits Road, Petersham	07/3519/FUL	3	1	No known development constraint to delivery of housing over the next five years

New Build with planning permission

Ward	Site Address	Planning Ref	Gross	Net Gain	Availability Commentary
Ham, Petersham, Richmond Riverside	163 Petersham Road	06/3943/FUL	1	0	No known development constraint to delivery of housing over the next five years
Ham, Petersham, Richmond Riverside	289 Petersham Road	07/3348/FUL	3	2	No known development constraint to delivery of housing over the next five years
Ham, Petersham, Richmond Riverside	6 Clifford Road	08/4795/FUL	1	1	No known development constraint to delivery of housing over the next five years
Hampton	39 Hampton Court Road	08/0721/FUL	3	3	No known development constraint to delivery of housing over the next five years
Hampton	68-72 Gloucester Road	06/2108/FUL	5	2	No known development constraint to delivery of housing over the next five years
Hampton	75-79 Percy Road, Hampton	08/1418/FUL	9	8	No known development constraint to delivery of housing over the next five years
Hampton	64 Ormond Avenue	07/3512/FUL	2	1	No known development constraint to delivery of housing over the next five years
Hampton	61 Ormond Avenue	08/0838/FUL	1	1	No known development constraint to delivery of housing over the next five years
Hampton	137 Station Road	08/3194/FUL	4	4	No known development constraint to delivery of housing over the next five years
Hampton	73 Percy Road	08/1250/FUL	2	0	No known development constraint to delivery of housing over the next five years
Hampton	Glen Lynn, Upper Sunbury Road, Hampton	08/2618/FUL	2	2	No known development constraint to delivery of housing over the next five years
Hampton Wick	22 Lower Teddington Road, Hampton Wick	07/0764/FUL (net gain 1), 08/2415/FUL (net gain 0)	2	1	No known development constraint to delivery of housing over the next five years
Hampton Wick	2 Seymour Road	06/2904/FUL	13	7	No known development constraint to delivery of housing over the next five years
Hampton Wick	1-5 And Outbuildings The Maples	06/3371/FUL	10	5	No known development constraint to delivery of housing over the next five years
Hampton Wick	Heron House (rear of), Church Grove	06/3823/FUL	3	3	No known development constraint to delivery of housing over the next five years
Hampton Wick	15 Lower Teddington Road	05/0379/FUL	1	1	No known development constraint to delivery of housing over the next five years

New Build with planning permission

Ward	Site Address	Planning Ref	Gross	Net Gain	Availability Commentary
Hampton Wick	Becketts Wharf and Osbourne House, Becketts Place	<u>07/2991/FUL</u>	26	26	No known development constraint to delivery of housing over the next five years. Completion due 2009.
Hampton Wick	The Avenue Centre, Normansfield Avenue	<u>06/0123/FUL</u>	6	6	No known development constraint to delivery of housing over the next five years
Hampton Wick	The Firs, Church Grove	<u>06/3918/FUL</u>	8	7	No known development constraint to delivery of housing over the next five years
Hampton Wick	48 Cedars Road	<u>07/0529/FUL</u>	2	2	No known development constraint to delivery of housing over the next five years
Hampton Wick	12 Glamorgan Road	<u>07/4050/FUL</u>	3	3	No known development constraint to delivery of housing over the next five years
Hampton Wick	83 High Street, Hampton Wick	<u>04/1020/FUL</u>	1	1	No known development constraint to delivery of housing over the next five years
Hampton Wick	Wick House, 10 Station Road	<u>04/1109/FUL</u>	2	2	No known development constraint to delivery of housing over the next five years
Hampton Wick	1A Station Road	<u>07/1157/FUL</u>	9	9	No known development constraint to delivery of housing over the next five years
Hampton Wick	Normansfield	<u>07/1871/FUL</u>	89	89	No known development constraint to delivery of housing over the next five years.
Hampton Wick	135 Fairfax Road	<u>07/2872/FUL</u>	8	7	No known development constraint to delivery of housing over the next five years
Hampton Wick	128 Munster Road	<u>08/0293/FUL</u>	1	1	No known development constraint to delivery of housing over the next five years
Hampton Wick	39 Vicarage Road	<u>08/1993/FUL</u>	3	2	No known development constraint to delivery of housing over the next five years
Hampton Wick	6 7 and 8 The Maples	<u>08/3326/FUL</u>	5	5	No known development constraint to delivery of housing over the next five years
Kew	269 & 271 Sandycombe Road, Kew	<u>05/2459/HO T</u>	2	1	No known development constraint to delivery of housing over the next five years
Kew	24 Courtlands Avenue, Kew	<u>08/1941/FUL</u>	2	1	No known development constraint to delivery of housing over the next five years
Kew	Templeton House, 274A Kew Road	<u>08/1777/FUL</u>	4	3	No known development constraint to delivery of housing over the next five years
Kew	Land rear of 23 and 24 Courtlands Avenue	<u>06/2334/FUL</u>	1	1	No known development constraint to delivery of housing over the next five years

New Build with planning permission

Ward	Site Address	Planning Ref	Gross	Net Gain	Availability Commentary
Kew	119-123 Sandycombe Road	06/3124/FUL	8	8	No known development constraint to delivery of housing over the next five years
Kew	Plot adjacent to 50, Dancer Road, Richmond.	07/1986/FUL	1	1	No known development constraint to delivery of housing over the next five years
Kew	2 Marksbury Avenue	08/0476/FUL	2	2	No known development constraint to delivery of housing over the next five years
Kew	Garden Court, Lichfield Road	08/0125/FUL	1	1	No known development constraint to delivery of housing over the next five years
Kew	249 Mortlake Road	08/1710/FUL	2	1	No known development constraint to delivery of housing over the next five years
Mortlake, Barnes Common	42-44 Charles Street, Barnes	05/0315/FUL	3	3	No known development constraint to delivery of housing over the next five years
Mortlake, Barnes Common	31 March Court, Warwick Drive, Barnes	05/3214/FUL	1	1	No known development constraint to delivery of housing over the next five years
Mortlake, Barnes Common	Land rear of Brooklyn Lodge	08/2349/FUL	1	1	No known development constraint to delivery of housing over the next five years
Mortlake, Barnes Common	126 Ashleigh Road	06/3333/FUL	1	1	No known development constraint to delivery of housing over the next five years
Mortlake, Barnes Common	29 Sheen Lane	07/4238/FUL	15	15	No known development constraint to delivery of housing over the next five years
Mortlake, Barnes Common	17 Beverley Gardens	08/0847/FUL	2	1	No known development constraint to delivery of housing over the next five years
North Richmond	88 Kew Road	04/2592/FUL	4	4	No known development constraint to delivery of housing over the next five years
North Richmond	Rear of 88 Kew Road	06/2710/FUL	1	1	No known development constraint to delivery of housing over the next five years
South Twickenham	Norcutt House, Norcutt Road	06/2018/FUL	22	22	No known development constraint to delivery of housing over the next five years
South Twickenham	11 Walpole Gardens	07/4156/FUL	1	1	No known development constraint to delivery of housing over the next five years
South Twickenham	285 Waldegrave Road	07/4246/FUL	3	2	No known development constraint to delivery of housing over the next five years
South Twickenham	77 Colne Road	08/0651/FUL	4	4	No known development constraint to delivery of housing over the next five years

New Build with planning permission

Ward	Site Address	Planning Ref	Gross	Net Gain	Availability Commentary
South Twickenham	15A Colne Road	08/1069/FUL	8	8	No known development constraint to delivery of housing over the next five years
South Twickenham	158 Heath Road	08/2614/FUL	1	1	No known development constraint to delivery of housing over the next five years
South Richmond	4 Worple Way	08/3471/FUL	1	1	No known development constraint to delivery of housing over the next five years
South Richmond	15 Montague Road	05/2471/FUL	1	0	No known development constraint to delivery of housing over the next five years
South Richmond	56 Friars Stile Road	05/2862/FUL	1	1	No known development constraint to delivery of housing over the next five years
South Richmond	Dunstable Studio, Land rear of 80-82 Sheen Road	06/3063/FUL	1	1	No known development constraint to delivery of housing over the next five years
South Richmond	Land Rear of 10 Kings Road	06/2665/FUL	4	4	No known development constraint to delivery of housing over the next five years
South Richmond	Land at 122 Queens Road	08/1721/FUL	3	3	No known development constraint to delivery of housing over the next five years
South Richmond	14a King Street Coach House The Old Workshop and CP	07/1455/FUL	13	13	No known development constraint to delivery of housing over the next five years
South Richmond	22 Marchmont Road	08/2438/FUL	3	2	No known development constraint to delivery of housing over the next five years
St Margaret's & North Twickenham	Rear of 6 Crown Road	03/3791/FUL	1	1	No known development constraint to delivery of housing over the next five years
St Margaret's & North Twickenham	Land rear of 276-278 St Margarets Road	04/1069/FUL	1	1	No known development constraint to delivery of housing over the next five years
St Margaret's & North Twickenham	Land adj to 1Heron Road & rear garden to 323 St Margaret's Road	04/3476/FUL	1	1	No known development constraint to delivery of housing over the next five years
St Margaret's & North Twickenham	12 Crown Road	07/3287/FUL	1	1	No known development constraint to delivery of housing over the next five years
St Margaret's & North Twickenham	Twickenham Stadium, Rugby Road	04/2389/FUL	24	24	No known development constraint to delivery of housing over the next five years, potential increase in supply of units on the site.
St Margaret's & North Twickenham	96 Court Way	07/2192/FUL	1	1	No known development constraint to delivery of housing over the next five years
St Margaret's & North Twickenham	361 to 376A St Margaret's Road	08/0307/FUL	27	14	No known development constraint to delivery of housing over the next five years

