

London Borough of Richmond upon Thames

Annual Monitoring Report

for financial year **2007/8**

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Indicators

Implementation		
1	Number of Departures from development plan	16
2	Appeal Decisions allowed contrary to the development plan (by policy)	16
3	Percentage of proposal sites developed each year plan is operational	17
4	Number of obligations agreed last year	18
SUSTAINABLE DEVELOPMENT (CP 1)		

5	Percentage of all new/converted housing to be built on previously developed land	50
6	Percentage of new dwellings (gross) completed in each of the 3 net density ranges (>30, 30-50 & 50+ dw/ha)	n/a
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	n/a
8	Number of contaminated land sites remediated	19
9	Number of days p.a. when air pollution is moderate or high for PM ₁₀	19
REDUCING CARBON EMISSIONS (CP 2)		
10	Proportion of end user CO ₂ emissions as a percentage of the per capita CO ₂ emissions from the 2005 baseline year.	21
11	Amount of CO ₂ emissions as a result of Local Authority operations.	n/a
12	Percentage of predicted site CO ₂ emissions offset	n/a
13	Number of new developments with renewable energy features	21
CLIMATE CHANGE (CP 3)		
14	Proportion of development with surface water run-off rates equivalent to or better than previous rates	n/a
15	Planning permissions granted contrary to Environment Agency advice	22
16	Progress towards flood and coastal risk management.	n/a
BIODIVERSITY (CP4)		
17	Loss of or inappropriate development on designated SSSIs, and Other Sites of Nature Importance.	22
18	Area of borough deficient in access to Sites of Nature Importance	23
19	Percentage of land designated as a Site of Special Scientific Interest found to be in a favourable condition	23
20	Proportion of Local Sites where positive conservation management has been or is being implemented.	24
21	River water of good or fair chemical and biological water quality	24
22	Area of derelict land available for re-use (previously developed)	25
SUSTAINABLE TRAVEL (CP 5)		
23	Percentage of completed non-residential development complying with maximum parking standards	25
24	Number of workplace travel plans secured per annum	26
25	Number of School Travel Plans in place	26
26	Number of households registered with a car club	n/a
27	The percentage of total length of footpaths and other rights of way which were easy to use by members of the public.	26
28	Mode of travel usually used to travel to school	26
29	Working age people with access to employment by public transport	n/a
30	Average journey time per mile during the morning peak.	n/a

31	Progress on completion of London Cycle Network	27
32	Number of pedestrians killed or seriously injured in road accidents	28
33	Vehicles flows by mode (million vehicle kms per annum)	29
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34	Capacity of new waste management facilities	30
35	Amount of municipal waste arising	30
36	Percentage of municipal waste (i) recycled and (ii) composted	31
37	Percentage of municipal waste land filled	32
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39	The level of satisfaction with the design and layout of new housing schemes	33
40	Number of Environmental Improvement Schemes implemented	33
41	Number of buildings on/added/removed from the English Heritage "At Risk" Register	34
42	Number of Conservation Area Management Plans completed	34
43	Number of Article 4 Directions made in financial year	35
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44	Percentage of larger scale (500m ² 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	35
45	Proportion of retail (A1) uses in key shopping frontages.	35
46	Vacancy rates within designated shopping frontages for Richmond, the district and local centres	37
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.	38
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65	Net additional dwellings over previous years	46
66	Percentage of all new/converted housing to be built on previously developed land	50
67	Proportion of small units as percentage of all private housing completions as defined by CP 14.E.	50
68	Percentage of new housing built to wheelchair standards on developments of 10 or more units gross	51
69	New dwellings (gross) completed in each of the 3 different net density ranges as a percentage of total dwellings (gross).	51
70	Average density of residential developments in Richmond and district centres as defined by town centre boundaries	n/a
71	Net additional gypsy and traveller pitches per annum	52
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73	Number of households living in temporary accommodation	54
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75	Net amount of completed floorspace in community uses lost to other uses.	55
76	Progress on implementation of site specific actions in Metropolitan Police Asset Management Plan	n/a
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79	Progress on implementation of site specific proposals in Richmond and Twickenham NHS Primary Care Trust (PCT): Estates Strategy and Strategic Development Plan	n/a
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1 Introduction

This report is the fifth Annual Monitoring Report (AMR) and this one covers the 2007/8 financial year.

The statutory plan for 2007/08 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.

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 has been 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 Submitted 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 (185 from 1.4.08). 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 08.)

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 2006/7 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

Table 2 presents those indicators on which the Council can not report in this monitoring year and the reasons for this. There are a small number of indicators whose data requirements have only been partially met which have been identified and explained in the text.

Table 2: Unreported indicators

Indicator	Reason why not included this year
<p>DCLG COIs A new indicator introduced in July 2008. The guidance recognises that not all additions/amendments to the mandatory indicators can be included in 2007/8 AMRs:</p> <p>COI H6 – Number & proportion of total new build completions on housing sites reaching standards of Building for Life criteria</p>	Revisions not published until July 2008 therefore monitoring arrangements not in place.
<p>New AMR indicators: 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).</p> <p>Existing indicators are to be used until data are available.</p> <p>Percentage of predicted site CO₂ emissions offset through the use of on-site renewable energy for new developments subject to energy assessments.</p> <p>Number of new developments with renewable energy features, by capacity and type.</p> <p>Quantitative data to be provided when mechanisms in place.</p> <p>Proportion of development with surface water run-off rates equivalent to or better than previous rates, as assessed under Code for Sustainable Homes / BREEAM.</p>	Data collection being put in place and will be included in future reports.
<p>National Indicators: Amount of CO₂ emissions as a result of Local Authority operations.</p> <p>Proportion of end user CO₂ emissions as a percentage of the per capita CO₂ emissions from the 2005 baseline year.</p> <p>Working age people with access to employment by public transport (and other specified modes)</p>	National Indicators will replace 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	Reason why not included this year
Average journey time per mile during the morning peak.	
Percentage of small business in an area showing employment growth	
Skills gaps in the current workforce reported by employers	
Vehicles flows by mode (million vehicle kms per annum)	
(76)Progress on implementation of site specific action plans in Metropolitan Police Asset Management Plan 2007 or subsequent updates	Indicator set up for when Core Strategy adopted, will be recorded from 2008/2009.
(79)Progress on implementation of site specific proposals in Richmond and Twickenham NHS Primary Care Trust (PCT) Estates Strategy and Development Plan	Indicator set up for when Core Strategy adopted, will be recorded from 2008/2009.
(83) Progress in meeting site specific elements of the Richmond upon Thames Strategic Plan for children's Centres and extended Schools and Richmond upon Thames Education Development Plan	Indicator set up for when Core Strategy adopted, will be recorded from 2008/2009.

Further indicators and/or revisions to existing indicators were put forward by the Council as post-Examination changes in December 2008. These, and any changes recommended by the Inspector in her report due March 2009, will be incorporated into next year's AMR.

2 Non-technical summary

This report is the fifth Annual Monitoring Report (AMR) produced by the Council and covers the 2007/8 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 and it was subsequently considered at EIP in November 2008. There were no key milestones for the Development Policies and Site Allocations DPD during this period however the programme for the production of these documents will need to be amended to reflect new PPS12 as well as the slower progress on the Joint Waste DPD.

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. Systems for monitoring other key targets including number of new developments with renewable energy features and percentage reduction of carbon dioxide emissions within new development have been developed and will be included in future reports

Housing supply - Although the rate of completions (260 units) was slightly below the annual target (270 units) this is not of concern as the target was considerably exceeded during other years. The housing land supply potentially provides for 1834 units over the 5 year period, which is 484 more than the target supply.

Affordable housing – Additional affordable housing completions were limited because the provision on private sites was largely offset through the loss of social rented units through essential refurbishment of Richmond Housing Partnership properties to improve standards of accommodation for older residents. Excluding these 19.6% of new units were affordable housing. The performance will improve in 2008/9 when some larger private sites will be completed as well as provision on some Council and Richmond Housing Partnerships sites

Town centres - There was no significant increase in retail floorspace during this period. 62% of new office floorspace was within the town centres although this was below the local target the level outside these areas is relatively modest (538 sq m) reflects redevelopment of the existing employment sites.

Retail frontages - The proportion of retail uses in key shopping frontages remains high at approximately 70% and vacancies remained low (7.3% in town centres and 7.8% in local centres and parades). However the survey was undertaken during summer 2008 before the impact of the recession was felt.

Employment land and premises - Although there was a loss of 0.38ha of employment land there was an increase in floorspace of 6384 sq m. – the majority of which was B2 (1613 sq m) or B8 (3409sq m) use. The economy remained buoyant with the total number of employee jobs at a very similar level to that during the 2002-2006 periods. The net increase in VAT registrations was 530 businesses which significantly exceeded those in previous years (the previous largest number was 360 in 1998);

Open space – In general policies were extremely successful in retaining designated open space and although no new open space was created, new publicly accessible land was achieved along the Duke of Northumberland River and in Craneford Way as part of the Harlequins development

Planning obligations – planning obligations to a value of £1.4m were agreed the largest proportion being for transport projects (£0.57m). In addition 50 units of affordable housing were achieved on 3 sites.

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 3: Population estimates and projections

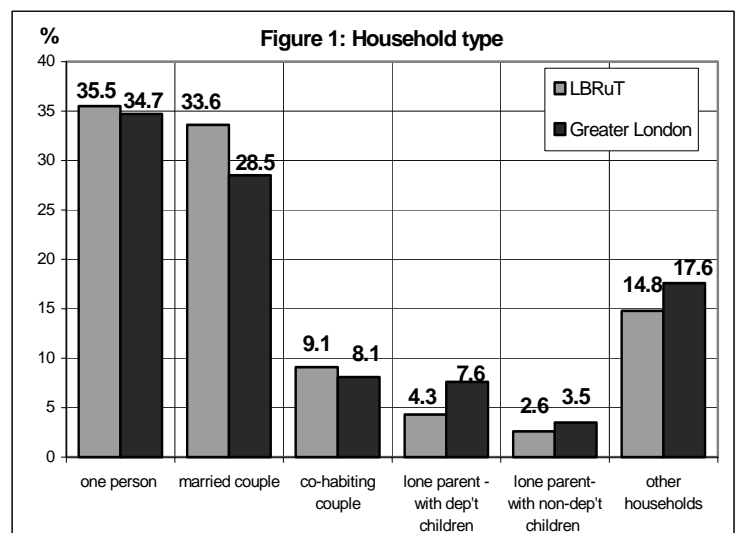
Age	ONS 2007 Mid Year Estimates			2007 Round GLA Projections -PLP Low for 2011		
	Male	Female	Total	Male	Female	Total
0-4	6,400	6,200	12,500	6,440	6,458	12,898
5-14	10,700	10,200	20,900	10,925	10,490	21,415
15-24	9,000	9,100	18,100	9,530	9,645	19,176
25-34	13,500	14,100	27,600	15,734	16,780	32,514
35-44	17,200	16,800	34,000	15,701	15,429	31,129
45-54	12,000	12,200	24,100	12,623	13,422	26,046
55-64	9,700	10,300	20,000	9,091	9,744	18,835
65-74	5,100	5,900	10,900	5,460	5,958	11,418
75+	4,500	7,400	11,900	4,255	6,649	10,904
Total	87,900	92,100	180,000	89,761	94,573	184,334

Source: © ONS Mid Year Estimates 2007 (subject to rounding to nearest hundred), GLA projections - © Greater London Authority

Table 4: 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 co Census 2001



³ www.richmond.gov.uk

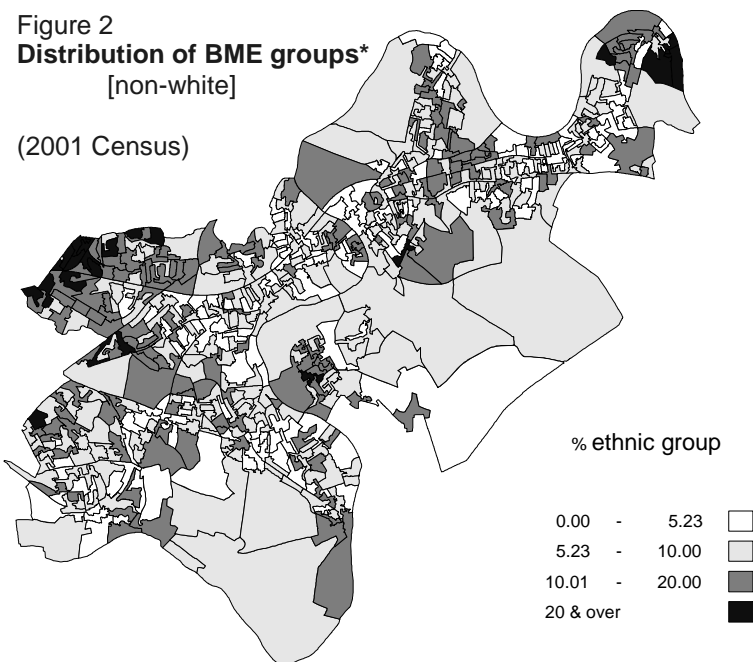
Ethnicity

Table 5: 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".

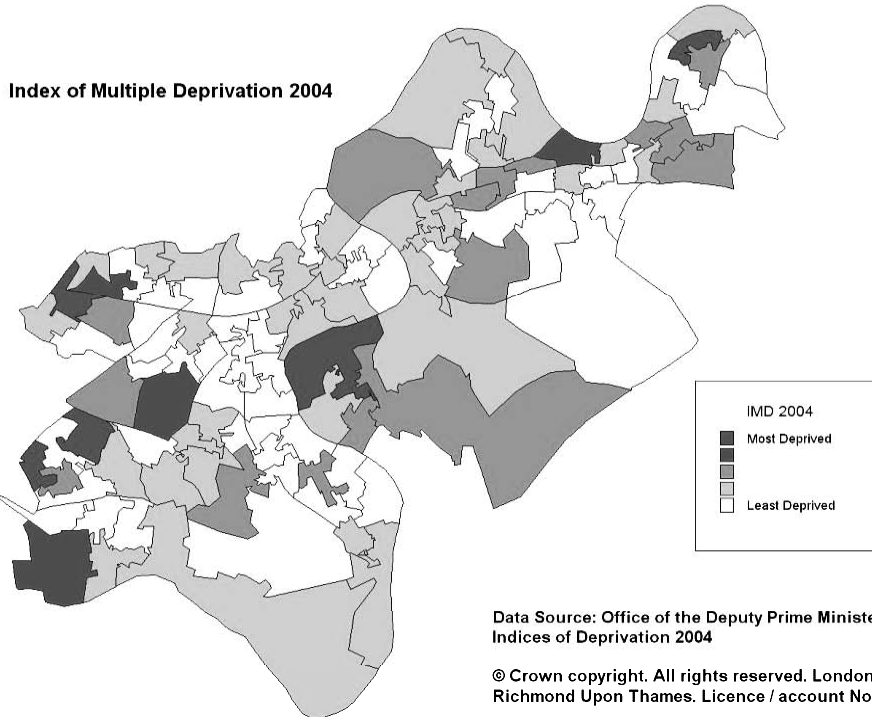
Country of birth data provide another source of information on diversity in the borough. Of those not born within the United Kingdom, the largest group are those born in Ireland, followed by the United States and India. A number of diplomatic residencies are located in Barnes and East Sheen and both 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).

Index of Multiple Deprivation 2004

The ODPM's Index of Multiple Deprivation 2004 (IMD 2004) was constructed by combining seven "domain" scores, using the following weights: income (22.5%), employment (22.5%), health deprivation and disability (13.5%), education, skills and training (13.5%), barriers to housing & services (9.3%), crime (9.3%), living environment (9.3%). The IMD 2004 is at Super Output Area⁴ (SOA) level. There are no Lower Layer SOAs in

⁴ Super Output Areas (Lower Layer) are combinations of Output Areas which are the smallest geographical area used in the 2001 Census. For more information please refer to <http://www.communities.gov.uk/index.asp?id=1128440>

the borough in either the top 10% or top 25% most deprived in the country. [Audit Commission Quality of Life Indicator 6]. In fact, 68 (60% of those in the borough) were amongst the 25% least deprived and 24 (21%) of these were in the 10% least deprived category. Although not “deprived” in a national sense, some areas in the borough are relatively deprived compared to others and pockets of “deprivation” occur. This index is not updated annually. The latest update will be reported in next year’s AMR.



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 data⁵ 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.

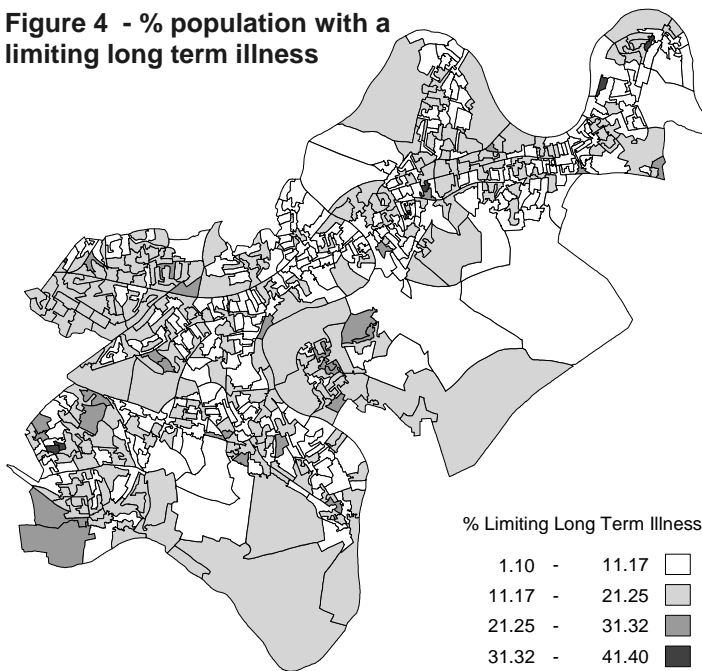
Health

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.