New Build with planning permission

Ward	Site Address	Planning Ref	Gross	Net Gain	Availability Commentary
Teddington	Premier Press, Elfin Works, Elfin Grove	<u>04/0401/FUL</u>	1	1	No known development constraint to delivery of housing over the next five years
Teddington	28 Waldegrave Park	<u>04/3947/FUL</u>	3	2	No known development constraint to delivery of housing over the next five years
Teddington	72 Elmfield Avenue	<u>05/0360/FUL</u>	2	1	No known development constraint to delivery of housing over the next five years
Teddington	10 Udney Park Road	<u>06/0763/FUL</u>	1	1	No known development constraint to delivery of housing over the next five years
Teddington	66 Stanley Road	<u>08/1293/FUL</u>	6	5	No known development constraint to delivery of housing over the next five years
Teddington	Rowan House, Field Lane	<u>07/3000/FUL</u>	8	7	No known development constraint to delivery of housing over the next five years
Teddington	4 Elmfield Avenue	<u>07/3451/FUL</u>	5	4	No known development constraint to delivery of housing over the next five years
Teddington	209 Waldegrave Road	<u>07/3470/FUL</u>	22	21	No known development constraint to delivery of housing over the next five years. Site now completely owned by RSL. Start on site expected in 2009.
Teddington	Work Store Land for Development, Stable Yard Mews	<u>07/3803/FUL</u>	2	2	No known development constraint to delivery of housing over the next five years
Teddington	Craig House	<u>08/0007/FUL</u>	6	-6	No known development constraint to delivery of housing over the next five years
Teddington	Land North of North Place	<u>08/0351/FUL</u>	3	3	No known development constraint to delivery of housing over the next five years
Teddington	23 Coleshill Road	<u>08/1127/FUL</u>	2	1	No known development constraint to delivery of housing over the next five years
Teddington	187 Waldegrave Road	<u>08/1288/FUL</u>	2	2	No known development constraint to delivery of housing over the next five years
Teddington	48 Waldegrave Park	<u>08/4049/FUL</u>	1	0	No known development constraint to delivery of housing over the next five years
Twickenham Riverside	27 Orleans Road	<u>03/3108/FUL</u>	3	3	No known development constraint to delivery of housing over the next five years
Twickenham Riverside	14a London Road	<u>08/0159/FUL</u>	2	2	No known development constraint to delivery of housing over the next five years
Twickenham Riverside	Land Adjacent 21 Claremont Road (rear of 31 Sandycombe)	<u>05/1434/FUL</u>	0	0	No known development constraint to delivery of housing over the next five years

New Build with planning permission

Ward	Site Address	Planning Ref	Gross	Net Gain	Availability Commentary
Twickenham Riverside	The Old Garden, Cambridge Park	<u>08/2073/FUL</u>	2	1	No known development constraint to delivery of housing over the next five years
Twickenham Riverside	Lynde House	<u>07/1081/FUL</u>	1	0	No known development constraint to delivery of housing over the next five years
Twickenham Riverside	37b Cambridge Park	<u>07/2203/FUL</u>	3	2	No known development constraint to delivery of housing over the next five years
Twickenham Riverside	Land Adjacent to 25 Ferry Road	<u>07/2330/FUL</u>	1	1	No known development constraint to delivery of housing over the next five years
Twickenham Riverside	10-12 Claremont Road	<u>07/3941/FUL</u>	2	2	No known development constraint to delivery of housing over the next five years
Twickenham Riverside	Lebanon Park Day Nursery, Little Ferry Road	<u>08/2525/FUL</u>	1	1	No known development constraint to delivery of housing over the next five years
Twickenham Riverside	9 Bell Lane	<u>08/2739/FUL</u>	1	1	No known development constraint to delivery of housing over the next five years
West Twickenham	Land rear of 51 Third Cross Road	<u>07/1749/FUL</u>	1	1	No known development constraint to delivery of housing over the next five years
West Twickenham	Land Rear of 151 to 155 Staines Road	<u>07/3700/FUL</u>	1	1	No known development constraint to delivery of housing over the next five years
West Twickenham	Land Rear of 46 and 47 Fourth Cross Road	<u>08/0774/FUL</u>	1	1	No known development constraint to delivery of housing over the next five years
West Twickenham	16 Broadlands	<u>08/1404/FUL</u>	1	1	No known development constraint to delivery of housing over the next five years
West Twickenham	67 Twining Avenue	<u>08/3928/FUL</u>	1	1	No known development constraint to delivery of housing over the next five years
West Twickenham	9-23 Third Cross Road	<u>08/2651/FUL</u>	8	8	No known development constraint to delivery of housing over the next five years
West Twickenham	18 Chestnut Road	<u>08/2666/FUL</u>	1	0	No known development constraint to delivery of housing over the next five years
West Twickenham	Rear of Number 8-14 Staines Road	<u>08/3172/FUL</u>	3	3	No known development constraint to delivery of housing over the next five years
Whitton	2a Cedar Avenue	<u>05/0039/FUL</u>	1	1	No known development constraint to delivery of housing over the next five years
Whitton	Land Rear of 55 Prospect Crescent	<u>05/1585/FUL</u>	1	1	No known development constraint to delivery of housing over the next five years

New Build with planning permission

Ward	Site Address	Planning Ref	Gross	Net Gain	Availability Commentary
Whitton	61 Hounslow Road	<u>05/2543/FUL</u>	1	1	No known development constraint to delivery of housing over the next five years
Whitton	105a High Street	<u>07/2990/FUL</u>	3	2	No known development constraint to delivery of housing over the next five years
Whitton	Land rear of 225-231 Hospital Bridge Road	<u>06/2995/FUL</u>	1	1	No known development constraint to delivery of housing over the next five years
Whitton	31 Whitton Dene	<u>07/1578/FUL</u>	8	7	No known development constraint to delivery of housing over the next five years
Whitton	38-48 High Street	<u>07/1579/FUL</u>	12	6	No known development constraint to delivery of housing over the next five years
Whitton	11 Grasmere Avenue	<u>07/2178/FUL</u>	1	1	No known development constraint to delivery of housing over the next five years
Whitton	47A High Street	<u>08/1584/FUL</u>	1	1	No known development constraint to delivery of housing over the next five years
			644	545	