⁵ gross household income - no deductions for housing or other costs

Figure 4 - % 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

Education

There are eight LEA secondary schools, 41 primary and two special schools. The standards attained by pupils in LBRUT primary schools are well above the national average but there is a more mixed situation in the secondary schools with overall performance close to the national average. Pupils with special educational needs represent around 3% of the total.

Table 6: BVPI indicators on educational attainment

BVPI No.	Description	Performance 2006/07	Target 2007/08	Performance 2007/08
BV38	% of 15 year old pupils in schools maintained by the LEA achieving 5 or more GCSEs in grades A* - C or equivalent	56.1%	64%	57.8%
BV39	% of 15 year old pupils in schools maintained by the LEA achieving 5 or more GCSEs in grades A* - G incl. Maths & English	86.7%	90%	81.5%
BV40	% of pupils in schools maintained by the LEA achieving level 4 or equivalent in KS2 Mathematics	84.6%	90%	84.4%
BV41	% of pupils in schools maintained by the LEA achieving level 4 or equivalent in KS2 English	88.5%	90%	88.5%
BV43a	% of Statements of Special Educational Needs issued by the authority in a financial year and prepared within 18 weeks (a) excluding those affected by exceptions to the rule under the SEN code of practice	100%	100%	100.0%

Source: Annual Performance Report (unaudited) 2007/08 pages 2-3

Compared with neighbouring London boroughs, Richmond upon Thames pupils performed better at Key Stage 2 in Maths and English. A lower proportion achieved 5 or more GCSEs at Grades A*-C than in neighbouring London boroughs, but there is a steady improvement year on year. Absenteeism showed a continued slight annual decline, but is still higher than for neighbouring London boroughs

Journey to work of residents

Table 7: 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.

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 8: 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 Base⁶.

Table 9: 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. Tup 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.

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. Town Centre Health Checks carried out in 2006 as part of LDF evidence base, reveal that the main town centres in the borough are generally healthy, for example, property vacancy rates are below the estimated national average in many centres. This indicates a sufficient demand for units, which is coupled with a relatively affluent client base available to support them. This may change however during 2008/09 due to the economic downturn.

⁶

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.

4 Progress with the Local Development Framework

4.1 Progress with plan making in financial year 2007/8

The third review of the LDS operative from April 2007 applied during this period. This includes 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 2007/2008 – it was formally submitted on 20th March 2008 and the Public Examination took place in Nov/Dec 2008, with the Inspector's report due March 2009 and adoption May 2009 if found sound, as indicated within the LDS.

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. Funding has been secured, consultants have now been appointed and a revised programme agreed, which includes an Issue/Options consultation in winter 2008, with adoption now to be in 2011.

With respect to the Supplementary Planning Documents, the following were started or adopted in 2007/2008:

- Car Free Development and Car Club Strategy SPD - Adopted September 2007
- Star and Garter Home brief SPD - Adopted July 2008
- Lower Richmond Road SPD – an initial draft was subject to consultation in 2007 and the position is under review in the light of current planning applications
- Richmond College Development Brief (adopted December 2008)

In addition to these SPDs the Council also approved a development brief for the Twickenham Riverside site (April 2008) and an advice document to Householders on Sustainable Development (October 2008).

The LDS will be revised, in discussion with GOL, early in 2009, to reflect the requirements as set out in revised PPS12. It is currently envisaged that the Development Control DPD will be progressed in 2009/2010 and the Site Allocations DPD will follow.

Table 10: Progress with Local Development Scheme of 2007 at March 2008

A. LOCAL DEVELOPMENT PLAN DOCUMENTS				
DPD title	Role	Conformity	Key milestones	milestone met?
Core Strategy	Primary DPD providing the vision, objectives and spatial strategy. It will have a key diagram and set out the core planning policies.	General conformity with the London Plan and national Planning Policy Statements (PPS) and the Community Plan	Formal consultation on Preferred Options– Sept/Oct 2007 Submission of DPDs –March 2008 Pre- examination meeting – September 2008 Examination in public November 2008 Adoption May 09	✓ Milestones met
Development control policies	Sets out the criteria against which planning applications will be considered. This will be organised in sections which may be prepared as separate DPDs.	General conformity with the London Plan and national Planning Policy Statements (PPS) and the Core Strategy	Formal consultation on Preferred Options– Feb 2009 Submission of DPDs –September 2009 Pre- examination meeting – January 2010 Examination in public March 2010 Adoption September 2010	✓ It is recognised that the 2009 milestones will not be achieved and the LDS will be revised accordingly.
Site specific allocations of land	Key sites and proposed uses	With the core strategy DPD and development control criteria	Formal consultation on Preferred Options– Feb 2009 Submission of DPDs –September 2009 Pre- examination meeting – January 2010 Examination in public March 2010 Adoption September 2010	✓ It is recognised that the 2009 milestones will not be achieved and the LDS will be revised accordingly.
Proposals Map	Illustrates DPD policies and proposals.	With all other DPDs	As above	✓ Timescale met for Core Strategy
Joint Waste DPD			Formal consultation on Issues and Options – Dec 2007 Formal consultation on Preferred Options– June 2008 Submission of DPD –April 2009 Pre- examination meeting – August 2009 Examination in public October 2009 Adoption April 2010	* Time scales were not met, LDS to be revised accordingly

B. SUPPLEMENTARY DEVELOPMENT DOCUMENTS TO BE PREPARED OR UPDATED AND RE-ISSUED

SPD title	Role and position of SPD	Conformity	Key milestones	milestone met?
Site briefs	Site brief - details of Council's requirements for specific sites	London Plan, UDP	Star and Garter Home consultation Sept 2007 Adoption Jan 2008 May be other site briefs as required, see Council's web site for details	<p>✘ Delayed slightly, eventually adopted July 2008</p> <p>✓</p>
Other SPD	<p>Phase 3 Design Guidelines for Householder Applications River Thames Design Guidelines Barnes Centre Guidance Design for Maximum Access (update) Sustainable Design and Construction Checklist (update)</p>	London Plan, UDP Core Strategy Preferred Options	<p>Phase 3 consultation Spring/Summer 2008, adoption Summer/Autumn 2008 Note that work may be advanced if resources available, see Council's web site for details</p>	<p>✘ Design Guidelines for Householder Developments postponed to allow for changes in Permitted Development Rights (operative from October 2008)</p> <p>✘ - the remainder have been postponed, LDS to be revised accordingly</p>

4.2 Evidence Base

Work has been progressing on the evidence base for the LDF with the following major pieces of research completed this year:

- Local Housing Availability Assessment Feb 2008
- Education Provision 2007
- Strategic Flood Risk Assessment June 2008 (draft done before end 2007/08)
- Appropriate Assessment -2007
- Evidence Base for Carbon Emissions Reduction Policies – (Completed November 2008)

4.3 Summaries of Local Development Framework Research

(a) LOCAL HOUSING AVAILABILITY ASSESSMENT - 2008

This paper sets out the housing land availability position in the London Borough of Richmond upon Thames, in order to provide supporting information for the Core Strategy Submission. The paper sets out the Housing Land Availability of known large sites in the borough and gives an estimate of where and how much housing is likely to take place. The paper looks at sites in three categories: proposal sites; sites with permission; and other large sites. In addition, it looks at the phasing of development and the borough's small site allowance. The conclusion gives a broad range of housing for 5 areas of the borough. In recent times, planning permissions on all sites have averaged 444 units per year. Although the numbers are likely to reduce in future, it seems most likely that the ten-year housing allocation will be achieved, and probably exceeded.

(b) EDUCATION PROVISION IN THE BOROUGH - UPDATE MARCH 2007

In 2005 the Education Department carried out a survey of schools in relation to the need for more school places in the borough. The assessment was carried out at various primary and secondary schools across the borough. This report was updated in 2007, and has identified three areas in the borough where there is a need for more primary school places

(c) STRATEGIC FLOOD RISK ASSESSMENT- JUNE 2008

In 2005 Consultants Jacobs Babbie were commissioned by the boroughs of Kingston, Richmond and Elmbridge, to carry out an assessment. The objective was to prepare a strategic flood risk assessment in accordance with the relevant Government guidance (PPS 25) and identify constraints to assist in the formulation of planning policies, in identifying the development potential of proposal sites and assessing future development proposals.

The assessment:

- Provides an assessment of the impact of fluvial, tidal and surface water flooding on the borough including an assessment of any future impacts associated with sea level rise and climate change;
- Takes into account the risk of groundwater flooding, sewer flooding or local flooding due to overland sheet flow or run-off exceeding the capacity of drainage systems during prolonged or intensive rainfall, and take account of flooding from reservoirs and other artificial sources;
- Enables planning policies to be identified to minimise and manage flood risks for the whole of each borough;
- Allows boroughs to assess the flood risk for specific development proposal sites;
- Recommends design and mitigation measures to be incorporated into development proposals for the areas identified at high and low risk from flooding;
- Provides baseline data to inform the Sustainability Appraisals of Development Plan Documents.

(d) APPROPRIATE ASSESSMENT- AUGUST 2007

The Council appointed Baker Shepherd Gillespies to carry out an assessment of the Core Strategy Preferred Options, looking at its potential implications. The study identified two Special Areas of Conservation (SACs) and one Special Protection Area (SPA): Richmond Park SAC, Wimbledon Common SAC and the South West London Waterbodies SPA.

(e) EVIDENCE BASE FOR CARBON EMISSIONS REDUCTION POLICIES

This study investigates the sustainable energy measures that can be feasibly integrated into various types of development in order to meet or exceed the requirements of the Building Regulations, Housing Corporation targets and the London Plan.

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 2007/08

Indicator family (see introduction): AMR

progress towards target



target met

During the financial year 2007/08, 5028 planning applications were received. Twenty were deemed to be departures from the Development Plan. Of the applications received, decisions were made on 4237. Of these, 2770 were permitted. Of those permitted, 12 were approved contrary to the Development Plan (i.e. to the Unitary Development Plan adopted in March 2005), including one application allowed on appeal (on land rear of Heathside, Whitton). They represent 0.2% of the total number received, and 0.4% of applications permitted. The target was therefore met.

The 'departures' are listed in the table below:

Table 11: Planning applications approved as departures from the Development Plan, 2007/08

Application no.	Address
06/1013/FUL	The Old Garden, Cambridge Park, Twickenham TW1 2JW
06/2622/COU	Public Convenience, Clevedon Road, Twickenham TW1 2HU
06/3303/LBC	34 Richmond Hill, Richmond TW10 6QX
06/3640/FUL	Layton House, Ferry Lane, Kew TW9 3AF
07/2585/FUL	The Chalet And Fortier, Hampton Court Road
06/3740/FUL	3-11 Hampton Court Road, Hampton KT1
07/0196/FUL	Land to rear of 23 to 29, Heathside, Whitton
07/0956/COU	42 Leinster Avenue & 332 Upper Richmond Road West, East Sheen
07/1235/FUL	Petersham Nursery, Petersham Road, Richmond TW10 7AG
07/3638/PS192	Flat 24, Charles Harrod Court, 2 Somerville Ave, Barnes SW13 8HH
07/3830/FUL	Harrodian School, Lonsdale Road, Barnes SW13 9QN
06/2015/FUL	York House, Richmond Road, Twickenham, TW1 3AA

Eight further applications which were advertised as departures, were either refused or withdrawn.

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 2007/08

indicator family: RTP1 SPOI 1.4, AMR

target met



During 2007/08 34% of appeals were allowed and 2% 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 43%. An appeal analysis report is appended.

Table 12: Appeals decided in the financial year 2007/8

Appeals	Number	Percentage
Allowed	51	34%
Part Allowed	3	2%
Dismissed	96	64%
Total	150	100.00

Source: LBRuT Appeals analysis

Of the 54 appeals which were allowed or part allowed, 3 were enforcement appeals, and 4 were Sec 192 appeals (development for which a certificate of lawful use or development is sought).

In the case of the majority (39) of allowed appeals and 2 partly allowed appeals, the Inspector concluded that the impact of the proposed development on the character and appearance of the area would be acceptable. To set this in context, Built Environment Policies, the policies most frequently cited when issues of design and local impact are involved, were twice as likely to be cited in dismissed appeals as in allowed appeals. As the issue of design and/or impact will to some extent be a matter of subjective judgement, it cannot be said that these appeals were allowed contrary to development plan policy in every case.

Affordable housing provision was the principal issue in three cases, each of them allowed in circumstances particular to the site or to the type of proposal.

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 2007/08, Transport Department.

Indicator family: AMR

target not met



This indicator refers to the proposal sites listed in Chapter 12 *Local Strategies and Plan Proposals* in the Unitary Development Plan First Review adopted on 1st March 2005. There were 95 such sites, excluding proposals for the use of school premises out of school hours. Progress on each site is set out in Appendix 2. The table below summarises the position.

Table 13: Progress with implementation of proposal sites by 31 March 2008

Progress as at 31 March 2008	Number of proposal sites	Percentage
Implemented	22	23%
Not implemented	62	65%
Partially implemented/ under construction	11	12%
Total	95	100%

Source: LBRuT monitoring. The total figure of 95 sites excludes sites where the use of school premises out of hours is proposed.

Taken over the three-year period March 2005-March 2008, the target of 29 sites implemented has not been met. Furthermore, only two sites (K4 and T16) were completed in 2007/08, so the annual target is also unmet. The substantial housing site at Kew Riverside (K2), which has been built in phases over several years, has been included in the figure of sites implemented, although final completion did not take place until April 2008.

Although the target has been missed, eleven sites were categorised as being partially implemented. Taken together, 33 (35%) sites have been wholly or partially implemented. Compared with the previous financial year, there was progress on five sites (B4, B7, S6, D12, T24) which remained unimplemented during 2007/08.

Of the 38 transport sites listed, progress or full implementation had taken place on six by 31 March 2008.

Indicator 4: Number of obligations agreed last year

Target: not applicable

Data source: LBRuT Section106 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 2007/08 financial year, there were 52 Sec 106 Agreements. Of these, 27 are listed in the table of Planning Obligations, and the remainder are in the table relating to parking permits.

29 Section 106 Agreements involved clauses on parking permits, a slight increase on last year's figure of 25. They are negotiated where a scheme would otherwise result in on-street parking problems.

Details of Sec 106 Agreements can be found in Appendix 3.

Table 14: Summary of types of obligations

Financial year	2007/8		2006/7		2005/6	
	Number	Monetary Value of obligations	Number	Monetary Value of obligations	Number	Monetary Value of obligations
Education	17	£337,297	22	£1,212,152	15	£477,064
Transport	21	£565,249	17	£547,605	3	£15,000
Parking restriction	29	-	35	-	13	-
CCTV	0		2	£70,000	1	£10,000
Affordable housing	1	£324,000	3	£10,000	7	£324,800
Health	15	£28,869	13	£27,747	-	-
Public Realm/ Open Space	15	£99,094	15	£162,770	-	-
Other	1		2	£38,777	2	£7,500
Total	99	£1,354,510	109	£2,059,051	41	£834,364

Note: Figures for Health and the public realm/open space have only been collected since January 2006.

Source: LBRuT monitoring

In addition to the amount of money secured through Sec 106 Agreements, 50 units of affordable housing on three sites were included, and a public footpath was secured. The greatest amount of money agreed was for transport projects.

6 The Indicators

A full list of indicators is set out at Appendix 1.

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 unreported this year

Indicator 8: Number of contaminated land sites remediated

Target: The BVPI description relates to the number of sites for which sufficient detailed information is available to decide whether remediation is necessary, whereas the data presented are for sites which have been remediated. The local target is for five sites to have been remediated per year

Data source: LBRuT Special Projects section

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

progress towards target:



target met

Six sites were remediated during 2007/08, just exceeding the target number of five sites. The six were located at:

71-73 Amyand Park Road, Twickenham TW1 3HG
116 Oldfield Road, Hampton TW12 2HR
130 Oldfield Road, Hampton TW12 2HT
St Elizabeth's Primary R.C. School, Queens Road, Richmond, TW10 6HN
9-13A White Hart Lane, Barnes SW13 0PX
Part of Richmond Lock development, St Margaret's

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

Table 15: Number of remediated sites in the borough of Richmond

	Number of sites remediated
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 air quality objectives for individual pollutants to be achieved between 2005 & 2010. Even when these 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' may be used in relation to air quality data, and are interchangeable.

Monitoring of air quality in the borough takes place 24 hours a day via one mobile monitoring unit and two static units. One of the static units is located at a roadside site outside Castelnau Library and the other is at a 'background' site at the Wetlands Centre in Barnes. The mobile unit was in Lincoln Avenue, Twickenham for the whole of 2007 before being moved to Mortlake Road, Kew in January 2008, where it will remain for the full calendar year. Figures for the mobile should not 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 2004-2007 are shown in the table below:

Table 16: Air quality data for Particles (PM₁₀) for the past 4 years, in the three sites where monitoring occurs.

year	Number of 'moderate' days (50-74 ug/m ³)			Number of 'high' days (75-99 ug/m ³) Number of 'very high' days (100+ug/m ³)		
	Barn Elms Wetland Centre	Castelnau	Mobile unit	Barn Elms Wetland Centre	Castelnau	Mobile unit
2007	11	15	16	1	2	4
2006	16	7	12	1	1 'very high' day	1 (+ 1 day 'very high')
2005	4	6	7	0	0	0
2004	5	8	8	0	2 'very high' days	0

Source: LBRuT Special Projects team, using data downloaded from the London Air Quality Network (LAQN). All data have been ratified.

Note: To obtain the total number of exceedences against the 35 day limit, add together the 'moderate', 'high' and 'very high' days for each monitoring site. In this table no site exceeds the 35 day limit, but it gives an indication of pollution levels.

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 borough⁸. 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. However, on larger new developments, further mitigating measures to reduce air pollution could be considered.

6.2 CP2: Reducing Carbon Emissions

The majority of indicators relating to this core policy will not be available until the next reporting year 2008/9.