Conversions with construction started					
Ward	Site Address	Planning Ref	Gross	Net Gain	Availability Commentary
East Sheen	302 Upper Richmond Road West	<u>07/2431/FUL</u>	3	3	Construction already started
East Sheen	38 Sheen Lane	<u>07/3386/FUL</u>	2	1	Construction already started
Fulwell, Hampton Hill	206-208 Stanley Road, Teddington	<u>07/2441/FUL</u>	9	9	Construction already started
Fulwell, Hampton Hill	12 Wilcox Road	<u>05/2814/FUL</u>	2	1	Construction already started
Fulwell, Hampton Hill	54A High Street	<u>07/1922/FUL</u>	2	1	Construction already started
Fulwell, Hampton Hill	44 High Street	<u>07/2275/FUL</u>	1	1	Construction already started
Hampton North	106 Uxbridge Road	<u>08/3112/FUL</u>	2	1	Construction already started
Hampton Wick	Boveny House Newley House Cleeve House And Dorney House, Rivermead Close	<u>06/2724/FUL</u>	9	9	Construction already started
Hampton Wick	3-11 Hampton Road	<u>06/3740/FUL</u>	8	8	Construction already started
Heathfield	753 Hanworth Road	<u>07/1977/FUL</u>	4	3	Construction already started
Heathfield	62 Mill Farm Crescent	<u>07/2346/FUL</u>	3	2	Construction already started
Ham, Petersham, Richmond Riverside	The Annexe, Bute Avenue, Petersham	<u>07/2857/FUL</u>	1	1	Construction already started
Hampton	Rear of 70-74 Station Road	<u>04/3088/COU</u> , <u>07/1624/FUL</u>	1	1	Construction already started
Hampton	Rear of 70-74 Station Road	<u>04/3704/FUL</u> , <u>07/1624/FUL</u>	1	1	Construction already started
Hampton	Rear of 70-74 Station Road	<u>05/2047/FUL</u> , <u>07/1624/FUL</u>	2	2	Construction already started
Kew	22 Thompson Avenue	<u>08/3332/HOT</u>	2	1	Construction already started
Kew	236 Sandycombe Road	<u>08/2907/FUL</u>	1	1	Construction already started
Mortlake, Barnes Common	4 Beverley Road	<u>08/0541/FUL</u>	2	1	Construction already started
North Richmond	23 Kings Farm Avenue	<u>04/2967/FUL</u>	2	1	Construction already started
North Richmond	26 Salisbury Road	<u>07/0256/FUL</u>	2	1	Construction already started
North Richmond	188 Sheen Road	<u>08/0850/COU</u>	1	0	Construction already started
North Richmond	76-84 Kew Road	<u>08/3234/FUL</u>	9	9	Construction already started
North Richmond	18 Kew Foot Road	<u>08/3110/FUL</u>	1	1	Construction already started
North Richmond	209 Lower Mortlake Road	<u>08/2154/FUL</u>	1	1	Construction already started
South Twickenham	Land rear of 146 Heath Road	<u>04/3035/FUL</u>	1	1	Construction already started

Conversions with construction started					
Ward	Site Address	Planning Ref	Gross	Net Gain	Availability Commentary
South Twickenham	Rear of 92 Heath Road	<u>08/1453/FUL</u>	2	2	Construction already started
South Twickenham	Dukes Head, 93 Colne Road	<u>07/4454/FUL</u>	4	4	Construction already started
South Richmond	15 The Green	<u>06/0865/FUL</u>	1	1	Construction already started
South Richmond	145 Sheen Road	<u>08/2964/FUL</u>	6	5	Construction already started
South Richmond	16 Marlborough Road	<u>08/0375/HOT</u>	1	-1	Construction already started
South Richmond	Albion House and No 27 Kings Road	<u>08/1177/PS19</u>	1	-1	Construction already started
South Richmond	129 Sheen Road	<u>07/1233/COU</u>	1	1	Construction already started
St Margaret's & North Twickenham	401 and 403 St Margaret's Road	<u>07/3744/HOT</u> , <u>07/2144/FUL</u>	4	2	Construction already started
St Margaret's & North Twickenham	147 Whitton Road	<u>07/2824/FUL</u>	3	2	Construction already started
St Margaret's & North Twickenham	50 Crown Road	<u>08/0372/FUL</u>	2	1	Construction already started
St Margaret's & North Twickenham	385 and 387 St Margarets Road	<u>03/1748/FUL</u>	5	3	Construction already started
Teddington	58 Wellington Road	<u>04/1890/FUL</u>	2	1	Construction already started
Teddington	154 Waldegrave Road	<u>07/4300/COU</u>	2	1	Construction already started
Twickenham Riverside	106 Amyand Park Road	<u>04/0080/FUL</u>	1	-2	Construction already started
Twickenham Riverside	34 Sandycoombe Road	<u>04/2170/FUL</u>	2	1	Construction already started
Twickenham Riverside	25 Cambridge Park	<u>07/2560/HOT</u>	1	-1	Construction already started
West Twickenham	22 Butts Crescent	<u>07/2716/FUL</u>	2	1	Construction already started
West Twickenham	14 Hospital Bridge Road	<u>07/3013/FUL</u>	2	1	Construction already started
Whitton	102 High Street	<u>08/2818/COU</u>	1	1	Construction already started
Whitton	15 Nelson Road	<u>07/1253/FUL</u>	1	0	Construction already started
Whitton	29 Whitton Dene	<u>07/0356/FUL</u>	2	1	Construction already started
Whitton	222 Kneller Road	<u>07/3956/COU</u>	2	1	Construction already started
			120	85	

Conversions with planning permission					
Ward	Site Address	Planning Ref	Gross	Net Gain	Availability Commentary
Hampton Wick	Garrett House	<u>07/0094/PS19</u>	19	18	No known development constraint to delivery of housing over the next five years
Hampton Wick	212A Kingston Road	<u>07/3145/FUL</u>	2	1	No known development constraint to delivery of housing over the next five years
Hampton Wick	20 Seymour Road	<u>07/4408/FUL</u>	5	3	No known development constraint to delivery of housing over the next five years
Kew	17 Kew Gardens Road	<u>06/1250/FUL</u>	3	-3	No known development constraint to delivery of housing over the next five years
Kew	Toll House Studio, Cambridge Cottages	<u>06/3187/FUL</u>	1	1	No known development constraint to delivery of housing over the next five years
Kew	286 Kew Road	<u>07/0133/HOT</u>	2	1	No known development constraint to delivery of housing over the next five years
Kew	245 Sandycombe Road	<u>07/4047/COU</u>	1	1	No known development constraint to delivery of housing over the next five years
Mortlake, Barnes Common	4A The Broadway	<u>08/2859/FUL</u>	2	1	No known development constraint to delivery of housing over the next five years
Barnes	29 Castelnau, Barnes	<u>04/1182/FUL</u>	3	3	No known development constraint to delivery of housing over the next five years
Barnes	49 Church Road, Barnes	<u>07/2651/COU</u>	3	2	No known development constraint to delivery of housing over the next five years
Barnes	190 Castlenau	<u>07/3004/COU</u>	3	2	No known development constraint to delivery of housing over the next five years
Barnes	64 Church Road	<u>08/1413/FUL</u>	3	2	No known development constraint to delivery of housing over the next five years
Barnes	27 Elm Grove Road	<u>08/2405/PS192</u>	1	-1	No known development constraint to delivery of housing over the next five years
Barnes	10 Lowther Mansions	<u>08/4309/FUL</u>	2	1	No known development constraint to delivery of housing over the next five years
Barnes	27 Madrid Road	<u>07/3630/PS19</u>	1	-1	No known development constraint to delivery of housing over the next five years
East Sheen	334 Upper Richmond Road West, East Sheen	<u>05/1341/FUL</u>	1	1	No known development constraint to delivery of housing over the next five years
East Sheen	250A Upper Richmond Road West	<u>06/2204/FUL</u>	3	2	No known development constraint to delivery of housing over the next five years

Conversions with planning permission

Ward	Site Address	Planning Ref	Gross	Net Gain	Availability Commentary
East Sheen	45 Sheen Lane	<u>06/2630/FUL</u>	3	2	No known development constraint to delivery of housing over the next five years
East Sheen	77A Sheen Lane	<u>07/1454/FUL</u>	5	4	No known development constraint to delivery of housing over the next five years
East Sheen	75 Sheen Lane	<u>07/1518/COU</u>	2	2	No known development constraint to delivery of housing over the next five years
Fulwell, Hampton Hill	Top Flat, 218A Stanley Road, Teddington	<u>05/1486/FUL</u>	1	1	No known development constraint to delivery of housing over the next five years
Fulwell, Hampton Hill	105 Hampton Road	<u>07/0652/FUL</u>	2	2	No known development constraint to delivery of housing over the next five years
Fulwell, Hampton Hill	1A Oxford Road	<u>07/1301/FUL</u>	3	2	No known development constraint to delivery of housing over the next five years
Fulwell, Hampton Hill	191 Stanley Road	<u>08/0695/FUL</u>	4	3	No known development constraint to delivery of housing over the next five years
Fulwell, Hampton Hill	78 Park Road	<u>08/3260/FUL</u>	1	-7	No known development constraint to delivery of housing over the next five years
Fulwell, Hampton Hill	101 High Street, Hampton Hill	<u>08/4258/COU</u>	1	1	No known development constraint to delivery of housing over the next five years
Hampton North	108 Uxbridge Road	<u>08/4168/FUL</u>	1	1	No known development constraint to delivery of housing over the next five years
Heathfield	125 Lyndhurst Avenue	<u>04/1764/FUL</u>	2	1	No known development constraint to delivery of housing over the next five years
Heathfield	171 Powder Mill Land	<u>04/2021/HOT</u>	2	1	No known development constraint to delivery of housing over the next five years
Heathfield	67 Mill Farm Crescent	<u>07/2347/FUL</u>	3	2	No known development constraint to delivery of housing over the next five years
Heathfield	13 Longford Road	<u>07/3139/FUL</u>	2	1	No known development constraint to delivery of housing over the next five years
Heathfield	53 Jubilee Avenue	<u>07/3324/FUL</u>	2	1	No known development constraint to delivery of housing over the next five years
Heathfield	50 Powder Mill Lane	<u>07/3525/FUL</u>	2	1	No known development constraint to delivery of housing over the next five years
Heathfield	32 Curtis Road	<u>08/1984/FUL</u>	2	1	No known development constraint to delivery of housing over the next five years