⁷ The 2007 Strategy can be found at

www.defra.gov.uk/environment/airquality/strategy/index.htm

⁸ Source apportionment assessment from Stage 4 Air Quality Report:

www.richmond.gov.uk/home/environment/pollution/air_pollution/air_quality_reports/air_quality_fouth_stage_review_and_assessment.htm

Indicator 10: 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: DEFRA

Indicator family: New AMR, 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 for LB Richmond upon Thames for 2005 and 2006. These figures, published in September 2008, are the latest available from DEFRA. They show a very small reduction in per capita emissions between the two years.

Table 17: Carbon dioxide emissions

	Industry/ Commercial	Domestic	Road Transport	LULUCF*	Total	Population (mid-year estimate)	Per capita emissions(t)
2005	325	467	292	0.889	1085	178	6.09
2006	334	473	285	1.092	1092	179.5	6.08

Source: DEFRA

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

Indicator 11 unreported this year

Indicator 12 unreported this year

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 18: 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 unreported this year

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 a two year period, 2006-2008. The reason for this is that a number of decisions taken in 2007/08 will have been commented on in the previous financial year. By the same token, Environment Agency comments on some applications submitted in 2007/08 will not have been decided within the same financial year.

The Environment Agency did not object to any planning applications on *water quality* grounds in 2006-08. The commentary below relates to objections on *flood risk* grounds.

There was one application which was permitted in 2007/08, but was commented on in 2006/07. According to the Committee report, the Environment Agency raised no objection following submission of a Flood Risk Assessment. Another application on which the Agency commented in 2006/07, 07/0052/FUL, was superseded by 07/2100/FUL, which is undecided.

There were 14 applications on which the Environment Agency commented and a decision was also made during 2007/08. Of these, two were permitted:

- 07/0425/HOT 17 Waldegrave Gardens Twickenham. The Environment Agency requested a Flood Risk Assessment, but did not object to the proposal once they had reviewed it.
- 07/3789/FUL Chohole Gate to Robin Hood Car Park, Richmond Park, East Sheen. Construction of a path. Minor Recreational Scheme. The Environment Agency comment, that there was insufficient information on Flood Risk, was not received until 29 Jan 2008, after the application had been approved.

There were a further 12 applications on which the Environment Agency commented during 2007/08, but which were decided after 1st April 2008. Of these, 5 were permitted, one was dismissed at appeal, one is still at appeal, and five were undecided at the time of going to press. These should be covered by next year's Annual Monitoring Report.

Indicator 16 unreported this year

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 2007/08. 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.

The areas of the borough deficient in access to (i.e. more than 1km from) Sites of Importance to Nature Conservation total 317.37ha, or 5.42% of the total area of the borough. The target is to reduce the 317.37 ha by 10% (or 31.737 ha) by 2014 and a further 10% by 2019. This would be done either a) by designating new areas of nature importance (through the Development DPD, as part of the Local Development Framework process, which would not be before 2010) or b) by making existing inaccessible sites accessible.

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.

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: 95% 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 not met

At the local level, 'Other sites of nature importance' are referred to as 'Sites of importance for nature conservation' (SINCs). There are 42 such sites in the borough, including the two SSSI areas. An estimated 60% (25) of the 42 SINCs have a management plan in place, but detailed information for this indicator will not be available until 2008/2009.

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 for 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 presence of nutrients to very high presence of nutrients). Note that 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 2007, 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 19: River Quality, 2007

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

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 SPO1 1.3 (%age 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, except at the regional level, which shows that there were 680 ha 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.

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 not met (marginally missed)

There were only two instances in the reporting year of completed non-residential developments not complying with parking standards. They are:

- 04/0451 – 141 Uxbridge Road – Erection of a ground floor extension to provide new entrance/reception area to existing offices, first floor rear extension and first, second and third floor extension front building to create 5 x 2 bed apartments and 1 x 1 bed apartment. Although the standard is exceeded it is an improvement in that the total number of spaces is reduced.
- 05/1105/FUL – Clifton Lodge & Violet Needham Chapel, St Margaret's Drive, Twickenham. Relocation of Ballet Rambert from Brunel University site. The development allows for an increase of one parking space. At 8 spaces it exceeds the standard of 1 space per 2 staff (12 on-site at any one time). However, another consideration is that concerts are held on-site.

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 not met

Response: 2 travel plans secured (approved) during 07/08

Two travel plans were secured during 2007/08. However a total of 18 workplaces were developing travel plans in conjunction with Council officers during this time. Of the 18 workplaces, eight form part of the Teddington Travel to Work Network. It is envisaged that many of these developing travel plans will be secured (approved) during the latter months of 2008/2009, and/or 2009/2010. In the future, new workplaces will engage in this process and the number of workplaces being monitored will, in turn, significantly increase.

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 on course to be met

The target is on course to be met: 75% of schools had an approved travel plan in place by 31 March 2008

There is a target of 76 school travel plans (for both independent and Local Education Authority schools) to be secured (approved) by 2009, with some schools developing travel plans for both their junior and senior sites separately. At the conclusion of 2007/2008 a total of 57 (75%) school travel plans had been secured (approved). At the same time, schools which previously had an approved travel plan were also undertaking either an annual review or three year re-write process to monitor change in travel behaviour since their first travel plan.

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 2007/08 financial year, 100% footpaths were considered easy to use. The target was therefore met for this year, as for the previous four 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



target met

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 a target(s) relating to car reduction. This is due to schools wishing to encourage sustainable travel positively, rather than discouraging car use. The table below shows the modal split for travel to school.

Table 20: Mode of travel usually used to travel to school 2007/08

Mode	Mode %
Walk	52.3
Car	24.1
Public Bus	14.7
Cycle	3.7
Bus	1.8
School Bus	1.4
Car-Share	0.9
Train	0.9
Taxi	0.1
Other	0.1
Underground	0.02

Schools are required to review their travel plan targets annually by undertaking a 'snapshot' travel survey and comparing it to the baseline travel survey data in the original travel plan. In order to calculate whether schools are meeting their targets, these two sets of travel data (baseline and current) are required. During 2007/2008, whilst many schools were in the process of developing their first travel plan, there were four schools with travel plans which had two sets of travel data (pre-2007/2008 and 2007/2008) which contained a target(s) relating to car reduction. Of these four schools, two schools (50%) had seen a reduction in car travel to and from their school. The target for this Indicator was therefore met.

It is envisaged that the number of schools with car related targets and comparable data will increase during 2008/2009 as all schools will have, at minimum, an approved school travel plan.

Indicator 29 unreported this year

Indicator 30 unreported this year

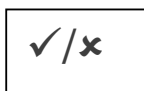
Indicator 31: Progress on completion of London Cycle Network

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.

According to data provided by the central LCN+ team, the length of the Richmond LCN+ network is 56.39km, of which 29.27km have been completed. This gives a completion percentage of 51.91% by 31 March 2008.

Key projects completed in 2007/08 include Link 168 - Teddington (Park Rd) to Hampton via Bushy Park and Link 170 - Route Improvements – toucan crossing opposite the Dysart Arms.

Works under way but not completed include:

- Spur link 167 - Church Grove/Hampton Court Road, Hampton Wick - toucan crossing
- Entire Link 167 - Route Improvements Feasibility Study
- Link 168 - Hammersmith Bridge to Lonsdale Road
- Link 168 - Lonsdale to Barnes Common
- Link 168 - Hampton Hill High Street to Ormond Ave

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+.

It is also important to note that the LCN+ Management Team are currently undertaking a more detailed analysis of the completion of the LCN+ for TfL and are working in conjunction with borough officers to sign off completed datasheets which enable an accurate count of length to be completed for the 2008/09 financial year. Caution should be exercised when comparing LCN+ figures as both the composition and the measurement of the LCN+ may change from year to year.

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

progress towards target



target 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.

The table on casualty data below sets out the information for one of the Government's key indicators in this field, the percentage change in relation to the 1994-98 average. On this measure, the figures for 2007 were well down in relation to all three categories, namely BVPI 99a, 99b and 99c. However, the number of slight injuries in 2007 was up by 10% on 2006.

Table 21: Casualty data 2000-2007 (BVPI 99 a-c)

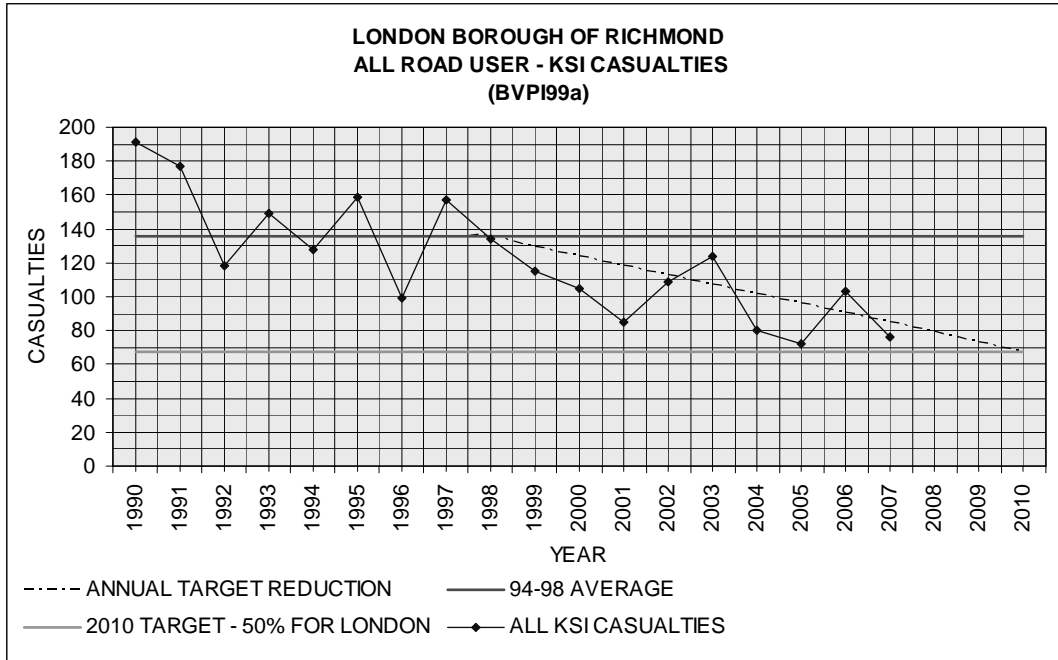
		Children- Killed or Seriously Injured	All - Killed or seriously injured	All - Slight injuries
	BVPI indicator	99b	99a	99c
Year	1994-98 Average	14	135	715
2000	Number of casualties	7	105	680
	%ge change from previous year	-42	-9	11
	%ge change from 94-98 average	-50	-22	-5
2001	Number of casualties	4	85	695
	%ge change from previous year	-43	-19	2
	%ge change from 94-98 average	-71	-37	-3

		Children- Killed or Seriously Injured	All - Killed or seriously injured	All - Slight injuries
	BVPI indicator	99b	99a	99c
Year	1994-98 Average	14	135	715
2002	Number of casualties	11	109	594
	%ge change from previous year	175	28	-15
	%ge change from 94-98 average	-21	-19	-17
2003	Number of casualties	11	124	603
	%ge change from previous year	0	14	2
	%ge change from 94-98 average	-21	-8	-16
2004	Number of casualties	5	80	544
	%ge change from previous year	-55	-35	-10
	%ge change from 94-98 average	-64	-41	-24
2005	Number of casualties	3	72	477
	%ge change from previous year	-40	-10	-12
	%ge change from 94-98 average	-79	-47	-33
2006	Number of casualties	5	103	376
	%ge change from previous year	67	43	-21
	%ge change from 94-98 average	-24	-24	-47
2007	Number of casualties	5	76	413
	%ge change from previous year	0	-26	10
	%ge change from 94-98 average	-64	-44	-42

Source: LBRuT monitoring and Best Value Performance Indicators

The graph below shows that the borough is making progress towards the 2010 target. The number of slight casualties (BVPI 99c) and the number of children killed or seriously injured (BVPI 99 b) have both been well below the 2010 target for several years.

Figure 5: All road user casualties killed or seriously injured



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.

Data for traffic flows since 2001, set out in the table below, indicate that flows may have peaked in 2002/2003. A decrease from the 2007 figure of 901 to 879 mvk in 2011 represents a 2.5% decrease, which the Council is on course to meet.

Table 22: Estimated traffic flows for all motor vehicles per year in LBRuT

	Million vehicle kms per year
2007	901
2006	895
2005	901
2004	914
2003	920
2002	920
2001	916

Source: Dept for Transport: National Road Traffic Survey

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 2007/08. 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: LBRuT Waste Planning

Indicator family: CP, DCLG COI W2, LSDC QOL 12(ii), AC QOL 29, AMR

progress towards target: target not relevant this year

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 table 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 2007/8 base for future monitoring.

Table 23: Municipal waste arising and how it is managed, by management type, for LB Richmond upon Thames, 2007/08

Management type	Waste arisings (in tonnes)
Household landfill	49,873.90
Household recycling	19,213.73
Household compost	8,207.26
Household incineration with energy recovery*	809.32
Non household landfill	14,675.73
Non household recycling	2,191.93
Non household compost	3,162.12
Total municipal landfill	64,549.63
Total municipal recycling	21,405.66
Total municipal compost	11,369.38
Total municipal incineration with energy recovery*	809.32
Total municipal waste arisings	98,133.99

Source: LBRuT Operations Section, Street Scene Dept

* i.e. incineration used to create electricity

Compared with the previous year, there were overall improvements in the amount of waste arising and how it was managed. Household landfill went down, while there was an increase in household recycling and composting. Non-household landfill decreased since the previous year, and non-household recycling and composting increased. These were all trends in the right direction, resulting in a fall in total municipal landfill.

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

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

progress towards target



on course to meet target

Municipal waste includes waste from shops, offices, highways, etc., as well as household waste. The percentages for LB Richmond upon Thames for 2007/08 are as follows:

Total municipal waste recycled: 21.81%

Total municipal waste composted: 11.59%

Total municipal waste incinerated: 0.82%

Note that the 0.82% of municipal waste that was incinerated with energy recovery was household food waste (i.e. normally compostable). This was incinerated during a period when the processor ran short of composting

capacity, resulting in some tonnage being diverted to incineration. The figures to which the above percentages relate can be found in the table under Indicator 35.

The target comes from the Council's Waste Reduction and Recycling Strategy 2005, Policy 2. It will be an increasing challenge to meet the 45% target by 2010. The figures for municipal waste recycled and composted above add up to 33.4% for 2007/8, but are improving.

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 on course to be met

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

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 completions data, no Listed Buildings were demolished over the financial year 2007/08. This continues the positive trend over the last four 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.

Consent for the demolition of one Building of Townscape Merit (BTM) was granted in 2007/08. This was at 'Woodford', Eel Pie Island, designated a BTM in March 1997. Permission was granted 15 Jan 2008 for the redevelopment of the existing cottage under planning application 07/3295. The report to Planning Committee on 10 Jan 2008 states that:

"Whilst the proposal would result in the loss of a Building of Townscape Merit, the replacement would retain the essential character of the existing building and the group value in which it forms a part, therefore the character and appearance of this part of Twickenham Riverside Conservation Area would be preserved. Further, given this special case in which the existing building is structurally unsound, it has been demonstrated that the demolition would be in accordance with the tests of PPG15."

'Woodford' has since been demolished.

A planning application which would involve the redevelopment of a BTM at 249 Mortlake Rd, Kew, was approved on 11 December 2008.

However, 56 new BTMs were designated in 2007/08 so there is a net gain in the number of these locally important buildings.

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 24: 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.

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 2007/08 at least seven environmental improvement schemes were substantially completed. These include a refurbished public space in East Sheen, town centre paving works in Richmond (George Street, Duke Street) and also in Whitton Road, works undertaken by the London's Arcadia project at Orleans House Gallery, Riverdale Gardens and Melancholy Walk, and tree planting along Hampton Court Road. A programme of works focusing on the borough's 5 areas of relative disadvantage has been agreed, commencing 2008.

Indicator 41: Number of buildings on/added to/removed from the English Heritage

'At risk' Register per year

Target: Council intervention where possible

Data source: Urban Design monitoring

Indicator family: GLA KPI 25, AMR

One building, 8 King Street Richmond, has been removed from 'Heritage at risk' List for 2008, leaving ten properties on the register (see list below).

Previously approved works at 8 King Street were undertaken in this period to a standard that satisfied the Council and the building has now been refurbished and removed from the list. In addition, after the List was published, works to the Watchman's Box and Lock-up in Petersham mean that it will be removed from the list next year.

The Council has approved applications, or is in the process of negotiating works, to Matthiae's Café and Bakery; the Gallery at Doughty House; Normansfield and Strawberry Hill House. However, it is still concerned about the current state of Boat House 5 at Platts Eyot due to its rapid deterioration, with the Council actively engaging with the landowner and the Environment Agency to resolve delays in the current planning application on the site. More information on the 'At Risk' Register can be obtained from www.english-heritage.org.uk/har

Unfortunately the Grade 1 Listed Building, Garrick's Villa, was subject to fire damage in November 2008. It is potentially 'at risk' and will require repair and restoration. An update on this will be provided in next year's Annual Monitoring Report.

Table 25: 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
Watchman's Box and Village Lock-up, Petersham Road, Petersham*	Grade II
Total	11 Buildings

* fair condition

Source: English Heritage

Indicator 42: Number of Conservation Area Management Plans 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 not met

The equivalent indicator for AMR 2007 (Indicator 10 on page 27) referred to the number of Conservation Area Studies completed. However, the information currently being reported on relates to Management Plans, in line with English Heritage guidance.

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. New appraisals have been drafted for three other Conservation Areas, but await formal public consultation and adoption, delayed due to staffing pressures. The position at 31st March 2008 was that 19% Conservation Areas had management plans, although none of these was completed in 2007/08.

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

Following on from the identification of a number of possible directions in Teddington and Ham/Petersham after the adoption of conservation area management proposals in 2006/07, Article 4 Directions were consulted on and confirmed for a further 164 properties during this period.