Conversions with planning permission

Ward	Site Address	Planning Ref	Gross	Net Gain	Availability Commentary
Heathfield	673 Hanworth Road	<u>08/4661/FUL</u>	3	2	No known development constraint to delivery of housing over the next five years
Ham, Petersham, Richmond Riverside	18 Petersham Road	<u>05/3802/FUL</u>	6	6	No known development constraint to delivery of housing over the next five years
Ham, Petersham, Richmond Riverside	3 Lock Road	<u>07/3491/COU</u>	1	1	No known development constraint to delivery of housing over the next five years
Ham, Petersham, Richmond Riverside	120 and 122 Richmond Hill	<u>08/1938/FUL</u>	4	-1	No known development constraint to delivery of housing over the next five years
Ham, Petersham, Richmond Riverside	Wick House, Richmond Hill	<u>08/2162/FUL</u>	1	1	No known development constraint to delivery of housing over the next five years
Hampton	Lion Gate News Agents	<u>08/3359/FUL</u>	1	0	No known development constraint to delivery of housing over the next five years
Hampton	23A Priory Road	<u>05/1039/FUL</u>	2	1	No known development constraint to delivery of housing over the next five years
Hampton	34 Thames Street	<u>07/0571/COU</u>	1	0	No known development constraint to delivery of housing over the next five years
Hampton	76 Station Road	<u>07/1622/FUL</u>	2	1	No known development constraint to delivery of housing over the next five years
Hampton	The Chalet and Fortier, Hampton Court Road	<u>07/2585/FUL</u>	2	-1	No known development constraint to delivery of housing over the next five years
Hampton	7 Tudor Road	<u>08/0292/FUL</u>	3	2	No known development constraint to delivery of housing over the next five years
Hampton	100 High Street	<u>08/0435/FUL</u>	1	1	No known development constraint to delivery of housing over the next five years
East Sheen	First Floor Flat, 14 Sheen Gate Gardens, East Sheen	<u>07/3581/FUL</u> , <u>08/1076/FUL</u>	2	1	No known development constraint to delivery of housing over the next five years
East Sheen	Flat 1 (ground floor) 14 Sheen Gate Gardens, East Sheen	<u>07/3605/FUL</u> , <u>08/2163/FUL</u>	2	1	No known development constraint to delivery of housing over the next five years
East Sheen	Second Floor Flat, 14 Sheen Gate Gardens, East Sheen	<u>08/0936/FUL</u>	2	1	No known development constraint to delivery of housing over the next five years
East Sheen	Basement Flat, 14 Sheen Gate Gardens, East Sheen	<u>08/0966/FUL</u> , <u>08/2161/FUL</u>	1	0	No known development constraint to delivery of housing over the next five years
East Sheen	18-24 Penryhn Crescent, East Sheen	<u>07/3690/FUL</u>	1	1	No known development constraint to delivery of housing over the next five years

Conversions with planning permission

Ward	Site Address	Planning Ref	Gross	Net Gain	Availability Commentary
East Sheen	346 Upper Richmond Road West	06/0805/FUL	2	1	No known development constraint to delivery of housing over the next five years
East Sheen	345 Upper Richmond Road West	08/4458/FUL	3	3	No known development constraint to delivery of housing over the next five years
North Richmond	54-56 Kew Road	05/0086/COU	1	0	No known development constraint to delivery of housing over the next five years
North Richmond	25 Clifford Avenue	07/4293/FUL	2	1	No known development constraint to delivery of housing over the next five years
North Richmond	138 Kew Road	07/4353/FUL	1	1	No known development constraint to delivery of housing over the next five years
North Richmond	22 Bardolph Road	08/0626/FUL	5	5	No known development constraint to delivery of housing over the next five years
North Richmond	60 Manor Road	08/0969/FUL	2	1	No known development constraint to delivery of housing over the next five years
North Richmond	89 Lower Mortlake Road	08/2069/FUL	1	0	No known development constraint to delivery of housing over the next five years
North Richmond	53 Clifford Avenue	08/4247/FUL	5	4	No known development constraint to delivery of housing over the next five years
South Twickenham	77 and 79a Colne Road	04/3761/FUL	1	1	No known development constraint to delivery of housing over the next five years
South Twickenham	1,2 and 3 Stable Mews	05/0371/FUL	2	2	No known development constraint to delivery of housing over the next five years
South Twickenham	Flats 12 and 14 Wellesley Court	08/2226/FUL	3	3	No known development constraint to delivery of housing over the next five years
South Twickenham	114-116 Heath Road	07/3881/FUL	6	2	No known development constraint to delivery of housing over the next five years
South Twickenham	92 Heath Road	07/4248/FUL	2	1	No known development constraint to delivery of housing over the next five years
South Richmond	The Store, Water Lane	06/3233/FUL	1	1	No known development constraint to delivery of housing over the next five years
South Richmond	28 The Vineyard	04/0227/FUL	1	0	No known development constraint to delivery of housing over the next five years
South Richmond	45 Kew Road	04/0642/FUL	1	-1	No known development constraint to delivery of housing over the next five years

Conversions with planning permission

Ward	Site Address	Planning Ref	Gross	Net Gain	Availability Commentary
South Richmond	155 Lichfield Court, Sheen Road	<u>04/0726/COU</u>	1	1	No known development constraint to delivery of housing over the next five years
South Richmond	37 Sheen Road	<u>04/1704/COU</u>	1	1	No known development constraint to delivery of housing over the next five years
South Richmond	5 The Green	<u>04/3974/COU</u>	1	0	No known development constraint to delivery of housing over the next five years
South Richmond	1-18 The Gateways, Park Lane	<u>05/0637/FUL</u>	2	2	No known development constraint to delivery of housing over the next five years
South Richmond	1 and 2 Pembroke Villas	<u>05/2223/COU</u>	2	-4	No known development constraint to delivery of housing over the next five years
South Richmond	4-6 George Street	<u>06/1422/FUL</u>	2	2	No known development constraint to delivery of housing over the next five years
South Richmond	112 Sheen Road	<u>07/4306/FUL</u>	3	2	No known development constraint to delivery of housing over the next five years
South Richmond	Holbrooke House, 34-38 Hill Rise	<u>08/0605/FUL</u>	3	3	No known development constraint to delivery of housing over the next five years
South Richmond	7 Kings Road	<u>08/0716/PS19</u>	1	-1	No known development constraint to delivery of housing over the next five years
St Margaret's & North Twickenham	46 Moormead Road	<u>04/2671/FUL</u>	2	1	No known development constraint to delivery of housing over the next five years
St Margaret's & North Twickenham	115 Whitton Road	<u>05/2527/HOT</u>	3	2	No known development constraint to delivery of housing over the next five years
St Margaret's & North Twickenham	131 London Road	<u>05/3243/FUL</u>	3	2	No known development constraint to delivery of housing over the next five years
St Margaret's & North Twickenham	81 Chudleigh Road	<u>05/3249/FUL</u>	4	3	No known development constraint to delivery of housing over the next five years
St Margaret's & North Twickenham	34 Crown Road	<u>06/0675/COU</u>	1	1	No known development constraint to delivery of housing over the next five years
St Margaret's & North Twickenham	37 and 38 Moormead Road	<u>07/1174/FUL</u>	1	-1	No known development constraint to delivery of housing over the next five years
St Margaret's & North Twickenham	11 Egerton Road	<u>07/3039/FUL</u>	4	3	No known development constraint to delivery of housing over the next five years
St Margaret's & North Twickenham	115 St Margarets Road	<u>08/0044/FUL</u>	1	1	No known development constraint to delivery of housing over the next five years