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 1645 properties subject to Article 4 Directions. 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 not met

On the whole much of the change to retail floorspace in the borough has been modest (see Indicator 47). Only one application 03/0024, an extension to the ancillary floorspace of the J Sainsbury store, Uxbridge Road, Hampton falls within the threshold. It is an out-of-centre store. The application does not result in any increase in the retail sales area of the store but results in an improvement in its overall operation.

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 2008 Town Centre Land Use Survey

Indicator family: AMR



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.

Table 26: Percentage of A1 uses (shops) in designated key shopping frontages

	Percentage of A1 (shop) uses in key shopping frontages						
	2008	2007	2006	2005	2004	2002	2001
Ashburnham Road	62.5	62.5	62.5	75.0	75.0	75.0	75.0
Barnes	66.7	75.0	74.4	75.6	70.9	75.9	73.4
Castelnau	52.2	52.1	45.8	45.8	43.5	43.5	56.5
East Sheen	69.7	70.0	67.5	74.3	76.0	72.4	68.4
East Twickenham	73.7	68.4	68.4	68.4	73.7	73.7	68.4
Friars Stile Road	76.5	70.5	64.7	70.6	70.6	76.5	82.4
Fulwell	66.7	90.0	80.0	90.0	90.0	70.0	90.0
Ham Street / Back Lane	38.5	38.4	50.0	50.0	41.7	33.3	50.0
Ham Common	66.7	69.8	70.0	70.0	72.4	70.0	70.0
Hampton Hill	80.0	80.0	80.0	80.0	80.0	80.0	80.0
Hampton Nursery Lands	75.0	75.0	75.0	75.0	100.0	100.0	75.0
Hampton Village	69.2	60.0	69.2	69.2	68.0	72.0	72.0
Hampton Wick	45.5	33.3	45.5	54.5	50.0	33.3	25.0
Heathside	80.0	73.0	86.7	86.7	86.7	86.7	86.7
Hospital Bridge Road	100.0	100.0	100.0	100.0	100.0	100.0	100.0
Kew Gardens Station	69.6	72.4	73.9	76.0	73.1	74.1	74.1
Kew Green	88.9	89.0	88.9	100.0	88.9	77.8	77.8
Kingston Road	66.7	68.8	60.0	66.7	55.6	61.1	61.1
Lower Mortlake Road	63.6	69.2	64.3	61.5	61.5	61.5	69.2
Nelson Road	63.6	66.7	63.6	72.7	72.7	72.7	81.8
Richmond	74.2	69.5	72.9	72.9	73.2	71.2	73.0
St Margarets	64.5	63.6	64.5	67.7	64.5	64.5	60.0
Sandycombe Road	66.7	83.3	83.3	83.3	83.3	83.3	83.3
Sheen Road	66.7	77.8	66.7	66.7	66.7	66.7	77.8
Stanley Road	72.7	76.2	66.7	71.4	71.4	61.9	76.2
Strawberry Hill	64.3	52.9	64.3	64.3	64.3	60.0	68.8
Teddington	70.5	70.6	73.9	75.0	73.9	64.4	71.1
Twickenham Green	58.8	64.7	64.7	70.6	64.7	58.8	64.7
Twickenham	67.9	66.4	67.9	64.9	66.4	63.8	67.7
Waldegrave Road	80.0	72.7	72.7	72.7	54.5	45.5	45.5
White Hart Lane	66.7	70.8	71.4	66.7	66.7	76.2	76.2
Whitton	69.6	72.0	70.8	72.6	74.7	74.3	73.0
Whitton Road	33.3	50.0	50.0	50.0	60.0	60.0	60.0

	Percentage of A1 (shop) uses in key shopping frontages						
	2008	2007	2006	2005	2004	2002	2001
average percentage	69.3	68.9	70.0	71.5	70.7	68.5	70.7

Source: LBRuT 2008 Town Centre Land Use Survey

Overall the proportion has 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.

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 met

Table 27: Vacancy rates in 5 main town centres in 2008

Centre	2008 vacancy rates		
	key shopping frontage	secondary shopping frontage	all designated shopping frontage
Richmond	5.1	4.9	5.0
Twickenham	4.6	11.1	7.7
East Sheen	5.3	4.3	4.7
Teddington	4.5	3.9	4.3
Whitton	8.7	25.6	14.8
Average	5.6	10.0	7.3

Source: LBRuT 2008 Town Centre Land Use Survey

Over the period that survey work was undertaken, vacancy rates were low in the borough's main town centres, averaging only 5.6% in key shopping frontage, 10% in secondary frontage, giving an overall figure of 7.3% which is considerably lower than the average of c.11% (June 2008). On average, vacancy rates were generally higher in secondary shopping frontage this year, although there was little difference between key and secondary frontage in Richmond, Teddington 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 was an increase since 2007, most of which were shops selling comparison goods or food.

Table 28: Vacancy rates in the local centres in 2008

Local centre/parade	Vacancy rates 2008		
	key shopping frontage	secondary shopping frontage	all designated shopping frontage
Ashburnham Road	0.0	n/a	0.0
Barnes	11.5	0.0	8.5
Castelnau	8.7	n/a	8.7
East Twickenham	5.3	5.7	5.6
Friars Stile Road	0.0	0.0	0.0
Fulwell	22.2	n/a	22.2
Ham Street / Back Lane	23.1	0.0	17.6

Local centre/parade	Vacancy rates 2008		
	key shopping frontage	secondary shopping frontage	all designated shopping frontage
Ham Common	3.3	0.0	2.9
Hampton Hill	0.0	4.3	2.8
Hampton Nursery Lands	0.0	n/a	0.0
Hampton Village	11.5	5.0	8.7
Hampton Wick	9.1	n/a	9.1
Heathside	0.0	7.7	3.6
Hospital Bridge Road	0.0	n/a	0.0
Kew Gardens Station	4.3	0.0	2.6
Kew Green	11.1	n/a	11.1
Kew Road	n/a	7.1	7.1
Kingston Road	6.7	0.0	4.8
Lower Mortlake Road	9.1	0.0	8.3
Nelson Road	9.1	n/a	8.3
St Margarets	3.2	3.1	3.2
St Margarets Road	n/a	25.0	25.0
Sandycombe Road	16.7	0.0	8.3
Sheen Road	11.1	0.0	6.3
Stanley Road	4.5	7.1	5.6
Strawberry Hill	14.3	n/a	14.3
Twickenham Green	11.8	n/a	11.8
Waldegrave Road	10.0	0.0	7.1
White Hart Lane	9.5	0.0	4.8
Whitton Road	16.7	n/a	16.7
Average	8.3	3.4	7.8

Source: LBRuT 2008 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 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 5.

Table 29: Total amount of floorspace for town centre uses 2007/8 (All figures in metres² (GIFA))

			Use class			
			A1	A2	B1a	D2
completed floorspace	total in local authority area	total	1848.0	387.9	1437.0	622.7
		total amount in mixed use area boundaries	258.9	291.6	881.7	298.4
		% within mixed use area boundaries	14.0	75.2	61.4	47.9
	tradable area (A1 only)	tradable area	234.4			
		amount in mixed use area boundaries	228.4			
		% within mixed use area boundaries	97.4			
net additional floorspace	total in local authority area	total	1170.7	387.9	295.5	622.7
		amount in mixed use area boundaries	-346.2	291.6	635.3	298.4
		% within mixed use area boundaries	-29.6	75.2	215.0	47.9
	tradable area (A1 only)	tradable area in local authority area	-144.7			
		amount in mixed use area boundaries	-346.2			
		% in mixed use area boundaries	239.3			

Source: LBRuT Decisions Analysis System

On the whole there has been little change to the overall level of town centre uses in the borough. One exception is an extension to the ancillary retail area of the J Sainsbury superstore at Uxbridge Rd, Hampton Hill. Therefore there is considerable difference between the figures for overall increase in floorspace and the net tradable area. This store is in an out-of-centre location. 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 in both the A2 (financial institutions) and B1a (offices) Use Classes is located within mixed use area boundaries. For D2 uses (assembly & leisure) the figure is just less than half because of the redevelopment of the sports pavilion at Ham Sports Fields.

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 shops have experienced an overall modest increase in floorspace, much of which is in mixed use areas.

Overall there has been a net increase in shopping floorspace resulting from the one development mentioned above. Since the increase was to the ancillary floorspace only, there has been an overall net loss of tradable floorspace.

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 four environmental improvement schemes within Richmond town centre and the district centre boundaries, as follows:

- East Sheen - Sheen Lane Centre redesigned public space
 - Sheen Lane footway/ streetscape improvements
- Richmond town centre - George Street phase 1 footway/ streetscape
 - Victoria Place surfacing/ lighting (substantially complete during 2007/08)

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 2009. 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 rail station.

East Sheen – A station access scheme was completed in 2007/08 for Mortlake Station which improved the pedestrian accessibility to the rail station by improving footways and installing two pedestrian crossings. Additional cycle storage was installed adjacent to the 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 possible to meet the target of no loss of facilities.

Appendix 4 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 6 a traditional greengrocers. All have a small convenience store or store/off licence although the availability of fresh goods on offer may be limited.

There has been little change in provision since last year except:

- East Twickenham has lost both a Post Office and a greengrocer;
- Ham Street/Back Lane a newsagent; and
- Twickenham Green a butchers;
- St Margarets now has both a bakers/patisserie and a butcher, following the closure of similar establishments in previous years.

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



target met

The data for Indicator 51 are included above in Indicator 45. The proportion has increased slightly to 68% in 2008 from 66% in 2007.

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



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 30: Progress towards TTCMB's Action Plan

Objective /Action	achieved
OBJ 1 - To TARGET high quality retailers to invest in the Town Centre	
<ul style="list-style-type: none"> Re-establish the TTCMB's Inward Investment Working Group (IIWG), including at least one freeholder, and one property expert, as well as business representatives Assess current health of TTC as a basis for measuring future growth (eg empty units, retailer mix) Contribute towards strategic plans (eg Local Development Framework) 	<ul style="list-style-type: none"> ✓ ✓ ✓
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 Using a prioritised list of which retailers have investigated locating in Twickenham, contact at least six and find out what can be done to entice them to locate here Produce Marketing Pack aimed at potential retailers 	<p>Work begun</p> <p>✓</p> <p>For 2008/09</p>
Project 2 – Retaining existing retailers	
<ul style="list-style-type: none"> Produce Information Pack for new and existing businesses in TTC – eg contact information, sponsorship and advertising opportunities, calendar of events etc 	<p>✓</p>
OBJ 2 - To make access improvements to the town centre	
<ul style="list-style-type: none"> Co-opt volunteers to the TTCMB's Transport & Environment Working Group (T&EWG) Update "Vision for Twickenham" document 	<p>✓</p>
Project 1 – Disability Access	
<ul style="list-style-type: none"> Following Richmond AID's (RAID) recent Disability Access Audit, investigate training opportunities for TTC businesses Work with RAID to investigate case for Shopmobility in TTC and put together a project plan and timetable 	<p>✓</p> <p>Work begun</p>
Project 2 – Parking Signage	
<ul style="list-style-type: none"> Investigate funding for improved car park signage Implement new signage scheme 	<p>✓</p> <p>2008/09</p>

Objective /Action	achieved
<u>Project 3 – LBRuT Transport Dept/Transport for London proposals for TTC</u> <ul style="list-style-type: none"> Consult with businesses and advise on proposals 	<i>Project not going ahead</i>
OBJ 3 - To raise the profile and image of TTC	
<ul style="list-style-type: none"> Co-opt volunteers to TTCMB's Promotion & Events Group (P&EG) 	✓
<u>Project 1 - Christmas Promotions</u> <ul style="list-style-type: none"> Build on existing Christmas Town Centre events (within budget and to at least match if not exceed previous years' visitor levels) Organise, maintain and renew town's Christmas lights 	✓ ✓
<u>Project 2 - Twickenham Guide</u> <ul style="list-style-type: none"> Engage designer to produce new Twickenham Guide Approve and launch new Guide 	✓ ✓
<u>Project 3 – Farmers Market</u> <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>Talks stalled</i>
<u>Project 4 – Street Markets</u> <ul style="list-style-type: none"> Hold 2 Continental Markets Investigate other street market opportunities (eg Craft Market) 	✓ ✓
<u>Project 5 – Twickenham Festival</u> <ul style="list-style-type: none"> Build on existing Festival (within budget and to at least match if not exceed previous years' visitor levels) 	✓
<u>Project 6 – Website</u> <ul style="list-style-type: none"> Ensure website is kept updated and promoted wherever possible Build up the Links section 	✓ ✓
<u>Project 7 – Footfall Data</u> <ul style="list-style-type: none"> Investigate funding for gathering Footfall data in TTC 	<i>ongoing</i>
<u>Project 8 – Loyalty Schemes</u> <ul style="list-style-type: none"> Investigate likely take-up of a TTC Loyalty Scheme (eg Surbiton Rewards) 	<i>ongoing</i>
OBJ 4. - To achieve a quality environment ...	
<u>Project 1 – Twickenham Riverside</u> <ul style="list-style-type: none"> Contribute to production of the development brief for Twickenham Riverside 	<i>no</i>
<u>Project 2 - Welcome Signs</u> <ul style="list-style-type: none"> Find funding for four new "Welcome to Twickenham" signs 	<i>2008/09</i>
<u>Project 3 – Radio Link</u> <ul style="list-style-type: none"> Review and relaunch if necessary, the shops' Radio Link scheme, in consultation with the Police and Community Safety Partnership 	<i>No impetus</i>
<u>Project 3 - Garfield Road</u> <ul style="list-style-type: none"> Join LBRuT project board for Garfield Road improvements 	✓
OBJ 5. – To work with local community organisations...	
<u>Project 1 – Al Fresco Dining</u> <ul style="list-style-type: none"> Work with Church Street Association to ensure Al Fresco dining is a success 	✓
<u>Project 2 - Borough in Bloom</u> <ul style="list-style-type: none"> Encourage businesses to sponsor hanging baskets 	<i>ongoing</i>

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 not met

No environmental improvement schemes were implemented in Twickenham town centre during 2007/08, though a scheme nearby in Whitton Road shopping parade involving street furniture, paving and tree planting, was completed.

Two schemes are planned for Twickenham town centre in 2009 - Twickenham Riverside environmental enhancement (from January 2009) and a streetscape/ tree planting scheme for Arragon Road/ Amyand Park Road.

6.10 CP10: Open Land & Parks

Indicator 54: Loss/inappropriate development on designated open spaces (Metropolitan Open Land, Green Belt and Other Open Land of Townscape Importance).

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

Data source: LBRuT Decisions Analysis

Indicator family: GLA KPI 3, AMR

progress towards target



target met

There were five developments completed during 2007/08 which involved building on sites wholly or partially designated as Metropolitan Open Land (MOL), as follows:

- Royal Ballet School, White Lodge, Richmond Park. Studio building at north-west of site. Under 07/3034, this was re-designed and reduced in floor area, as an amendment to the previous planning permission, with the impact on MOL consequently reduced.
- Ham Sports Fields, Riverside Drive, Ham. Sports pavilion with ancillary parking. Under 07/2398, this was re-designed to occupy a smaller footprint, as an amendment to a previous planning permission.
- Kings Field Pavilion, Hampton Wick, 06/2245, change of use of disused sports pavilion to café to serve Kings Field playing area and youth groups
- St Marys College, Twickenham, 06/2081, extension to existing college rectory – this part of site not in MOL
- 303, Uxbridge Road, Hampton, 03/0024, extension to service yard and reconfiguration of both yard and recycling facilities – this part of site not in MOL

There were no completions on Green Belt or Other Open Land of Townscape Importance during 2007/08.

It is considered that the target was met. Of the five developments completed, the built development on two sites was not in MOL, two were appropriate as the development is ancillary to the open use (Kings Field and Ham sports field) and one was part of an existing educational establishment on a site which is entirely designated MOL.

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

During 2007/08, there was no development nor loss of land designated as public open space. The target was therefore 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

No new open space was provided as part of a residential or other type of development completed during 2007/08.

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 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 2007/08 financial year, there were 52 Sec 106 Agreements. Of these, 15 related to contributions of £99,094 towards public open space, or the public realm. This can be broken down into £79,809 for open space (11 sites), £10,989 for public realm (3 sites) and £8,296 for play areas (1 site). Details of the sites can be found at Appendix 3.

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 Strategy 2007-2008 Action Plan

Of 45 identified actions, 35 were achieved, 3 were partially achieved and 7 were not achieved. The target of at least 75% of actions achieved was therefore met.

Progress on Thames Landscape Strategy

The information is not available in a form which would allow an accurate assessment of percentage of actions achieved. A more precise monitoring system should be set up for 2008/2009.

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

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.

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. Achievements by FORCE in 2007-8 include raising grants from EDT and Richmond Civic Trust for improvements; raising funding from Richmond and Hounslow Councils, Awards for All and the Wates Foundation for a feasibility study to designate the wider area as the "Crane Riverside Park"; completing a management plan for the Mereway Nature reserve; taking responsibility through an informal agreement with the Council for management of this site; and completing many man hours of voluntary work in the area.

6.13 CP13: Opportunities for All (Tackling Relative Disadvantage)

Indicator 60: Public transport improvements in 5 areas of disadvantage

Target: not applicable

Data source: LBRuT Transport

Indicator family: New AMR

The five areas of disadvantage were identified in the Council's Community Plan 2007-2017 (p.7) as Ham, Heathfield, Hampton Nursery Lands, Mortlake, and Castelnau.

There was one public transport improvement scheme relating to an area of disadvantage in 2007/08, which was the station access scheme completed for Mortlake Station. This improved the pedestrian accessibility to the rail station by improving footways and installing two pedestrian crossings. Additional cycle storage was installed adjacent to the station.

Indicator 61 – unreported this year

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

The new sports pavilion at Ham Sports fields and the church meeting hall/counselling room at St Michaels Church, Barnes are both new community facilities which might be used by residents living within Ham and Mortlake/Castelnau respectively.