Conversions with planning permission

Ward	Site Address	Planning Ref	Gross	Net Gain	Availability Commentary
St Margaret's & North Twickenham	14 Whitton Road	07/3840/COU	2	1	No known development constraint to delivery of housing over the next five years
St Margaret's & North Twickenham	165 Whitton Road	08/2305/FUL	3	2	No known development constraint to delivery of housing over the next five years
St Margaret's & North Twickenham	146 and 146A Amyand Park Road	08/2412/FUL	2	1	No known development constraint to delivery of housing over the next five years
St Margaret's & North Twickenham	31 and 31A Winchester Road	08/4522/COU	2	2	No known development constraint to delivery of housing over the next five years
Teddington	8-10 High Street	05/0007/FUL	4	2	No known development constraint to delivery of housing over the next five years
Teddington	23 Broad Street	06/2182/FUL	1	0	No known development constraint to delivery of housing over the next five years
Teddington	51 Cambridge Crescent	06/2221/FUL	2	1	No known development constraint to delivery of housing over the next five years
Teddington	70 Church Road	08/1167/FUL	3	2	No known development constraint to delivery of housing over the next five years
Teddington	22 North Place	08/1929/FUL	3	2	No known development constraint to delivery of housing over the next five years
Twickenham Riverside	4 and 4a Haggard Road	04/2391/FUL	1	-1	No known development constraint to delivery of housing over the next five years
Twickenham Riverside	114 Amyand Park Road	05/0815/FUL	2	1	No known development constraint to delivery of housing over the next five years
Twickenham Riverside	38 York Street	05/2804/FUL	2	1	No known development constraint to delivery of housing over the next five years
Twickenham Riverside	Asquith Nursery	06/1951/COU	2	2	No known development constraint to delivery of housing over the next five years
Twickenham Riverside	71 Queens Road	07/0789/FUL	2	2	No known development constraint to delivery of housing over the next five years
Twickenham Riverside	33 Candler Mews	07/1854/COU	1	1	No known development constraint to delivery of housing over the next five years
Twickenham Riverside	257 Richmond Road	07/3986/HOT	4	1	No known development constraint to delivery of housing over the next five years
Twickenham Riverside	193B Richmond Road	08/0175/FUL	2	2	No known development constraint to delivery of housing over the next five years

Conversions with planning permission

Ward	Site Address	Planning Ref	Gross	Net Gain	Availability Commentary
Twickenham Riverside	219 Richmond Road	<u>08/1174/FUL</u>	1	1	No known development constraint to delivery of housing over the next five years
Twickenham Riverside	9 St Stephens Gardens	<u>08/2326/FUL</u>	1	-2	No known development constraint to delivery of housing over the next five years
Twickenham Riverside	10 Strafford Road	<u>08/2146/FUL</u>	1	0	No known development constraint to delivery of housing over the next five years
Twickenham Riverside	30 York Street	<u>08/3193/FUL</u>	2	2	No known development constraint to delivery of housing over the next five years
West Twickenham	1a Glebe Cottages	<u>05/0439/FUL</u>	2	1	No known development constraint to delivery of housing over the next five years
West Twickenham	220 Hampton Road	<u>07/0009/FUL</u>	1	0	No known development constraint to delivery of housing over the next five years
West Twickenham	3 The Hollies	<u>07/3457/FUL</u>	2	1	No known development constraint to delivery of housing over the next five years
West Twickenham	42 Glebe Way	<u>08/2110/FUL</u>	2	1	No known development constraint to delivery of housing over the next five years
West Twickenham	69 Twining Avenue	<u>08/4134/FUL</u>	1	1	No known development constraint to delivery of housing over the next five years
Whitton	Flat 2, Bridgeway House	<u>04/4116/FUL</u>	2	1	No known development constraint to delivery of housing over the next five years
Whitton	43 High Street	<u>07/2055/FUL</u>	2	1	No known development constraint to delivery of housing over the next five years
Whitton	73 High Street	<u>07/3575/FUL</u>	2	1	No known development constraint to delivery of housing over the next five years
Whitton	230 Nelson Road	<u>07/4446/FUL</u>	3	2	No known development constraint to delivery of housing over the next five years
Whitton	83A High Street	<u>08/2308/COU</u>	2	1	No known development constraint to delivery of housing over the next five years
			263	145	

Appendix 6: Housing Land Supply: large sites

This Table identifies the phasing of large sites and their approximate capacities. In light of the current economic circumstances and discussions with landowners, the phasing has been reviewed and some sites may now be considered likely to complete later than anticipated.

Type	Site Name	No of units (net gain)	Phasing 2010-20		Planning Permission Status
			1-5 yrs (2010-15)	6-10 yrs (2015-20)	
Large Site with PP	Gordon Court	28 (16)	16		PP granted (08/2704/FUL)
Large Site with PP	Former Seeboard Site, Sandy Lane, Teddington	198	198		PP granted (07/3856/FUL)
Large Site with PP	76 Lower Mortlake Road	12 (10)	10		PP granted (07/1008/FUL)
Large Site with PP	Richmond Lock	171	171		PP granted (02/3734)
Large Site with PP	38 Twickenham Road	15 (14)	14		PP granted (05/1455/FUL)
Large Site with PP	Land rear of 55-65 Cambridge Crescent	10 (9)	9		PP granted (05/1839/FUL)
Large Site with PP	Air Sea House	13	13		PP granted (06/0593/FUL)
Large Site with PP	Dean Road	41 (29)	29		PP granted (08/0156/FUL)
Large Site with PP	2 Seymour Road	13 (7)	7		PP granted (06/2904/FUL)
Large Site with PP	1-5 And Outbuildings The Maples	10 (5)	5		PP granted (06/3371/FUL)
Large Site with PP	Becketts Wharf and Osbourne House, Becketts Place	26	26		PP granted (07/2991/FUL)
Large Site with PP	Normansfield Hospital	89	89		PP granted (07/1871/FUL)
Large Site with PP	29 Sheen Lane	15	15		PP granted (07/4238/FUL)
Large Site with PP	Norcutt House	22	22		PP granted (06/2018/FUL)
Large Site with PP	14a King Street Coach House The Old Workshop and CP	13	13		PP granted (07/1455/FUL)
Large Site with PP	361 to 376 St Margarets Road	27 (14)	14		PP granted (08/0307/FUL)
Large Site with PP	209 Waldegrave Road	22 (21)	21		PP granted (07/3470/FUL)
Large Site with PP	38-48 High Street, Whitton	12 (6)	6		PP granted (07/1579/FUL)
Large Site with PP	Garrett House	19 (18)	18		PP granted (07/0094/PS19)
Other known large site	293 Lower Richmond Road	52	52		Progressing (07/3787/FUL refused Feb08)
Proposal Site (Ref: H15)	Platts Eyott	70	70		Progressing (05/0270/FUL under consideration)

Type	Site Name	No of units (net gain)	Phasing 2010-20		Planning Permission Status
			1-5 yrs (2010-15)	6-10 yrs (2015-20)	
Proposal Site (Ref: R4)	Friars Lane Car Park	5-20	20		
Proposal Site (Ref: T1)	Twickenham Riverside	32	32		
Proposal Site (Ref T29)	Richmond College	50	50		
Proposal Site (Ref: T17)	Twickenham Station	25-75	75		
Other known large site	121 Heath Road, Twickenham	24	24		Progressing
Large Site with PP	Twickenham Stadium / Rugby Football Union (RFU) Site	24-120	120		PP granted (04/2389/FUL) for 24 units. Progressing (08/4394/FUL under consideration)
Other known large sites	Royal Star & Garter	25-60	60		
Other known large site	Sainsbury's, Manor Road/Lower Richmond Road	60-255		255	
Other known large site	Lower Richmond Road, Richmond	100		100	Progressing (07/3733/FUL under consideration)
Other known large sites	Greggs Bakery	75-200		200	
Proposal Site (Ref: H1)	Hampton Water Treatment Works	25-55		55	
Other known large site	Former Inland Revenue Sorting Office, Ruskin Avenue, Kew	50		50	Progressing (09/0610/FUL)
Proposal Site (Ref: T3)	Twickenham Sorting Office, 109 London Road	30-170		170	
Other known large site	Gifford House, Popes Avenue, Twickenham	29		29	
Proposal Site (Ref: W3)	Nelson Primary School	28		28	
Proposal Site (Ref: T14)	Council Depot	25-55		55	
Proposal Site (Ref: R6)	Richmond Station	5-20		20	
Proposal Site (Ref: S4)	Budweiser Stag Brewery, Mortlake	90		90	
TOTALS			1189	1052	

PP = planning permission

Note: Terrace Yard, Petersham Road (Proposal Site Ref: R11) originally expected to provide 10 units, was granted planning permission for 9 units in Aug 2008 under 07/3906/FUL. It is expected to be completed in 20010-15.