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

Both the environmental improvement schemes for East Sheen listed under Indicator 48 have an impact on an area of relative disadvantage. The scheme to redesign the public space by Sheen Lane Centre adjoins an area of relative disadvantage, and would be used by residents from that area. The Sheen Lane footway/ streetscape improvements stretch into the area of relative disadvantage.

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. This recognised as a target in UDP First Review Policies STG 6 and HSG 1 which refer to the previous target in the London Plan 2004. The emerging 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 (2007/08).
Indicator family: DCLG core output indicator 2a-d, GLA KPI 4, SA, AMR

progress towards target

partial

The annual net dwelling requirement was not met in the financial year 2007/8. However, over the target period it is expected that the target of 2700 will be exceeded.

Core Output Indicator H1 'Plan period and housing targets' requires boroughs to identify the source of the housing target used in the trajectory and planned housing delivery. The borough's housing target is contained within the alterations to the London Plan published by the Mayor in 2006, and now incorporated into 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 new 10 year target for the London Borough of Richmond upon Thames is 2700, annualised as an additional 270 dwellings per year.

Table 31: 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

260 units were completed in 2007/08. The lower housing completion rate is not in itself a concern. Some years are bound to be 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 relatively few large sites in 2007/08 (these are defined as being of 10 or more units gross). Large sites provided only 26.5% of the units completed in 2007/08 (comparable figures were 41% in 2006/07, 83% in 2005/06, 72% in 2004/05, and 50% in 2003/04).

Indicator 65: Net additional dwellings 1997/8 to 2007/8

Table 32: Housing completions in the borough 1997/8 to 2007/8

Financial year	Units completed
1997*/8	136
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
Total 1997/8-2001/2 (5 yrs)	1822
Average 1997/8-2001/2	364
Total 2002/3-2006/7 (5 yrs)	2219
Average 2002/3-2006/7	444
Total over 11 years	4301

Source: LBRuT Decisions Analysis System: completions

Figures are for net gains on site

* The 1997 figure is unusually low. This may reflect reality, but may also be due to a change in computer systems.

Totals for 1999, 2004 and 2006 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)

Housing Trajectory as at 1st April 2008

It can be seen from the above table that from 1 April 1997 until 31 March 2008, an eleven year period, 4301 units were completed. The borough's current housing target is an additional 2700 units between 2007/08 and 2016/17, providing for an annual average of 270 units. Table 32 shows that this requirement has not been met for the 2007/08 financial year, but this figure has been well exceeded in previous years and the Council is on course to meet the strategic dwelling requirement.

Since 1st April 2008 records show that 330 units (net) have been completed, which already exceeds the annualised target of 270 dwellings, and would bring the percentage of the target met to 22% of the 2700 dwellings.

The emerging 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

Combined the Council considers these sites could deliver approximately a further 514 units. The Council has identified a potential 1834 units over the 5 year period, which is 484 units more than the target supply. The table below details the sources of this supply.

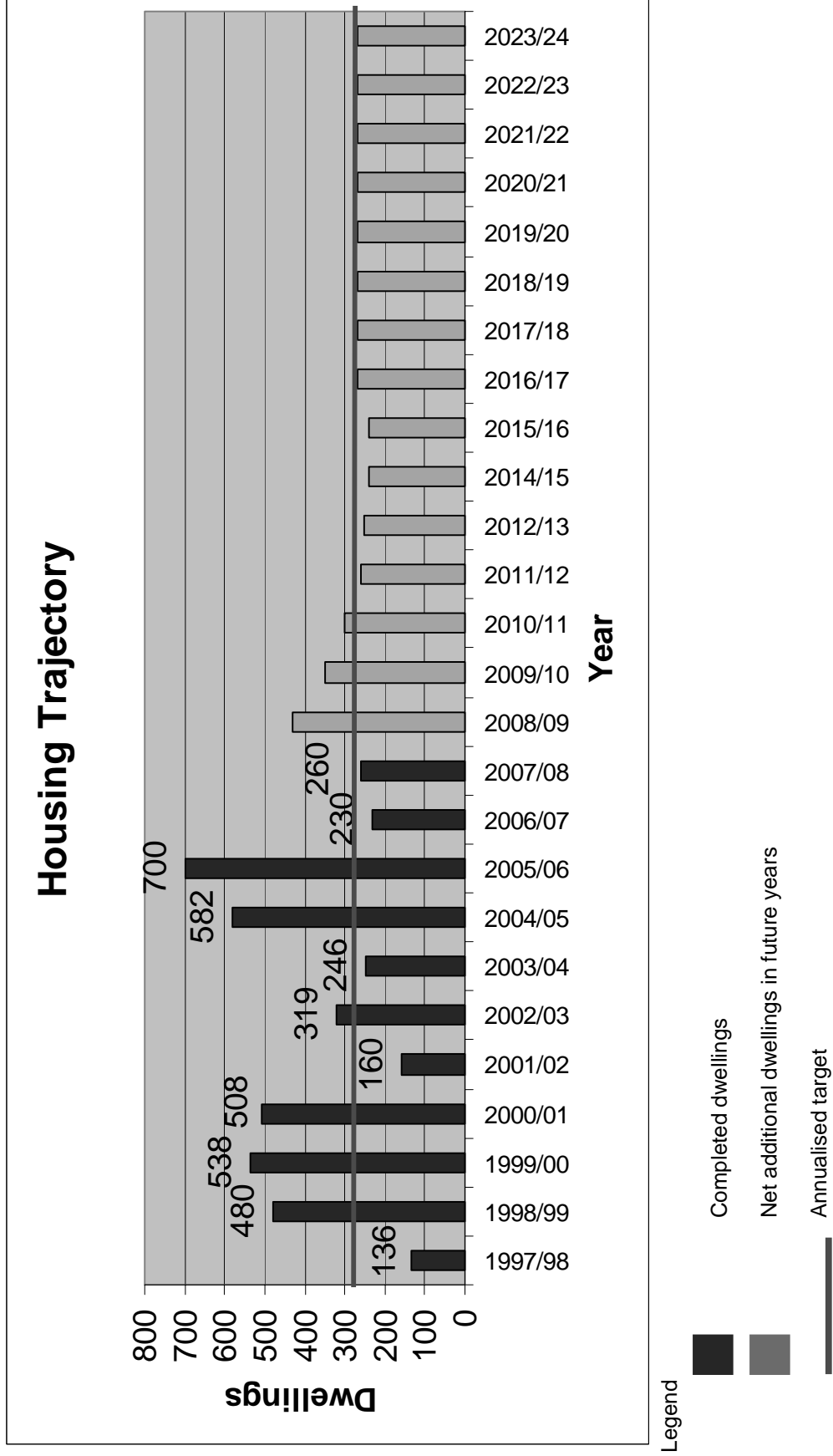
Table 33 Sources of 5-year housing land supply

Site Type	Gross	Net	Total
New Build Under Construction	522	488	488
New Build Sites with planning permission	675	560	560
Conversion sites under construction	60	38	38
Conversion sites with planning permission	406	234	234
Proposal/ other known Sites	514		514
Total 5 year supply			1834 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. 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.

The situation with the availability of housing sites in the borough will be reviewed through the London wide Strategic Housing Land Availability Assessment (SHLAA) process, which will result in new targets for the borough.

Figure 6: Housing Trajectory as at 1st April 2008



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 2007/08 financial year.
Indicator family DCLG COI H3, GLA KPI 1, AMR, SA

progress towards target: target met

During the financial year 2007/08, 100% of new housing was built on previously developed land. Converted dwellings are by definition previously developed. The borough is a typically built-up London borough with few sites which would 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.

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: UDP First Review target (plan) of at least 25% small units on appropriate sites, and a majority of 1-bed units on sites in town centres and other areas with high public transport accessibility and with good access to facilities such as shops.
Data source: LBRuT Decisions Analysis system. Housing completions during the financial year 2007/8.
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, 2007/08

	Completed units (gross)	of which, 1-bed	% 1-bed
all housing completions	469	213	45.4%
located in mixed use areas	65	47	72.3%
located outside mixed use areas	404	174	18.3%

Source: LBRuT monitoring

Small units as a proportion of all additional housing

UDP First Review Policy HSG11 (B) expects at least 25% small units (studio & 1-bed) on appropriate sites. Overall, housing completions in 2007/08 produced 45.4%, which is slightly higher than the 42.7% small units achieved in 2006/07. This continues to be an improvement on previous financial years: (2005/06) percentage of 34% and the 2004/05 achievement of 36%. The objective of the policy 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. In future years, it will be more appropriate to analyse data for the private sector alone, as this would monitor the new Core Strategy policy CP14, which seeks the proportion of small units in the private sector.

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

The policy also calls for the majority of units to be 1-bed in more sustainable locations (the text suggests that in town centres schemes should be based on the provision of small units), for which Mixed Use Areas are used as a proxy for monitoring purposes. In Mixed Use Areas as defined on the UDP First Review Proposals Map, 24 schemes involving residential uses were completed 2007/08. These provided a total of 65 dwellings gross, of which 47 were 1-bed units. The proportion of 1-bed units in Mixed Use Areas has increased from 57% in 2006/07 to 72.3% in 2007/08. This is also an increase on previous years 2005/06 61% small units and in 2004/05 figure of 46%. This 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”. (UDP First Review para 8.60).

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

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 2007/08

Indicator family: AMR

progress towards target:



target not fully met

Sites of over ten units should have 10% housing to wheelchair standards. There were eight sites of ten or more units gross completed in 2007/08. Of these only four included housing to wheelchair standards. They were at Craig House, Craig Road, Ham, 86-98 Lower Mortlake Road, 240 Kew Road and 40 Cambridge Park. Of the other sites,

- one was for a development allowed at appeal where the Inspector felt that “wheelchair provision could be best ensured through other legislation”, and therefore no condition was put on the permission.
- one for 14 units (in 1999) has no reason given for the non-inclusion of wheelchair housing.
- there were two applications for the reconfiguration of affordable older person accommodation. It is disappointing to see that neither of these appear to have provision of wheelchair housing, though this may have been due to constraints with the conversion of the existing building.

During the last financial year there was little opportunity to provide wheelchair housing due to the limited number of sites of over ten units. However, on this evidence and that of the two previous financial years (2006/07 & 2005/06), implementation of UDP First Review Policy HSG 8 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 30 dwellings per hectare – no more than 10% of gross units completed. From 30-50 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 30 units per hectare	From 30 to 50 units per hectare	Over 50 units per hectare	Total units (gross)
Units	11	14	305	330
Percentage	3.3	4.2	92.4	

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

There were 7 sites, involving 11 units, where the density was less than 30 units per hectare. Of these cases:

- one was a retrospective application to establish the use as a single family dwelling,
- two were for conversions where the number of units was reduced,
- one involved replacement of one unit with one unit,

- one involved the replacement of one unit with two units
- one was for the reduction in floor space of a unit within MOL
- one was for a replacement dwelling in a conservation area; this also had a substandard access and was not considered appropriate for intensification

Analysis

In UDP policy, the Council has 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 emerging Core Strategy has regard 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. The target is for all sites to be developed at a density of over 35 dwellings per hectare, which has recently been increased following the publication of the London Plan consolidated with alterations since 2004 in February 2008. The information from the LDD still currently measures from 30dpha. Last year, sites involving 11 units (3.3% 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 30 dpha or less. This is an improvement on the previous financial year 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 4.2% were built, with the majority of sites being more than 50dpha, at 92.4%, both of these are above the targets set. 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 11 sites which were developed at less than 30 units per hectare in 2007/08; there will always be the occasional situation where a density of 30 dph is not possible.

Indicator 70 – unreported this year

Indicator 71 : Net additional gypsy and traveller pitches per annum

Target: Not applicable for 2007/08.

Data source: LBRuT Decisions Analysis System.

Indicator family: DCLG H4.

An assessment of Gypsy and Traveller Accommodation need has been 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. In the last financial year there were no additional gypsy and traveller pitches.

6.15 CP15: Affordable Housing

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

Target (plan) - that over the UDP First Review 2005 Plan period 40% of all new housing units will be permanent affordable housing. The emerging Core Strategy has a target of at least 50% of all new housing units will be permanent affordable housing over the plan period.

Data source: LBRuT Decisions Analysis System. Completions for 2007/8.

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

progress towards target:



Table 36: Affordable housing completed in financial year 2007/08

Site	Total units on site (gross)	Aff hsg units on site	Social rent	Intermediate (s.o./inter rent)	Notes
Craig House, Craig Rd, Ham	39	16	16	0	Private Site
113-117 Broad Lane, Hampton	14	14	2	12	RSL
Virginia House, Kingston Lane, Teddington	49	-20	-20	0	RSL Site – remodelling scheme
Brookwood Lodge, Brookwood Ave, Barnes	32	-12	-12	0	RSL Site – remodelling scheme
Kent House, 240 Kew Rd	14	5	5	0	RSL
Totals	134	3 (1.2% of 260) (or 19.6% of 179 excluding Virginia House & Brookwood Lodge)	-9	12	
Total housing completed 07/08	260 net				

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

Table 37: Affordable Housing Completions by financial year 1997/8 – 2007/08

	Total completions	Affordable housing units*		Total affordable	Affordable as % of total completions
		Private sector sites*	LA/RSL owned sites		
1997/8	136	6 (3)	-14*	-8*	0%
1998/9	480	19 (42)	32	51 (42)	11% (19%)
1999/2000	539	13	2	15	3%
2000/01	508	46 (32)	17	63 (32)	12% (19%)
2001/02	195	6	-6*	0	0%
Total 1997-02	1858	90 (77)	31	121 (74)	6% (10)
2002/03	319	50 (2)	7	57 (2)	18%
2003/04	246	31	12	43	18%
2004/05	582	105	35	140	24%
2005/06	842	155	76	231	27%
2006/07	230	35	3	38 (3)	16%
2007/08	260	16	-13	3	1.2%
Total 2002/07	2219	376 (2)	133	509 (5)	23%

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 (e.g. in 1997/8) 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. 5 in 1997, 23 in 1998, 9 in 2002)

Analysis

Affordable housing was completed on only five sites listed in Table 36 above. The very few large sites completed during 2007/08 meant that there were fewer opportunities to provide affordable housing. In two cases there was a net loss of 32 units due to the remodelling of premises at Virginia House and Brookwood Lodge. In both cases the provision for older people was being brought up to standard and improved. The other sites on which affordable housing was provided were at Craig House, Ham and Kent House, Kew Road where 39 and 14 units were completed respectively. Craig House provided 41% on-site affordable housing and Kent House 35%.

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.

The split between social rented and intermediate tenures in the affordable housing should be 75%/25% respectively, and the figures in 2007/08 show that it is 100% intermediate/ shared ownership, when including the two re-modelled schemes which included the loss of social rented units. When these are removed from the calculation the tenure split is 66%/34%. Although this doesn't reflect the tenure split in policy, it is an improvement on last year's split; the 2006/07 split was nearer to 50%/50%. The borough's priority need is for social rented housing, this has been reviewed in the emerging policies with a requirement for 80% social rented and 20% intermediate/ shared ownership. However the tenure split over the past few years show that more work on policy implementation needs to be done; in 2004/05 the split was closer to the required 75%/ 25% split but in 2005/06 AMR the split was closer to 60%/40%.

For future years, the percentage of affordable housing units will increase as Council and Richmond Housing Partnership sites are brought forward for affordable housing and large sites with 40% affordable housing provision are expected to be completed are the former Brunel University site in 2008/09, and 4 Sandy Lane, Hampton Wick in 2009/10.

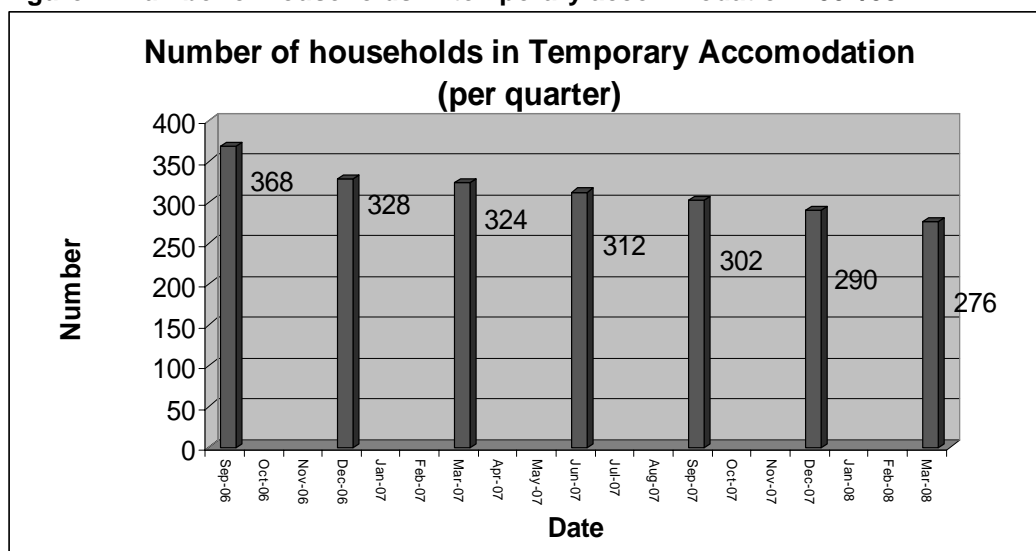
Indicator 73: Number of Households living in temporary accommodation
Target: To reduce the number of households living in temporary accommodation by 50% (based on 2004 figures) by 2010.
Data source: LBRuT Housing Department 2007/08.
Indicator family: NI 156, New AMR

progress towards target:



target met

Figure 7: Number of households in temporary accommodation 2007/08



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.

The graph above shows the quarterly figures from September 2006 of number of households in temporary accommodation. From September 2006 to March 2007 the number of households went from 368 to 324, a reduction of 44 households. The reduction of households continued in 2007 financial year

with the figure of 312 households in June 2007 reducing to 276 in March 2008. This represents a 46% decrease since 2004, and clearly shows that the borough is on course to achieve a 50% reduction by 2010.

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 2007/08 financial year, 52 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 2007/8

Indicator family: Sustainability Appraisal, AMR

progress towards target



target met/not met

Progress towards target: a significant increase in land in community uses, particularly educational uses. The overall increase in land in community uses was 3,667 sq m which was broken down as follows:-

D1 Floor space from 01/04/07 to 31/03/08 there was a significant increase of 3,190 sq m. This was made up of 12 completions, including 1,256 sq m increase at Clifton Lodge and the Violet Needham Chapel for the Ballet Rambert, a 643 sq m increase at St Mary's University Refectory, a church meeting hall, a community café, 2 vets and 6 health care facilities (for 2 dentists, an opticians, an osteopath, a physiotherapist and a chiropractor).

D2 Floor space from 01/04/07 to 31/03/08, Overall there has been an increase of 477 sq m in D2 floor space made up of two completions for the sports pavilion at Ham Field (net increase of 337 sq m) and a change of use from an office to a 140 sq m sports club at 75-77, White Hart Lane.

Indicator 76 – unreported this year

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 2007/08 financial year, there were 52 Sec 106 Agreements. Of these, 15 were set to raise £28,869.44 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 2007/08 a total of 378 sqm additional floorspace for clinic/health centre uses were provided at five premises in the borough. Apart from a small extension, the additional floorspace was provided through a change of use, for example from offices. There was no net loss of floorspace in clinic/health centre use, so the target was met.

Indicator 79 – unreported this year

Indicator 80 – unreported this year

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.

Data source: Home Office statistics, Metropolitan Police Service, LBRuT Best Value Performance Plans

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.

According to the Local Area Agreement 2007-08 Performance Report, the target for a reduction in the BCS comparator for recorded crime in 2007/08 was 7253, while the performance was 7012. The target was therefore met. (See page 13 of the report).

For the 12 months to April 2008 there were 12,073 recorded offences in total in LB Richmond upon Thames (see Table of offences by London borough). This continues the trend in reduction in crime on the previous year's figures. Three types of crime are selected for monitoring purposes that are of particular concern to residents.

Home Office comparative crime statistics below show that the borough has fewer crimes than the national average. The changes from 2006/07 show a downward trend in all but one of the offence groups selected.

Table 38: Home Office data on recorded crimes in LB Richmond upon Thames, Greater London and England and Wales, by selected offence groups

Offence group	Number of offences per 1000 population					
	LBRuT		Greater London		England & Wales	
	2007/08	% change from 2006/07	2007/08	% change from 2006/07	2007/08	% change from 2006/07
Violence against the person (VAP)	11	-9%	23	-5%	19	18%
Sexual offences	1	16%	1	-6%	1	-7%
Robbery	2	-30%	5	-19%	2	-16%
Domestic burglary	6	-2%	8	0	5	-4%
Theft of motor vehicle	2	-9%	5	-10%	3	-12%
Theft from	7	-21%	11	-7%	8	-14%

a vehicle							
Interfering with a motor vehicle	1	-29%	0	-11%	1	-22%	
Recorded crime BCS comparator offences	39	-17%	65	-9%	54	-11%	

Source: Home Office. LAs: recorded crime for seven key offences & BCS comparator 2006/07 to 2007/08

Notes:

1. All crime rates are based on mid-2006 population estimates supplied by the Office for National Statistics.

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 table below gives information from the Borough's Best Value Performance Plans, showing performance in relation to targets in recent years.

Table 39: Target and performance figures for LBRuT: offences per 1000 households

Offence	Target 2007/8	Performance 2007/8	Target 2006/7	Performance 2006/7	Target 2005/6	Performance 2005/6	Target 2004/5	Performance 2004/5
Domestic Burglaries per 1,000 households	13.0	5.8	13.0	13.2	13.4	17.7	14.4	14.09
Violent crimes per 1,000 population	16.1	13.09	16.1	14.4	Amended	16.1	n/a	n/a
Robberies per 1,000 population	1.3	1.7	1.3	2.2	Amended	2.5	n/a	n/a
Vehicle Crimes per 1,000 population	21.9	9.2	21.9	11	9.79	10.6	10.47	9.58

Source: LBRuT Best Value Performance Plans 2005-2008

The Metropolitan Police Service publishes monthly statistics and summary data for financial years. As can be seen from the Table below, the Borough has the lowest crime figures of all London boroughs. The total number of crimes has decreased by 11% from 2006/07. This is reflected in a decrease in the number of offences in each of the three categories cited - violence against the person, burglary from a dwelling, and theft from a motor vehicle.

Table 40: Offences by London borough, 2007-2008

Borough	Violence Against the Person (Total)	Burglary in a Dwelling	Theft from Motor Vehicle	Grand Total 2007/08	Grand Total 2006/07	Grand Total 2005/6
Heathrow Airport	686	0	154	4,402	5,053	6,024
Richmond Upon Thames	1930	1034	1241	12,073	13,408	14,891
Kingston upon Thames	2575	503	971	12,276	13,105	15,141
Sutton	2559	812	1694	13,340	15,408	16,077
Harrow	2576	1541	1768	14,074	15,837	17,481
Merton	3670	910	1211	15,025	16,078	17,299

Bexley	3228	1244	1572	16,811	16,997	20,011
Havering	3123	1101	1593	17,200	19,997	21,772
Barking & Dagenham	4953	856	1784	19,536	21,384	22,062
Redbridge	4236	1963	2579	22,544	24,646	24,679
Hammersmith & Fulham	4983	1947	2895	23,219	25,334	25,861
Kensington & Chelsea	3168	1086	2360	23,485	24,328	24,731
Hounslow	5352	1613	2407	23,623	24,485	27,233
Bromley	5046	1801	2522	25,195	28,424	30,793
Enfield	4236	2465	3005	25,275	27,058	27,473
Waltham Forest	5423	1746	2987	25,751	28,927	30,143
Hillingdon	5882	2250	3265	26,399	28,144	28,377
Barnet	5240	2694	3450	26,645	29,920	34,871
Wandsworth	5242	2340	2915	27,299	30,039	30,130
Brent	5930	2553	2911	28,126	30,474	35,140
Haringey	5374	2877	3358	29,487	30,595	35,367
Islington	5364	2113	3152	30,228	35,248	37,050
Croydon	6370	2224	2428	30,587	31,510	34,859
Greenwich	7270	2194	3189	30,617	29,829	31,354
Tower Hamlets	6701	1585	3004	30,892	32,627	33,756
Lewisham	8376	2211	2301	31,055	32,150	33,387
Hackney	7053	1837	2728	32,241	31,160	34,630
Ealing	7722	3048	3913	33,963	36,734	37,295
Camden	5799	2304	3865	35,398	42,435	42,236
Newham	7712	2074	5192	35,448	35,597	39,020
Lambeth	7664	2837	2614	35,855	38,868	41,968
Southwark	8864	2635	3227	40,029	39,713	41,432
Westminster	8436	1439	3299	63,934	66,267	71,582
Total	172743	59837	85554	862,032	921,779	984,125

Source: Metropolitan Police Service

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 2007/08 financial year, there were 52 Sec 106 Agreements. Of these, 17 were set to raise £337,296.97 for education. Details of these can be found at Appendix 3.

Indicator 83 – unreported this year

6.19 CP19: Local Business

See Appendix 8 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, RTPi SPOI, 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

9,353 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.

6,384 gross internal m2

Table 41: Employment floorspace completions and 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	1475	1419.69	1213	262	252.18
B1b	0	0	0	0	0
B1c	2224	2140.6	1071	1153	1109.76
B2	2196	2113.65	520	1676	1613.15
B8	3822	3678.68	280	3542	3409.18
Total*	9,717	9,352.6	3084	6633	6384.27

*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 factory site that involved replacement with a new factory building and intensification of the remainder of the site with a range of new industrial/warehousing buildings. In addition, an existing warehouse was extended and an office facility changed its restaurant block into additional office space. 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 (62%)

Table 42: Amount of B1a Office development completed within the AMU

Completed use	Gross employment floorspace completions within town centre/AMU gross internal m ²		
	Total floorspace completed	Floorspace completed within AMU	Percentage
B1a	1420	882	62%

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.

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 2007/08 financial year.

indicator family Sustainability Appraisal indicator, AMR

progress towards target:



target was not met as 0.38ha 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 2007/08 showed the redevelopment of existing employment land in the local authority area amounted to 3,084m² (gross external) or 2,968m² (gross internal). The figures show losses were more than those for the previous year, which 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; 9,353m² measured as gross internal, as opposed to 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 refurbishment of a larger older industrial and 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 this year there has been an overall gain of 6,384m² gross internal.

Table 43: Amount of employment floorspace developed 2007- 08

isting use	Losses		Gains	
	Gross external m ²	gross internal m ²	gross external m ²	gross internal m ²
B1a	1213	1167.5	1475	1419.69
B1b	0	0	0	0
B1c	1071	1030.8	2224	2140.6
B2	520	500.5	2196	2113.65
B8	280	269.5	3822	3678.68
Total*	3084	2968.4	9,717	9,352.6
		Overall gain	+6,633	6,384

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 2007/08 is set out below:

Table 44: Employment floorspace developed for other uses 2007-08

Area (ha)	new land use
0.2126	lost to C3
0.0111	A1 as non residential part of a mixed use scheme
0.0304	A2 as non residential part of a mixed use scheme
0.089	A3
0.0214	D1
0.0123	D2

0.0095	Sui Generis
0.3863	Total employment land lost in the borough

This site area lost to non-employment uses is slightly greater than last year's figure of 0.3178 ha

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 66,800 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 45: Employee jobs in Richmond upon Thames (2006)

	Richmond-upon-Thames		London	Great Britain
	(employee jobs)	(%)	(%)	(%)
Total employee jobs	66,900	-	-	-
Full-time	47,200	70.5	73.4	68.9
Part-time	19,800	29.5	26.6	31.1
employee jobs by industry				
Manufacturing	3,100	4.7	4.8	10.9
Construction	1,800	2.6	2.9	4.8
Total Services	61,900	92.5	92.0	82.9
Distribution, hotels & restaurants	15,700	23.4	21.3	23.5
Transport & communications	2,400	3.6	7.4	5.9
Finance, IT, other business activities	22,100	33.0	33.5	21.2
Public admin, education & health	15,200	22.8	22.7	26.9
Other services	6,500	9.7	6.9	5.3
(Tourism-related [†])	8,200	12.3	8.4	8.3

Source: ONS annual business inquiry employee analysis (2006)

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 46: Employment by Industry

Richmond upon Thames	2001	2002	2003	2004	2005	2006
Total employee jobs*	68,900	65,300	66,300	66,700	66,800	66,900
Full-time*	48,900	46,700	47,400	46,300	47,000	47,200
Part-time*	20,000	18,600	18,800	20,400	19,800	19,800
Employee jobs by industry						
Manufacturing	4,900	4,400	4,400	3,900	3,500	3,100

Construction	2,500	2,600	2,300	2,300	2,000	1,800
Distribution, hotels & restaurants	17,500	17,000	17,700	16,800	17,100	15,700
Transport & communications	3,100	3,100	3,300	3,100	2,200	2,400
Finance, IT, other business activities	20,900	18,300	19,100	19,900	20,500	22,100
Public admin, education & health	12,000	13,200	13,600	14,400	15,500	15,200
Other services	6,800	6,500	5,600	6,100	5,800	6,500

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 2006 continues to rise from the 2002 figure. As in previous years, business services is the major jobs sector while manufacturing continues to decline.

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: Net increase in number of firms registering for VAT in borough per annum

Target: (plan)/ SA: Net increase of 150 firms per annum registering for VAT in borough

Data source: Small Business Service –an agency of the DTI

Indicator family: Audit Commission Quality of Life Indicator 4, Sustainability Appraisal, AMR

progress towards target:



net increase in firms registering for VAT was 530

The target this year was easily met, as the number of registrations was greater than de-registrations by net increase of 530 businesses. The proportion of de-registrations as a share of the initial stock is much lower than the registrations but this figure has increased slightly from the previous monitoring year, 2006 suggesting more business closures.

Table 47: VAT registrations and de-registrations in the borough 1994-2007

Year	number of businesses			net change	% as share of initial stock	
	initial stock	registering	deregistering		registering	deregistering
1994	6775	805	775	30	11.88	11.44
1995	6805	880	675	205	12.93	9.92
1996	7010	895	645	245	12.76	9.20
1997	7255	955	635	320	13.16	8.75
1998	7575	990	625	360	13.07	8.25
1999	7935	950	645	305	11.97	8.13
2000	8240	940	740	200	11.4	8.98
2001	8440	870	690	180	10.31	8.16
2002	8620	970	885	85	11.25	10.27
2003	8705	1000	835	165	11.48	9.59
2004	8870	950	770	180	10.71	8.68
2005	9055	960	755	205	10.60	8.34
2006	9260	1035	720	315	11.18	7.78
2007	9575	1285	755	530	13.42	7.86
2008	10,100					

Source: <http://stats.berr.gov.uk> (Statistics Team), BERR. Note: numbers are rounded to the nearest five in order to avoid disclosure. Consequently, totals may not exactly match the sum of their parts.

VAT registrations and de-registrations are the best official guide to the pattern of business start-ups and closures. They are an indicator of the level of entrepreneurship and of the health of the business population. The source of these figures is the Inter-Departmental Business Register (IDBR), which contains records of all businesses registered for VAT. It excludes most of the very smallest one-person businesses. Coverage of the statistics is complete in all parts of the economy except a few VAT exempt sectors and the smaller businesses operating below the threshold for VAT registration (at 1st April 2008, the VAT threshold was an annual turnover of £67,000).

The number of enterprises registered for VAT at the start of the year is an indicator of the size of the business population. Since the vast majority of VAT-registered enterprises employ fewer than 50 people, it is also an indicator of the small business population. However it should be noted that only 2.0 million of the estimated 4.7 million UK businesses are registered for VAT.

Borough trends

A general trend in the borough is for the number of businesses registered for VAT at the beginning of the year to rise. There has been a steady net increase in registrations since 2002. The initial stock has increased from the mid-1990s but the number of businesses registering for VAT has risen and fallen coinciding with good years in the economic cycle and recession from 1998 and the years from 2000 onwards. Businesses de-registering from VAT do so due to closure or (in a minority of cases) because turnover has fallen below the registration threshold. Closure does not necessarily involve bankruptcy or insolvency proceedings, which make up only around one in four closures.

Regional trends

In 2007, London had the highest business birth (16.5%) and business death rates (11.8%) in the country. The numbers of births and deaths were 64,000 and 46,000 respectively, the largest numbers of any English region. All regions had higher numbers of registrations than de-registrations.

Note: This is the final year that BERR will publish VAT Registrations and De-registrations. From next year users will have to consult ONS "Business Demography: Enterprise Births and Deaths" statistics for business start up and survival rates.

Indicator 89 – unreported this year

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

Indicator family: New AMR, DCLG COI BD2

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 48: 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	1420	1420	100
B1b	0	0	-
B1c	2140	2140	100
B2	2114	2114	100
B8	3679	3679	100
Total*	9,353	9,353	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 2008/6)

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

Table 49: Claimant count rates in the borough

Ward	Numbers of unemployed			Unemployment rate			April 2006 Persons
	April 2007						
	Males	Females	Persons	Males	Females	Persons	
Barnes	45	25	70	1.7	1.2	1.5	1.6
East Sheen	35	5	40	1.3	0.2	0.8	1.2
Fulwell and Hampton Hill	45	25	70	1.6	1.1	1.4	1.5
Ham, Petersham & R. Riverside	70	25	95	2.5	1.2	1.9	2.8
Hampton	55	35	90	2.0	1.6	1.8	2.2
Hampton North	70	35	105	2.7	1.6	2.2	2.8
Hampton Wick	35	20	55	1.3	0.9	1.1	1.6
Heathfield	90	40	125	3.4	1.9	2.6	3.0
Kew	50	20	65	1.6	0.8	1.2	1.9
Mortlake & Barnes Common	55	40	95	1.8	1.7	1.8	2.2
North Richmond	55	25	80	1.9	1.1	1.5	2.5
St. Margarets & North Twickenham	30	15	45	1.0	0.6	0.8	1.0
South Richmond	65	25	85	2.1	1.0	1.5	1.6
South Twickenham	35	25	60	1.3	1.1	1.2	1.4
Teddington	35	15	50	1.2	0.6	0.9	1.2
Twickenham Riverside	45	20	65	1.4	0.8	1.2	1.8
West Twickenham	50	30	80	1.7	1.2	1.4	2.0
Whitton	65	25	90	2.5	1.2	1.9	1.7
Borough Total	920	440	1,360	1.8	1.1	1.5	1.9
Greater London			152,680			4.2	3.4

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 2007/08

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 2006 Employment Land Study⁹.

Planning permission was granted for 1.03ha of employment floorspace. It was all land already in employment use, except for one petrol filling station site, a change of use of a gym, an extension behind a shop, and the replacement of empty shops to provide a mostly residential mixed-use scheme.