Appendix 7: Employment land completions

applicn ref	Address	overall loss (m2)	Gain (m2)	Proposed land uses ha	completed employment floorspace by type m2	located in mixed use area	loss to other use	notes
		Gross external			Gross internal			
(Difference between gross external and gross internal floorspace is defined by DCLG as 3.75%)								
05/3725	Broad Street, Teddington		97 B1a	B1a 0.0058	B1a 97 - (97x0.0375) = 93.36	yes	Former public conveniences (52 sqm Sui Generis) to form 97 sqm B1a and 51 sqm of D1	Extension to building to create office and new art gallery
05/0469	Central Service Station, Ferrymoor Ham	113 B2	311 B1a	B1a 0.028 C3 0.057	B1a 311 - (311 x 0.0375) = 299.34	no	Petrol garage to B1x 5 units and 10 x C3	Three storey mixed use development to provide 5 ground floor B1 units and 10 flats to upper floors.
08/3978	103-105 Waldegrave Road, Hampton Wick	1173 B8	1173 B1a	B1a 0.0833	B1a 1129.01	no	Warehouse 1173 B8 change of use to 1173 B1 offices	Use of Building as B1 office.
02/3601	Garages, Varsity Row, Mortlake		98 B1a	B1a 0.0098	B1a 94.33	no	Additional 98 sqm B1 above existing 98 sqm garages/storage	Extension of garages to form seven studio above.
03/1186	2 Lower Mortlake Road, Richmond	74 B1a	1049 B1a	B1a 0.0489	B1a 1,009.66	No*	A2 (92 sq m) and B1a (74 sq m) demolished for 1,049 sqm B1a office	Erection of 3 storey office block
08/2144	83-84 George Street, Richmond		228 B1a	B1a 0.0417	B1a 219.45	yes	Existing A2 (Financial and professional services 0f 228 sqm), to B1 offices 228 sqm.	Change of use of first floor from A2 to B1 office.
07/3279	30 Crown Road, Twickenham		20 B1a	B1a 0.0025	B1a 19.25	yes		Infill on vacant plot to provide additional office space.
06/1607	Laboratory of the Government Chemist, Teddington		413 B1b	B1b 0.00413	B1b 397.51	no		Erection of extensions to existing R&D office buildings
06/3736	197-201 Lower Richmond Road, Richmond	2019 B8	8652 B8	0.386 B8	B8 8,327.55	no	2019 sqm warehouse demolition and rebuilding with 8652 sqm self storage warehouse B8.	Demolition of buildings on site and erection of Self-storage warehouse
08/2348	1A Fortescue Ave, Twickenham		11 B8	0.0011 B8	B8 10.59	no		Proposition to build a five year temporary portacabin alongside existing office to be used for carpentry training/storage.
05/3197	90 Queens Road, Twickenham	19 B1a		A1 0.0019		yes	B1a to A1	Change of use, part of office converted to flower shop.
07/1075	16-18 London Road, Twickenham	161 B1a		D1 0.0161		yes	B1a to D1	Change of use of first floor offices to physiotherapy and sports injury clinic
	Total	- 3559	12,052		B1a = 2864.4 B1b = 397.51 B8 = 8338.14 GIA = 11,600.05 sqm			

Appendix 8: Report of Appeal Decisions Monitoring 2007/8

Introduction

The following report summarises policy usage and support in appeals decided between 1st April 2007 and 31st March 2008. The policies are to be found in the Unitary Development Plan: First Review, which was adopted in March 2005. Reference is also made to Supplementary Planning Guidance (SPG) and Supplementary Planning Documents (SPDs) which flow from, and expand on, local planning policies. A few appeal inspectors also refer to the London Plan, originally published in 2004 and updated through alterations in 2006 and 2007 and consolidated in February 2008 as *The London Plan: consolidated with alterations since 2004*.

The analysis is divided into the following topic sections:

1. Strategic policies & Implementation
2. Open Environment
3. Built Environment
4. Transport
5. Housing and Population
6. Employment and Economic Activity
7. Community, Culture and Entertainment
8. Town Centres and Shopping
9. Supplementary Planning Guidance & Supplementary Planning Documents
10. London Plan policies
11. Enforcement appeals

Only policies directly or indirectly referred to by Appeal Inspectors are listed below. This does not mean that other policies are of lesser importance, simply that they were not cited in decisions. The detailed spreadsheet with individual appeal details can be obtained by contacting the Planning Policy Section within the Environment Directorate at the Council.

Summary

In the financial year 01/04/07 to 31/03/08 150 appeals were determined. Of these, 96 (64%) appeals were dismissed, and 54 (36%) were allowed or part allowed. Details are set out in the table below. Over a third (57) appeals concerned house extensions/ loft conversions. Of these, 34 were dismissed.

Table A1 Appeal Statistics 2007/08

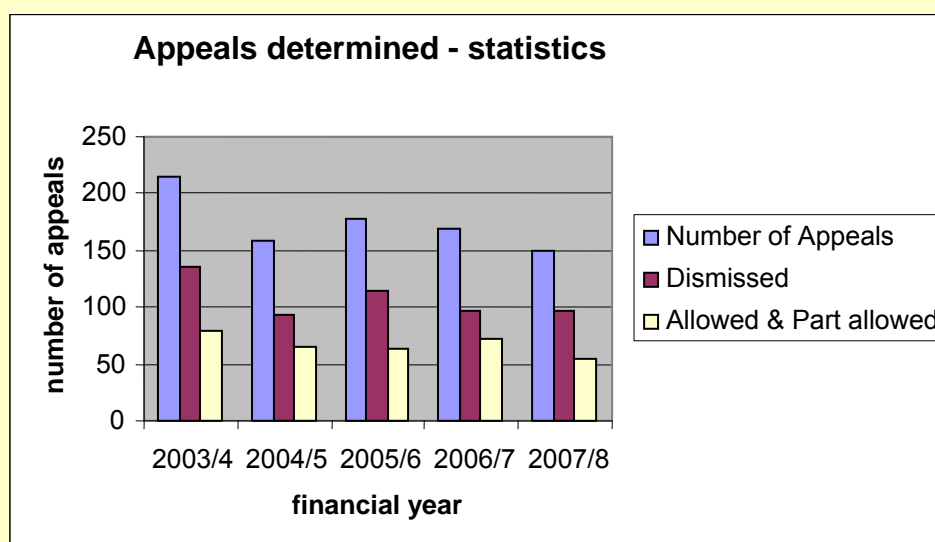
APPLICATION/ APPEAL TYPE	ALLOWED	PART ALLOWED	DISMISSED	Totals
FUL (Detailed application)	13	-	39	52
HOT (Householder application)	23	1	38	62
OUT (Outline application)	1	-	-	1
COU (Change of use)	3	-	2	5
MOB (Mobile phone masts)	-	-	1	1
TEL (Telecommunications)	3	-	1	4
ADV (Advertisement)	-	1	4	5
CAC (Conservation Area Consent)	1	-	2	3
LBC (Listed Building Consent)	1	-	1	2
Sec 192	4	-	-	4
Enforcement	2	1	8	11
Totals	51	3	96	150

Source: LBRuT Appeals Section Monitoring

The number of appeals determined has fluctuated over the last 4 years, as can be seen from the table and chart below.

Table A2 Appeals determined - statistics

Financial Year	Number of appeals	Total number dismissed	Percentage dismissed	Allowed & part allowed
2003/4	215	136	63%	79
2004/5	158	93	59%	65
2005/6	178	115	65%	63
2006/7	169	97	57%	72
2007/8	150	96	64%	54



Source: LBRuT Appeals Section

Compared with the last financial year the number of dismissed appeals has increased by 7%, although the number of appeals decided has decreased by 19.

The strength of the Unitary Development Plan policies has been tested through their consideration by inspectors at appeal. Overall, in the past financial year policies were considered relevant and robust with few exceptions. Where Inspectors allowed appeals, the decision was more likely to be due to site specific circumstances than to a flaw in policy.

1. Strategic and Implementation policies

Policy	Cited in allowed appeals	Cited in dismissed appeals
STG1 Opportunity for All		1
STG2 The Environment		3
STG6 Housing	1	
STG11 Transport		2
IMP3 Provision of planning advantage		4

The Strategic policy cited most often during 2007/08 was the same as for the previous financial year - STG 2 *The Environment*, though it was named far less frequently (three times, as opposed to ten in 2006/07), and used only in dismissing appeals. All three cases, a relatively small development was involved (an extension or a single unit), with the Inspectors concluding that they were out of keeping with the character and appearance of the surrounding area.

STG1 *Opportunity for All* was used in one significant case (07/1483) concerning the moving of an entrance door in a new shop front. The Inspector dismissed the appeal, as the proposed entrance would involve a step, contrary to the principle of access for all.