Table 50: Planning permissions for employment use granted 2007/08

Address	Existing use	Proposed employment use	other uses	Total site area (ha)	Employment land area (ha)
63-66, Glentham Road, Barnes	B8 storage/garage	B1a	-	0.0364	0.0034
75 Sheen Lane, East Sheen	B1a	B1a	A1, C3x2 units	0.0108	0.0033
44 High Street, Hampton Hill	B1a	B1a	C3	0.0125	0.0098
206-208 Stanley Road, Teddington	Petrol filling station	B1a	C3 x9 flats	0.0651	0.0195
3 Lock Road, Ham	B1a	Live/work	C3	0.0219	0.0107
3-11 Hampton Court Road	B8/B1a	B1a	C3 x 8	0.039	0.0335
Becketts Wharf & Osbourne House, Becketts Place, Hampton Wick	B1a/B8/B2	B1a	C3 x26	0.088	0.0891
Former Seaboard Site, Sandy Lane, Teddington	B8/B1a	B1a	D1/C2/C3 x 198	0.5971	0.0238
63 High Street, Hampton Wick	D2/A1/C3 x1	B1a	A1/A2 & C3x4	0.0185	0.0121
119-123 Sandycombe Road, Kew	B2/B1(a)&(c)	B1a	C3 x 8	0.1175	0.1009
Toll House Studio, Cambridge Cottages, Kew	B1a	B1a	C3 x 1	0.0314	0.0048
24A Grove Road, Barnes	B2	B1a	C3 x 4	0.026	0.0144
20 Barnes High Street, Barnes	A1	B1a		0.0246	0.0025
76 Lower Mortlake Road, Richmond	A1 & C3x2	A2 or B1a	C3 x12	0.0343	0.033
Dunstable Studio, Dunstable Road, Richmond	B8	Live/work	C3	0.008	0.008
9-19 Paradise Road, Richmond	B1a	B1a	-	0.0807	0.1933
Quadrant House, Richmond	A2/B1	B1	A2	0.0112	0.0014
30 Crown Road, St Margaret's	B1	B1	-	0.015	0.002
12 Crown Road, St Margaret's	B2	Live/work	C3	0.0064	0.0021
3 Park Road, Teddington	B1a	B1a	-	0.0195	0.012
33 Candler Mews, Twickenham	B1a	Live/work	C3 x 2	0.0128	0.0076
159 Mortlake Road, Kew	B8	B8	-	0.5227	0.4183
York House, Twickenham	Ancill B1	B2	-	0.024	0.024
Total employment land available					1.0295

Source: LBRuT decisions analysis system for year 1/4/07 -31/03/08.

⁹http://www.richmond.gov.uk/home/environment/planning/local_development_framework/local_development_framework_research/employment_land_study_june_2006.htm

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 12.3% of jobs were tourism related

See Table showing Employees in Employment above for latest (2006) ABI figures, which show that there were 8,200 (rounded) tourism related jobs in the borough. This is however 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 new AMR indicator shows the number of new hotel bed spaces completed for reporting year.

Table 51: The number of hotel bed spaces completed

Ref.	Address	Gained	Lost	Net gain	notes
05/3851	146-150 Richmond Hill, Richmond Hill Hotel.	6	0	6	10 staff bedrooms converted to 6 hotel rooms
	Total			6	

Studies¹⁰ suggest that there is an estimated need for 1,000 extra rooms in the borough over the period 2007 - 2026.

¹⁰ GLA (2006) *Hotel Demand Study*, Grant Thornton and the Leisure and Tourism Organisation, London.

Appendix 1: Full List of Indicators

Note that Indicators shaded in light grey are unreported this year

Indicators & targets for 2007/8 Annual Monitoring Report									
Ref	Indicator family	Equivalent indicator in AMR 2007	Indicator	Target					
Implementation									
1	AMR	1 on p.18	Number of Departures from development plan	Less than 5% departures of total applications					
2	RTPI SPOI 1.4, AMR	2 on p.18	Appeal Decisions allowed contrary to the development plan (by policy)	Less than 40% of appeals allowed					
3	AMR	3 on p.19	Percentage of proposal sites developed each year plan is operational	10% of proposal sites developed each year plan is operational					
4	AMR	4 on p.20	Number of obligations agreed last year	n/a					
SUSTAINABLE DEVELOPMENT (GP 1)									
5	AMR, DCLG, COI H3, GLA KPI 1, SA NB repeated in CP14	23 on p.39	Percentage of all new/converted housing to be built on previously developed land (as a percentage of all new and converted dwellings).	95% of all new/converted housing to be built on previously developed land (as a percentage of all new and converted dwellings).					
6	AMR, SA. repeated in CP14	24 on p.40	Percentage of new dwellings (gross) completed in each of the 3 net density ranges (>30, 30-50 & 50+ dw/ha) as a percentage of total dwellings (gross) completed per annum. Definition of net density is set out in PPS 3.	Less than 30 dwellings per hectare – no more than 10% of gross units completed. From 30-50 dwellings per hectare – at least 10% of gross units completed. Over 50 dwellings per hectare – at least 80% of gross units completed.					
7	AMR, SA	63/64 on p.94-95	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). **revert to 2006/7	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 (thresholds under review).					

				<i>indicators until data are available from CEN</i>	
8	AMR		58 on p.90	Number of contaminated land sites remediated	The BVPI description relates to the number of sites for which sufficient detailed information is available to decide whether remediation is necessary, whereas the data presented are for sites which have been remediated. The local target is for five sites to have been remediated per year
9	AMR, LSDC QOL 14, SA, AC QOL 24 (refers to (all) key pollutants)		60 on p.92	Number of days p.a. when air pollution is moderate or high for PM ₁₀	Daily mean particles (PM ₁₀) not to exceed 50 micrograms per cubic metre, more than 35 times a year, at any measuring site
REDUCING CARBON EMISSIONS (CP 2)					
10	New AMR, NI 186, GLA KPI 22, LSDC QOL 12 (iii) & 15, AC QOL 25, RTPPI SPOI 4.1		none	Proportion of end user CO2 emissions as a percentage of the per capita CO2 emissions from the 2005 baseline year. <i>*include when data are available</i>	Per capita reduction in CO2 emissions (exact target to be developed)
11	New AMR, NI 185		none	Amount of CO2 emissions as a result of Local Authority operations. <i>*include when data are available from Sustainability Unit</i>	Target to be set March 09 – set out in LAA. (Includes buildings, travel, street lighting and eventually to include outsourced services).
12	GLA KPI 22 (aim similar), New AMR		none	Percentage of predicted site CO2 emissions offset through the use of on-site renewable energy for new developments subject to energy assessments. <i>*include when data are available from CEN</i>	15% of predicted site CO2 emissions offset through the use of on-site renewable energy for new developments subject to energy assessments.
13	London Plan, AMR, DCLG COI E3		55 on p.85 is similar	Number of new developments with renewable energy features, by capacity and type. <i>*use quantitative data from CEN when available</i>	n/a
CLIMATE CHANGE (CP 3)					
14	New AMR		none	Proportion of development with surface water run-off rates equivalent to or better than previous rates, as assessed under Code for Sustainable Homes / BREEAM. <i>*include when data are available from CEN</i>	80% of developments have surface water run-off rates equivalent to or better than previous rates

15	New AMR, DCLG COI E1	51 on p.73	Planning permissions granted contrary to Environment Agency advice on flooding and water quality grounds.	No planning permissions granted contrary to Environment Agency advice on flooding and water quality grounds.
16	New AMR, NI 189	none	Progress towards flood and coastal risk management. * To be collected from 1/8/08	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 TE 2100 plan (Thames Estuary).
BIODIVERSITY (CP4)				
17	GLA KPI 18 (SINCs), SA, AMR, RTPI SPOI 3.1, DCLG COI E2	6 on p.24	Loss of or inappropriate development on designated SSSIs, and Other Sites of Nature Importance.	No loss of or inappropriate development on designated SSSIs, and Other Sites of Nature Importance.
18	AMR	none	Area of borough deficient in access to Sites of Nature Importance (hectares) (includes SSSIs and Other Sites of Nature importance)	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).
19	AMR, AC QOL 30(a), DCLG COI E2	none	Percentage of land designated as a Site of Special Scientific Interest found to be in a favourable condition (as assessed by Natural England).	100% of land designated as SSSI found to be in a favourable condition
20	NI 197, DCLG COI E2, New AMR	none	Proportion of Local Sites (includes SSSIs and Other Sites of Nature importance) where positive conservation management has been or is being implemented.	95% of Local Sites where positive conservation management has been or is being implemented.
21	AC QOL 28	62 on p.93	River water of good or fair chemical and biological water quality	Government has set a target to increase River Quality Objectives (RQO) compliance in England and Wales from 82% in 1997 to at least 91% in 2006. ** may need revision
22	AC QOL 22, RTPI SPOI 1.3 (%age change in stock if available)	59 on p.91	area of derelict land available for re-use (previously developed) (ha)	Less than 2% of land in borough is derelict land available for re-use
SUSTAINABLE TRAVEL (CP 5)				
23	AMR, Former DCLG COI 3a	12 on p.29	Percentage of completed non-residential development complying with maximum parking standards set out in saved UDP and then DCDPD once adopted.	All completed non-residential development to comply with maximum parking standards set out in UDP/LDF

24	AMR (similar)	17 on p.35 similar	Number of workplace travel plans secured per annum	Fifteen travel plans secured per annum
25	New AMR, CP	17 on p.35 similar	Number of School Travel Plans in place	All schools to have travel plan by 2009, to be annually monitored and reviewed every 3 years
26	New AMR	none	Number of households registered with a car club	Target to be developed when time series data are available
27	AMR, former BVPI	14 on p.33	The percentage of total length of footpaths and other rights of way which were easy to use by members of the public.	95% of footpaths easy to use by the public
28	NI 198, LSDC QOL 11, New AMR	none	Mode of travel usually used to travel to school	50% of schools to meet own targets (where schools set targets to reduce travel by car).
29	NI 176, New AMR	none	Working age people with access to employment by public transport (and other specified modes). * <i>n/a until next year</i>	Target to be devised when time series data available.
30	NI 167, RTPI SPOI 4.3, New AMR	none	Average journey time per mile during the morning peak.	Target to be devised when time series data available.
31	CP, New AMR	none	Progress on completion of London Cycle Network	Borough section of London Cycle Network (LCN+) 53% complete by 2007/2008, 75% complete by 2008/9 and 100% complete by 2009/10
32	AC QOL 8* if peds & cyclists identified	15 on p.33	Number of pedestrians killed or seriously injured in road accidents	continued reduction towards 2010 target
33	AC QOL 45, LSDC QOL 16	16 on p.34	Vehicles flows by mode (million vehicle kms per annum)	4% reduction in million vehicle kilometres (mvk) per annum to 879 mvk in 2011
WASTE (CP 6)				
34	DCLG COI W1, AMR	47 on p.71	Capacity of new waste management facilities by waste planning authority by type	n/a
35	CP, AMR, DCLG COI W2, LSDC QOL 12(ii), AC QOL 29, NI 191 (per household)	48 on p.72	Amount of municipal waste arising, and managed by waste planning authority, by management type	Reduce amount of municipal waste arisings by 5% (from 2007/8 base) by 2010 and by 10% (from 2010/11 base) by 2017

36	CP, NI 192, GLA KPI 19, AMR, re: recycling – LSDC QOL 6, AC QOL 29	49 on p.72	Percentage of municipal waste (i) recycled and (ii) composted	Increase the percentage of municipal waste recycled and composted to 45% by 2010, 55% by 2020
37	DCLG COI W1, AMR, CP, NI 193	50 on p.73	Percentage of municipal waste land filled	At least half of total waste arisings diverted from landfill by 2017
MAINTAINING & IMPROVING THE LOCAL ENVIRONMENT (CP 7)				
38	AMR	8 on p.26	Number of Listed Buildings or Buildings of Townscape Merit demolished	No net loss through demolition of Listed Buildings or Buildings of Townscape Merit
39	DCLG COI H6 (similar), New AMR	none	The level of satisfaction with the design and layout of new housing schemes <i>*future compliance with COI needed</i>	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).
40	New AMR	none	Number of Environmental Improvement Schemes implemented per annum	At least 3 schemes implemented per annum
41	GLA KPI 25, AMR	9 on p.26	Number of buildings on/ added/ removed from the English Heritage "At Risk" Register per year	Council intervention where possible
42	AMR	10 on p.27	Number of Conservation Area Management Plans completed	Year on year % increase, according to programme agreed with Cabinet Member
43	AMR	11 on p.27	Number of Article 4 Directions made in financial year	Appropriate increase in Article 4 Directions
TOWN & LOCAL CENTRES (CP 8)				
44	AMR, SA, DCLG COI BD4 (in part)	44 on p.62	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	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.
45	AMR	45 on p.65	Proportion of retail (A1) uses in key shopping frontages. NB Repeated for CP 9	Maintain proportion of retail uses in key shopping frontages at existing levels.
46	New AMR	none	Vacancy rates within designated shopping frontages for Richmond, the district and local centres	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)

47	AMR, DCLG COI BD 4	44 on p.62 is similar	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.	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).
48	New AMR	none	Number of environmental improvement schemes implemented per annum within Richmond town centre and the district centre boundaries	At least 2 schemes implemented per annum
49	New AMR	none	Progress on public transport improvements within Richmond town centre and the district centre boundaries.	n/a
50	AMR	46 on p.67	Number of basic convenience shopping facilities in smaller centres	No loss of basic convenience facilities in smaller centres
TWICKENHAM TOWN CENTRE (CP 9)				
51	AMR	45 on p.65 is similar	Proportion of retail (A1) uses in key shopping frontages. NB Repeated from CP 8	Maintain proportion of retail uses in key shopping frontages at existing levels.
52	New AMR	none	Progress on Twickenham Town Centre Management Board's Annual Action Plan	75% of actions in TTCM Annual Action Plan to be implemented each year
53	New AMR	none	Number of environmental improvement schemes implemented within Twickenham town centre boundary. <i>NB use mixed use area boundary as proxy in interim</i>	At least 1 scheme implemented per annum
OPEN LAND & PARKS (CP 10)				
54	AMR, GLA KPI 3	5 on p.24	Loss/inappropriate development on designated open spaces (Metropolitan Open Land, Green Belt and Other Open Land of Townscape Importance).	No loss/inappropriate development on designated open spaces (Metropolitan Open Land, Green Belt and Other Open Land of Townscape Importance).
55	AMR	7 on p.24	Loss/inappropriate development on designated public open space	No net loss/inappropriate development on designated public open space
56	New AMR	none	Amount of new open space created as part of new development completed	n/a
57	New AMR	4 on p.20 (part)	Funding raised through developer contributions towards improvements to existing open spaces.	n/a
RIVER THAMES CORRIDOR (CP 11)				

58	New AMR	none	Progress on action plans of Thames Landscape Strategy and Thames Strategy	75% of actions in Annual Action Plans to be implemented each year
RIVER CRANE CORRIDOR (CP 12)				
59	New AMR	none	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.	Annual progress to be made, no specific target
OPPORTUNITIES FOR ALL (TACKLING RELATIVE DISADVANTAGE) (CP 13)				
60	New AMR	none	Progress on Public transport improvements in 5 areas of relative disadvantage	n/a
61	CP, New AMR	none	Number of claimants of unemployment benefits in 5 areas of relative disadvantage	No target as numbers too small to be statistically significant
62	New AMR	none	Specific new community facilities provided within 5 Areas of Relative Disadvantage	Facilities to be provided as required, no specific target
63	New AMR	none	Progress with implementation of improvement schemes in the 5 areas of relative disadvantage	At least 1 scheme implemented per annum
HOUSING (CP 14)				
64	DCLG COI H2b, AMR, NI 154, GLA KPI 4, AC QOL 36, RTPI SPOI 1.2	19 on p.37	Net additional dwellings completed for the reporting year.	At least 270 net additional residential units per year
65	DCLG COI H1, H2 (a), (c) & (d) [includes 5 year land supply data]	18 on p.37	Net additional dwellings over previous years	At least 270 net additional residential units per year
66	AMR, DCLG COI H3, GLA KPI 1, SA NB repeated from CP1	23 on p.39	Percentage of all new/converted housing to be built on previously developed land	95% of all new/converted housing to be built on previously developed land

67	AMR	27 on p.42	Proportion of small units as percentage of all private housing completions as defined by CP 14.E. (AMR only - Identify the proportion of small units in town centre/ mixed use area boundaries)	UDP First Review target (plan) of at least 25% small units on appropriate sites, and a majority of 1-bed units on sites in town centres and other areas with high public transport accessibility and with good access to facilities such as shops.
68	AMR	26 on p.42	Percentage of new housing built to wheelchair standards on developments of 10 or more units gross	10% of new housing built to wheelchair standards on developments of 10 or more units gross
69	AMR, SA. repeated from CP1	24 on p.40		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 30 dwellings per hectare – no more than 10% of gross units completed. From 30-50 dwellings per hectare – at least 10% of gross units completed. Over 50 dwellings per hectare – at least 80% of gross units completed
70	AMR, SA	28 on p.42	New dwellings (gross) completed in each of the 3 different net density ranges as a percentage of total dwellings (gross). Average density of residential developments in Richmond and district centres as defined by town centre boundaries	At least 80% of residential developments within Richmond and Twickenham town centres(as defined by town centre boundaries)to be above 70 units per hectare
71	DCLG H4	none	Net additional gypsy and traveller pitches per annum	There is no target for the indicator. The purpose of this indicator is to show the number of gypsy and traveller pitches delivered.
AFFORDABLE HOUSING (CP 15)				
72	DCLG COI H5, AMR, GLA KPI 5, AC QOL 37, CP, NI 155	25 on p.41	Percentage of all new housing completions (gross) which is permanent affordable housing	That over the UDP First Review 2005 Plan period 40% of all new housing units will be permanent affordable housing. The emerging Core Strategy has a target of at least 50% of all new housing units will be permanent affordable housing over the plan period
73	NI 156, New AMR	none	Number of households living in temporary accommodation	To reduce the number of households living in temporary accommodation by 50% (based on 2006 figures) by 2010.