STG6 *Housing* was used in one allowed appeal (07/0196) where the Inspector judged that the appellant was not trying to evade policy, particularly affordable housing policy, as the site could not support ten units without harming the character and appearance of the area.

STG11 *Transport* was used in two appeals, both dismissed. In one case (07/1629) the Inspector concluded that parking problems would be exacerbated by a proposal for five flats. In the other, (07/2119) the Inspector was concerned about the adverse effects on highway safety of a mixed use scheme.

The only Implementation policy cited was IMP3 *Provision of planning advantage*, mentioned in four cases, all dismissed. This is linked with the Planning Obligations Strategy, which was referred to more frequently, in seven cases. All four cases were rejected on other policy grounds, to the extent that planning advantage almost became a subsidiary issue. In one instance the Inspector said that IMP3 could have been complied with via a Unilateral Undertaking, while in another the Planning Obligations issues remained unresolved.

As would be expected, Strategic policies were used in conjunction with policies in Part 2 of the UDP. However, they are important in providing guidance on in-principle issues and in supporting the more detailed policies within the Plan. Both the implementation policies and the strategic policies could have been more widely used by the Council to reinforce Part 2 policies and Supplementary Planning Guidance, when making a case for an appeal.

2. Open Environment

Policy	Cited in allowed appeals	Cited in dismissed appeals
ENV1 Metropolitan Open Land	1	2
ENV3 Other open land of townscape importance	2	
ENV9 Trees in Town and Landscape		2
ENV11 Retention and improvement of public open space	1	3
ENV31 Riverside uses		1
ENV34 Protection of Floodplain and urban washlands		1

Policies relating to the open environment were cited in four allowed appeals and nine dismissed appeals. They were particularly relevant in proposals for phone masts. Three appeals (06/4007/TEL, 06/4023/TEL, 06/3784/MOB) accounted for five references to ENV policies, ENV1, ENV3 and ENV11. One of the appeals was dismissed for the detrimental impact on the character and appearance of area, while in the two allowed cases the Inspectors envisaged that existing vegetation would obscure views of lower mast & cabinets or that the pole would form part of the street scene.

One dismissed appeal involved the provision of a shop unit where the loss of trees was seen to be contrary to ENV9.

Two appeals concerned construction of an enclosed swimming pool and sheds, which the Inspector dismissed as contrary to ENV1 and ENV11 because of the unacceptable impact at the interface between the rear garden and POS/MOL.

The remaining three appeals, all dismissed, were for residential or mixed use schemes. In one case (06/3752/FUL) the proposed tree protection plan was acceptable to the Inspector under ENV9, but he dismissed the appeal on other grounds. In another, a proposal for five flats at Morley Road, Twickenham, would be contrary to flooding policy ENV 34. The third was for redevelopment at Sans Souci, Eel Pie Island. The Inspector dismissed the appeal on several grounds, including conflict with policies ENV 31 and London Plan Pol 4C.12 to

protect river-related uses: he found no evidence that site was surplus to river-related requirements, and no attempt to market the site or to demonstrate that alternative facilities would be provided.

3. Built Environment

Policy	Cited in allowed appeals	Cited in dismissed appeals
BLT1 Designation of Conservation Areas	1	1
BLT2 Conservation Areas	11	37
BLT3 Protection of Listed Buildings	5	2
BLT4 Protection of Buildings of Townscape Merit	5	13
BLT7 Archaeological sites	1	
BLT11 Design Considerations	28	60
BLT12 Accessible Environment		1
BLT13 Planning Guidance		1
BLT14 Landscape and development		2
BLT15 Daylight and Sunlight	1	2
BLT16 Unneighbourliness	15	25
BLT21 New and Altered Shop fronts		1
BLT22 Signs and Illuminations		1
BLT23 Advertisements and hoardings		1
BLT24 Telecommunication	3	2
BLT25 Street furniture and townscape materials		1
BLT28 Forecourt Parking		2
BLT31 Energy and Resource conservation		1

Policies in the Built Environment chapter of the UDP were cited 70 times in allowed appeals and 153 times in dismissed appeals, making them the group most frequently referred to by appeal Inspectors. Within this group, BLT 11 *Design Considerations* had 88 references, BLT2 *Conservation Areas* had 48, BLT16 *Unneighbourliness* had 39, and BLT4 *Protection of Buildings of Townscape Merit* had 18. Other policies had seven or fewer references.

BLT11 is concerned not only with promoting high standards of design but also with ensuring that schemes are compatible with the scale and character of existing development and its setting. BLT 11 was the sole policy referred to in dismissing 22 cases (sometimes in association with SPG, such as SPG Design Guidelines for House Extensions and External Alterations) and in allowing 8 cases.

In a borough with 72 Conservation Areas, it is not surprising that BLT2 was the next most frequently used BLT policy, with Inspectors often quoting the phrase 'preservation or enhancement of the character or appearance of the Conservation Area'.

BLT16 *Unneighbourliness* quite often accompanied BLT 11 in appeal decisions, especially in dismissed cases.

BLT4 was used to dismiss 13 cases affecting Buildings of Townscape Merit, and quoted in five cases where an appeal was allowed. The policy to protect Listed Buildings, BLT 3, was found relevant in seven cases, five of which were allowed.

4. Transport

Policy	Cited in allowed appeals	Cited in dismissed appeals
TRN2 Transport and New Developments	1	7
TRN4 Parking Standards		5
TRN6 Traffic management and road safety		1
TRN7 Pedestrian safety		1
TRN8 Pedestrian Routes and Security		1

TRN9 Pedestrian environment		1
TRN10 Public rights of way		1
TRN12 Public transport improvements		1
TRN13 Public transport movement		1
TRN14 Transport interchanges		1
TRN16 Road hierarchy		1
TRN17 Traffic congestion		1
TRN18 Highway improvement & safeguarding lines		1
TRN19 Local area treatments		1
TRN21 On-street parking		1

There were 25 appeals where Transport policies were referred to. In all but one case, they were used when an appeal was dismissed. In contrast to 2006/07, when three policies were used in total, in 2007/08 a wider range of policies was used, but with less frequency. This was largely due to one appeal case, under 07/2119/FUL, relating to a site at School Road, Hampton Hill. The Inspector concluded that the scheme, for a mixed use redevelopment for B1 and 4 flats, would have an adverse effect on highway safety. Fourteen Transport policies were quoted in his decision letter.

TRN2 *Transport and New Developments* was the most frequently used, especially in cases where highway safety was an issue. The one appeal allowed concerned a private car hire business. The Inspector allowed the application for one year only, so that the Council could determine whether or not the proposal exacerbated the existing problem of on-street parking to the extent that it caused highway danger and hence a conflict with policy TRN2.

TRN4 *Parking Standards* was used in five cases. Three of these involved schemes for five flats, which the Inspectors considered would exacerbate parking problems or pose a risk to highway users. The other two appeals were dismissed on grounds unrelated to transport policy.

5. Housing and Population

Policy	Cited in allowed appeals	Cited in dismissed appeals
HSG4 Residential Areas	2	1
HSG6 Affordable Housing	3	3
HSG11 Residential density and mix	3	8
HSG12 Backland and Infill Development	1	5
HSG19 Community Facilities		2

Of the 27 cases in which Housing policies were referred to, Policy HSG11 occurred the most frequently (11 times), mostly when appeals were dismissed. In six of the eight dismissed appeals, HSG11 was cited when the Inspector judged the proposal to be harmful to the character and appearance of the area. In two of the three allowed appeals where Policy HSG11 was cited, the Inspector disagreed with the Council about the effect on the local area, and in the third, the Inspector argued that a reduction in the number of units from six flats to a single family dwelling would lead to a reduction in traffic generation.

The affordable housing policy, Policy HSG6, was quoted in three dismissed appeals and three allowed appeals. In one of the dismissed appeals (37 Hamilton Road, Twickenham), the Inspector considered the affordable housing component to be satisfactory, while in the other two appeals the Inspectors found that the proposed uses fell short of Policy EMP4 expectations, and were not compensated for by the types of housing proposed.

In the three allowed appeals, the Inspectors considered either that there was a financial viability issue with the financial contribution sought by the Council (04/3612), or that the number of units fell below the threshold for affordable housing and that there was no issue of evasion of policy (07/0196 and 06/1477).

6. Employment and Economic Activity

Policy	Cited in allowed appeals	Cited in dismissed appeals
EMP2 Business Development		1
EMP4 Retention of Employment Uses	2	3

EMP2 *Business Development* was not an issue in the appeal decision in which reference was made to it.

Policy EMP 4 *Retention of Employment Uses* was referred to in five cases, of which three were dismissed. One (06/3890 37 Hamilton Road) was dismissed on grounds unconnected with employment policy. In the other two cases, (07/0240 Sans Souci and 07/2701 137 Station Rd, Hampton), the Inspectors concluded that the proposals fell short of EMP4 expectations and were not compensated for by the type housing proposed.

Two decisions were allowed where Policy EMP4 was involved. In deciding on 05/3802 re 18 Petersham Road, the Inspector said that the Council had not demonstrated any harm which the proposal would cause to UDP employment objectives. In the case of 07/0271 at 9-19 Paradise Road, the Inspector concluded that the proposal would provide increased employment floorspace in a sustainable location, and to modern standards.

7. Community, Culture and Entertainment

Policy	Cited in allowed appeals	Cited in dismissed appeals
CCE8 Educational Premises		1
CCE24 Location, design and landscaping of recycling facilities		1

CCE policies were referred to in two appeal decisions, both of them dismissed. In one case, the appeal was dismissed mainly for being contrary to BLT policies, the Inspector concluding that the provisions of CCE8 could have been complied with though the unilateral undertaking. In the other case (06/2588 Graemesdyke Ave, East Sheen), the Inspector included in his reasons for dismissal a conclusion that the absence of acceptable waste storage facility to collection would be harmful to the environment, contrary to Policy CCE24.

8. Town Centres and Shopping

Policy	Cited in allowed appeals	Cited in dismissed appeals
TC5 Key Shopping Frontage	1	
TC9 Other considerations for non-A1 uses	1	2

Policy TC5 *Key Shopping Frontage* was used once, in an appeal allowed at 8 Station Approach, Kew (07/2167). In the special circumstances of this case, the Inspector concluded that the loss of some retail space would enable the establishment of an oyster bar in the evening, which would not conflict, and should help the retention of a BTM. Policy TC9 was also referred to in deciding this appeal.

Policy TC9 *Other considerations for non-A1 uses* used three times. In two dismissed appeals, the Inspector found that at 15 Broad St, Teddington (06/0694), an extension of hours to early morning would be unacceptable to neighbouring residents; and at Kew Retail Park (06/0480), unacceptably high noise levels would be caused by longer opening hours than for the rest of the park, and by delivery times outside trading hours.

9. Supplementary Planning Guidance

SPG/SPD	Cited in allowed appeals	Cited in dismissed appeals
SPG Affordable Housing	2	1
SPG Design for Maximum Access		1
SPD Small & Medium Housing Sites		2
SPD Sustainable Construction Checklist		1
SPD Design Quality	4	5

SPD Front Garden & other Off-street Parking Standards		1
Design Guidelines for shopfronts & shop signs		1
Design Guidelines for House Extensions & External Alterations	8 + 1 PAL*	18
Planning Obligations Strategy	1	6

* PAL = partly allowed, partly dismissed

In a few decisions, other documents such as Conservation Area Studies, the Council's Housing Strategy and Housing Needs Assessment, and the Employment Land Survey were also referred to in decision letters. These have not been analysed in detail.

Easily the SPG/SPD most frequently referred to was the **Design Guidelines for House Extensions & External Alterations**, which was adopted in 2002 and updated July 2005. It was cited in 27 cases, all of them connected with householder applications, as one would expect. Eighteen of them were dismissed, for reasons which included harmful impact on the character and appearance of the surrounding area (8 cases), out of keeping with host property (8 cases), impact on neighbouring property (3 cases). Of the 8 cases which were allowed, the Inspectors found that in two cases the impact of the proposal on neighbouring property would not be harmful, and in the other cases the Inspectors disagreed with the Council on the visual impact the proposals would have on the surrounding area. In one case, the Inspector was uncertain as to the status of the SPG.

SPD **Design Quality** was referred to in nine cases, five of which were dismissed. Two of the dismissed cases involved house extensions which the Inspectors considered would harm the appearance of the host building. Two other dismissed cases involved schemes for 5/6 flats; in one case the Inspector considered that the impact on the character and appearance of the area would be detrimental; in the other case the Inspector considered that the proposal accorded with the SPG, but dismissed it on other grounds. The remaining dismissed case concerned a replacement shop front at 6 Westminster House, Kew Road, Richmond, which would have adversely affected people with mobility problems.

In the four allowed decisions where the SPD Design Quality was referred to, the Inspectors concluded that the proposals would not conflict with the SPD.

The **Planning Obligations Strategy** was referred to directly in seven decision letters, six of them where the appeal was dismissed. In the allowed case, the Inspector accepted the appellants' arguments concerning financial viability and allowed them to pay a lower contribution than was being sought by the Council. The Inspector considered that his decision would not set a precedent for future cases, which would have to be decided on their own merits.

In two of the dismissed cases, the Inspectors noted the lack of a suitable Sec 106 Agreement or Unilateral Undertaking, one adding this to his list of reasons for refusal. The Inspector at 37 Hamilton Road noted that planning obligations had been under negotiation with the Council and commented that one contribution could be high in terms of financial viability. In two other cases, the Inspectors dismissed the appeals on other grounds, and consequently left the planning obligations issues unresolved.

10. London Plan policies

The London Plan was originally published in 2004 and amended through Alterations in Dec 2006 and in 2007. In February 2008 the Mayor incorporated both the Early and Further Alterations in a document entitled *The London Plan: consolidated with alterations since 2004*.

London Plan policies were referred to in relatively few (nine) 9 appeal decisions in LB Richmond upon Thames in 2007/08. There were 14 citations of policies in total, as follows:

Policy	Cited in allowed appeals	Cited in dismissed appeals
3A.3 Maximising potential of sites (& Density Matrix)	1	1
3A.8 Definition of affordable housing	1	
3A.12 Partnership approach & sub-regional implementation	1	

3D.9 Green Belt		2
4B.1 Design Principles for a Compact City	1	
4B.3 Maximising the potential of Sites	1	
4B.10 London's Built Heritage	1	2
4B.11 Heritage Conservation		2
4C.12 Blue Ribbon Network		1

The relatively infrequent use of the London Plan is, on the one hand surprising, given that the Plan forms part of the Council's Development Plan. On the other hand, the Plan was going through the alteration process for part of 2007/08, and there may have been uncertainty as to which policies prevailed at any particular time.

11. Enforcement Appeals

There were eleven enforcement appeals during 2007/08. Of these, eight were dismissed, two were allowed, and one was partly allowed

Appendix 9: Guide to the Use Classes Order

Use Classes Order 2005	Description	permitted change
A1	Shops , retail warehouses, hairdressers, undertakers, travel and ticket agencies, post offices, dry cleaners, Internet cafes, sandwich bars, funeral directors	No permitted change.
A2	Professional and financial services , banks, building societies, estate and employment agencies, betting offices	Permitted change to A1
A3	Restaurants & cafes – sale of hot food for consumption on the premises	Permitted change to A1 or A2.
A4	Drinking Establishments – public house, wine bar or other drinking establishment	Permitted change to A1, A2 or A3.
A5	Hot food takeaways – sale of hot food for consumption of the premises	Permitted change to A1, A2 or A3.
Sui Generis	Retail warehouse clubs, Shops selling and/or displaying motor vehicles, laundrettes, taxi or vehicle hire businesses, amusement centres, petrol filling stations.	No permitted change.
B1 (a) (b) (c)	Offices not within A2 Research and development, studio, laboratories, high tech Light industry	Permitted change to B8 (where no more than 235m ²)
B2	General Industry	Permitted change to B1 or B8. (B8 limited to 235m ²)
B8	Wholesale warehouse, distribution centres, repositories	Permitted change to B1 (where no more than 235 m ²)
Sui Generis	Any work registrable under the Alkali, etc, Works Regulation Act, 1906	No permitted change
C1	Hotel, boarding and guest houses where no significant element of care is provided.	No permitted change
C2	Residential schools and colleges. Hospital and convalescent/ nursing homes	No permitted change
C3	Dwellings occupied by a person or family , or by no more than 6 residents living together, including a household where care is provided.	No permitted change
Sui Generis	Hostels	No permitted change
D1	Non-residential institutions e.g. places of worship, church halls Clinics, health centres, crèches, day nurseries, consulting rooms Museums, public halls, libraries, art galleries, exhibition hall Non residential education and training centres	No permitted change
D2	Assembly & leisure e.g. Cinemas, music and concert halls, dance, sports halls, swimming baths, skating rinks, gyms. Other indoor and outdoor sports and leisure uses, bingo halls and casinos	No permitted change
Sui Generis	Theatres, nightclubs	No permitted change