LOCAL SERVICES/ INFRASTRUCTURE (CP 16)				
74	AMR	4 on p.20 (part)	Number of Planning Obligations achieved and money raised for infrastructure projects.	No target appropriate as obligations should be related to development where necessary
75	AMR	40 on p.55 is similar	Net amount of completed floorspace in community uses lost to other uses.	No net loss of floorspace in community facilities
76	New AMR	none	Progress on implementation of site specific actions in Metropolitan Police Asset Management Plan – Richmond upon Thames 2007, or subsequent updates.	No specific target, progress to be made at each 3 year review.
HEALTH & WELL-BEING (CP 17)				
77	AMR	4 on p.20 (part)	Number of Planning Obligations achieved and money raised for health facilities	No target appropriate as obligations should be related to development where necessary
78	AMR	40 on p.55 (part)	Amount of completed floorspace in clinic/health centre use	No net loss in floorspace in clinic/health centre use
79	New AMR	none	Progress on implementation of site specific proposals in Richmond and Twickenham NHS Primary Care Trust (PCT): Estates Strategy and Strategic Development Plan (August 2005 or subsequent updates)	No specific target, progress to be made at each review.
80	NI 5, LSDC QOL 10, RTPI SPOI 3.2, New AMR	none	Overall/general satisfaction with local area (Place Survey)* from 2008/9	Good performance typified by a higher percentage but target not yet known (not previously measured)
81	AC QOL 6, LSDC QOL 9	65 on p.95	Number of recorded crimes per annum, violence against the person; burglary from a dwelling; theft from a motor vehicle.	Sustainability Appraisal Target for this is 17.5 % reduction in all crime by 2008* may need revision
EDUCATION & TRAINING (CP18)				
82	New AMR	4 on p.20 (part)	Level of Planning Obligations achieved for Education	No target appropriate as obligations should be related to development where necessary
83	New AMR	none	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	Progress to be measured on an annual basis, no target proposed
LOCAL BUSINESS (CP19)				

84	AMR, DCLG COI BD1, RTPI SPOI 1.1	29 on p.44	Amount and type of completed employment floorspace developed by employment type (<i>gross & net</i>)	n/a
85	AMR, DCLG COI BD 4 (in part)	32 on p.44	Percentage of new office employment floorspace (town centre uses) (gross) located within Richmond and the district centre boundaries	AMR target of 85% of employment floorspace created in Mixed Use Areas (defined by Mixed Use Area boundaries on Proposals Map)
86	AMR, SA	34 on p.48	Amount of employment floorspace lost to completed non-employment uses (<i>identifying use classes</i>)	Loss of employment floor space not to exceed 500m2 per annum
87	AMR, NI 151 (rate)	39 on p.52	Number of workers in the borough (employees in employment)	Maintain total numbers of employees in employment at previous year's level.
88	AMR, SA, CP. Similar to NI 171 & AC QOL 13 (a) (not net increase), RTPI SPOI 2.2 (percentage change).	37 on p.50		
89	NI 172, New AMR	none	Net increase in number of firms registering for VAT in borough per annum	Net increase of 150 firms per annum registering for VAT in borough
90	NI 174, New AMR	none	Percentage of small business in an area showing employment growth	Good performance typified by a higher percentage but target not yet devised as not previously measured
91	DCLG COI BD 2, New AMR	31 on p.44	Skills gaps in the current workforce reported by employers <i>*from 2008/9</i>	Target to be devised when time series data are available
92	AC QOL 12 (A)	36 on p.49	Amount and type of completed employment floorspace (gross) coming forward on previously developed land (PDL)	Not applicable
93	RTPI SPOI 2.1 (percentage change), AMR	38 on p.51	Number of unemployed (claimant count), and estimated rate (GLA estimates).	3% or below of economically active residents unemployed
94	DCLG COI BD3	33 on p.47	Proportion of residents of working age in employment (rate to be calculated when NI monitoring becomes statutory 1.4.08)	CS to advise. No target specified in current AMR.
VISITORS & TOURISM (CP20)				
95	New AMR	none	Amount & type of employment land available	n/a
			Number of tourism-related jobs (employees in employment) * <i>report latest information- may not correspond with</i>	Maintain level of employees in employment in the borough in tourism-related jobs close to 12%.

			<i>reporting year</i>	
96	New AMR	none	Number of visitors to major attractions in the borough per annum	All 4 to have over 70,000 visitors per annum or all 4 to be in top 10 attractions in London
97	New AMR	none	Number of hotel bed spaces completed per annum	Minimum 100 bed spaces after 5 years (2014), target to be reviewed thereafter

Appendix 2: Implementation of Proposal sites

Barnes

Proposal site		Description	progress in 2006/07	progress in 2007/08
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	implemented	not saved
B4	Mill Hill/ Rocks Lane	junction improvement, highway drainage	not implemented	feasibility study commissioned
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 implemented	not saved. phase I underway

East Sheen & Mortlake

S4	Budweiser Stag Brewery	conversion and part redevelopment	partially implemented	partially implemented
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	not implemented	part completed
S7	North Sheen Station	interchange improvements	not implemented	not implemented

Ham & Petersham

P2	Reservoir Land	agriculture	implemented	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

Hampton & Hampton Hill

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	implemented	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 implemented	not saved
H13	Hampton Nursery Lands. Land adjacent to Buckingham School playing fields	hospice	implemented	not saved
H14	Hatherop Recreation Ground	public open space improvement	partially implemented	partially 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
H22	Fulwell Bus Garage/ BR Station	interchange improvements	not implemented	not implemented
H23	Hampton Water Works	operational water works development	partially completed	partially completed

Proposal site		Description	progress in 2006/07	progress in 2007/08
H24	Former Council Depot Oldfield Rd	housing	plg perm granted but not implemented	plg perm granted but not implemented

Kew

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

Richmond

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	Implemented	not saved
R4	Friars Lane car park	housing	not implemented	not implemented
R5	Lower Mortlake Road/ Sandycombe Road/ Manor Road	junction modifications	implemented	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	not implemented
R8	Pools on the Park	intensification of sports use	not implemented	not implemented
R10	Christ's School	primary school	implemented	not saved
R11	Terrace Yard, Petersham Rd	housing	not implemented	not implemented

Teddington & Hampton Wick

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	not implemented
D6	The Causeway, Teddington	pedestrian enhancement	not implemented	not implemented
D7	Former playingfield, School House Lane	children's playground	not implemented	not 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	not implemented
D13	Kingston Bridge via Bushy Park	London Loop Outer Orbital Walking Route	not implemented	not implemented

Twickenham

T1	Twickenham Riverside	enhancement of riverside and shopping area, leisure uses, housing, improvements to rear servicing, car parking, public conveniences	permanent scheme 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	not implemented	implemented
T17	Twickenham Railway Station	town centre mixed use, interchange improvements, booking hall, riverside walk	not implemented	not implemented
T18	Marble Hill Park	landscaping improvements	partially implemented	partially implemented
T19	Chertsey Road/ London Road	junction improvement	implemented	implemented
T20	Whitton Road/ Rugby Road	roundabout improvement	partially implemented	ATS introduced Oct 2008
T21	St Margarets Road/ Richmond	junction improvement	implemented	implemented

Proposal site		Description	progress in 2006/07	progress in 2007/08
	Road/ Rosslyn Road			
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.	under construction	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	under construction	partially implemented
T29	RuT College	redevelopment of college etc	not implemented	not implemented

Whitton & Heathfield

W1	Twickenham Rugby Ground	increased sports and recreational use	implemented	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	implemented	not saved
W13	Mill Farm Site	industrial	not implemented	not implemented
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

Source: LBRuT monitoring

Note: 'Not saved' means the site not saved when Plan period for UDP First Review was extended

Appendix 3: 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 4: Key shops and Services in Local Centres

Local Service/Shop	Year	Ashburnham Road	Barnes	Castelnau	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	*	*	*	*	*		*	*	*	*	*		*	*	*
	2008	D	D	D	D	D		D	D	D	D	D		D	D	D
Newsagents	2005	*	*	*	*	*	*	*	*	*	*	*	*	*	*	*
	2006	*	*	*	*	*		*	*	*	*	*	*	*	*	*
	2007	*	*	*	*	*		*	*	*	*	*	*	*	*	*
	2008	*	*	*	*	*		*	*	*	*	*	*	*	*	*
Hairdresser	2005		*	*	*		*	*	*	*	*	*	*	*		*
	2006		*	*	*		*	*	*	*	*	*	*	*		*
	2007		*	*	*		*	*	*	*	*	*	*	*		*
	2008		*	*	*		*	*	*	*	*	*	*	*		*
Pub/ Restaurant	2005		*	*	*	*	*	*		*	*	*	*	*		*
	2006		*	*	*	*	*	*		*	*	*	*	*		*
	2007		*	*	*	*	*	*		*	*	*	*	*		*
	2008		*	*	*	*	*	*		*	*	*	*	*		*
Post Office	2005		*	*	*		*			*		*	*	*	*	?
	2006		*	*	*		*			*		*	*	*	*	*
	2007		*	*	*		*			*		*	*	*	*	*
	2008		*	*	*		*			*		*	*	*	*	*
Bank	2005		*					*		*		*				*
	2006	ATM	*					*		*		*				*
	2007	ATM	*					*		*		*				*
	2008	ATM	*		ATM in shop			*		*		*				*
Off Licence	2005	*	*	*	*	*		*		*		*		*	*	*
	2006	*	*	*	*	*		*		*		*		*	*	*
	2007	*	*	*	*	*		*		*		*		*	*	*
	2008	*	*	*	*	*		*		*		*		*	*	*
Bakers/ Patisserie	2005	*	*	*		*		*		*		*	*	*		
	2006	*	*	*		*		*		*		*	*	*		
	2007	*	*	*		*		*		*		*	*	*		
	2008	*	*	*		*		*		*		*	*	*		
Butchers	2005		*			*		*				*		*	*	*
	2006		*			*		*				*		*	*	*
	2007		*			*		*		has FIM - selling fresh meat		*		*	*	*
	2008		*			*		*		has FIM - selling fresh meat		*		*	*	*
Green Grocer	2005		*		*	*		*								*
	2006		*		*	*		*								*
	2007		*		*	*		*		*						*
	2008		*		*	*		*		*						*
Small General Store	2005	*	*		*	*	*	*	*	*	Sainsburys	*	*	*	*	*
	2006	*	*		*	*	*	*	*	*	Sainsburys	*	*	*	*	*
	2007	*	*		*	*	*	*	*	*	Sainsburys	*	*	*	*	*
	2008	*	*		*	*	*	*	*	*	Sainsburys	*	*	*	*	*
Modest Supermarket (c.250m2 gfa+)	2005	*	*	*					*		Sainsburys					*
	2006	*	*	*					*		Sainsburys					*
	2007	*	*	*					*		Sainsburys					*
	2008	*	*	*					*		Sainsburys					*
Total of 11 Key Services	2005	5	11	8	8	8	5	10	4	9	5	10	6	9	6	9
	2006	5	11	8	8	8	4	10	4	9	4	10	5	9	6	10
	2007	5	11	8	8	8	4	10	4	10	4	10	5	9	6	10
	2008	5	11	8	6	8	4	10	3	10	4	10	5	9	6	10

Note 1 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.

Key shops and Services in Local Centres

Local Service/Shop	Year	Kew Green	Kew Road	Kingston Road	Lower Mortlake Road	Nelson Road	Sandycombe Road	Sheen Road	St Margarets	Stanley Road	Strawberry Hill	Twickenham Green	Waldegrave Road	White Hart Lane	Whitton Road	No. of Centres with Services
Chemist	2005			*	D			*	*	*	*	*				20
	2006			*	D			*	*	*	*	*				20
	2007			*	D			*	*	*	*	*				20
	2008			D	D			D	D	D	D	D				20
Newsagents	2005	*	*	*	*	*		*	*	*	*	*		*	*	27
	2006	*	*	*	*	*		*	*	*	*	*		*	*	25
	2007	*	*	*	*	*		*	*	*	*	*		*	*	25
	2008	*	*	*	*	*		*	*	*	*	*		*	*	24
Hairdresser	2005		*	*		*		*	*	*	*	*	*	*		23
	2006		*	*		*		*	*	*	*	*	*	*		23
	2007		*	*		*		*	*	*	*	*	*	*		23
	2008		*	*		*		*	*	*	*	*	*	*		23
Pub/Restaurant	2005	*	*	*		*		*	*	*	*	*	*	*	*	24
	2006	*	*	*		*		*	*	*	*	*	*	*	*	25
	2007	*	*	*	*	*		*	*	*	*	*	*	*	*	24
	2008	*		*	*	*		*	*	*	*	*	*	*	*	24
Post Office	2005							*	*		*	*				13
	2006							*	*		*	*				14
	2007		*					*	*		*	*				15
	2008		*					*	*		*	*				14
Bank	2005								ATM							5
	2006								ATM							5
	2007								ATM							5
	2008								ATM				ATM in shop			5
Off Licence	2005		*	*	*	*		*	*	*	*	*	*	*	*	23
	2006		*	*	*	*		*	*	*	*	*	*	*	*	23
	2007		*	*	*	*		*	*	*	*	*	*	*	*	23
	2008		*	*	*	*		*	*	*	*	*	*	*	*	23
Bakers/Patisserie	2005		*	*						*				*		13
	2006		*	*						*				*		12
	2007		*	*						*				*		12
	2008		*	*					*	*				*		13
Butchers	2005				*				*			*	*			11
	2006				*							*	*			10
	2007				*				?			*	*			9
	2008				*				*			*	*			9
Green Grocer	2005								*							6
	2006								*							6
	2007								*							7
	2008								*							6
Small General Store	2005	*	*	*	*	*	*	*	*	*	*	*	*	*	*	28
	2006	*	*	*	*	*	*	*	*	*	*	*	*	*	*	28
	2007	*	*	*	*	*	*	*	*	*	*	*	*	*	*	28
	2008	*	*	*	*	*	*	*	*	*	*	*	*	*	*	28
Modest Supermarket (c.250m2 gfa+)	2005								*							6
	2006								*							6
	2007								*							6
	2008								*							6
Total of 11 Key Services	2005	3	6	7	6	4	3	7	9	7	7	8	5	5	4	
	2006	3	6	7	6	4	3	7	8	7	7	8	5	5	4	
	2007	3	7	7	6	4	3	7	8	6	7	8	5	5	4	
	2008	3	7	7	6	4	3	7	10	6	7	7	5	5	4	

Appendix 5: Total amount of floorspace for town centre uses

A1 completions for financial year 2007-8		New completed floorspace 1*			Net additional floorspace 2* (taking account of losses)			Notes		
application ref	address	summary of proposal	new completed floorspace (m2) (gross external)	new gross internal floorspace m2 3* (gross internal)	of which net tradable floorspace m2 4* (gross internal)	net additional floorspace (gross external)	net additional floorspace (gross internal)		of which net tradable floorspace	within mixed use area 5*?
03/0024	303 Uxbridge Road, Hampton	.Extension to Service Yard & Bulk Stock/back up area	1641	1579.5	0	1641	1579.5	0.0	no	
06/3837	12 Church Road, Teddington	New shopfront and entrance to ground floor retail unit. Conversion of rear living accommodation into new ground floor garden flat and first floor living accommodation into a separate 2 bed flat.	10	9.6	6	10	9.6	6.0	no	Formerly no separation between retail and C3 therefore difficult to determine tradable to ancillary split. Development provides for improved & separate retail space
06/0233	13 Nelson Road, Whitton	Alterations to shop premises and conversion works to form three self contained flats and rear dormer window.	-	-	-	-40	-38.5	-6.5	no	Mostly loss of rear workshop to tyre shop. Marketing evidence supplied to show that small shop would be lettable.
06/2570	29 Hounslow Road, Whitton	Change of use from from A1 to A1/B1 use	-	-	-	-35	-33.7	-13.0	no	Creation of catering business to rear of deli.
04/3537	194 Stanley Road, Teddington	Erection of single storey rear extension, conversion of first floor dwelling into two separate dwellings	-	-	-	-9	-8.7	-4.5	yes	Non-designated frontage
05/0441	221 Powder Mill Lane	Proposed Change Of Use From A1 (Bakery) to part A1 / part A3 (Coffee Shop/Restaurant).	-	-	-	-7	-6.7	-5.0	yes	Plans inconclusive. Division of A1 & A3 unclear. NB Later development supersedes
07/1235	297 Sandycombe Road	Change of use and extension to form a Cat only clinic with retail trading and cat boarding.	-	-	-	-64	-61.6	-51.2	yes	Plans inclusive, ratio used.
05/3722	129 Kew Road	Basement extension, ground floor extension, 2nd floor rear extension, mansard roof extension, conversion of upper floors to 3 self-contained flats, new shopfront.	29	27.9	67	29	27.9	67.0	yes	
06/1824	45 Tower Road	Conversion Of Shop's Rear Storage Area Into A Self-Contained Studio Flat.	-	-	-	-45	-43.3	-20.2	yes	
05/0798	Cruse House, 126 Sheen Road, Richmond	Reversion in accordance with planning consent granted 27th January 1986 (condition 53), from offices to retail with residential over.	135	129.9	103	135	129.9	103.0	yes	Reversion of earlier consent
07/0157	39 & 41 Kew Road, Richmond	Change of use of no.41 to mixed use A1/A3/A4.	-	-	-	-40	-38.5	19.3	yes	Premises used to accommodate extension of neighbouring business & bearing in mind previous Inspector's report.

A1 completions for financial year 2007-8		New completed floorspace 1*				Net additional floorspace 2* (taking account of losses)			Notes	
application ref	address	summary of proposal	new completed floorspace (m2) (gross external)	new gross internal floorspace m2 3* (gross internal)	of which net tradable floorspace m2 4* (gross internal)	net additional floorspace (gross external)	net additional floorspace (gross internal)	of which net tradable floorspace	within mixed use area 5*?	
05/3366	22 Crown Road	Proposed use of rear extension as studio flat	-	-	-	-28	-27.0	-21.6	yes	No existing plans. Ratio used to calculate sales area.
05/2329	366 Richmond Road, East Twickenham	single storey extension to rear & alterations to basement	32	30.8	0	32	30.8	0.0	yes	Creation of ancillary consulting rooms.
05/3197	90 Queens Road, Twickenham	Change of use of part of B1 office to A1 use.	19	18.3	16.8	19	18.3	16.8	yes	Shared services with office. Located to rear of key frontage.
06/3961	376 Richmond Road, East Twickenham	Change of use from A1 (retail) to mixed use A1 (retail), A3 (restaurants and cafes).	-	-	-	-64.7	-62.3	-20.2	yes	
04/2885	97-99 High Street, Whitton	Proposed ground floor front and rear extensions to shop	54	52.0	41.6	54	52.0	41.6	yes	Plans incomplete. Ratio used.
07/1495	11 Church Road, Teddington	Extension to ground floor rear premises and provision of a 1 bed flat	-	-	-	-40	-38.5	2.0	yes	Large scale rearrangement of shop unit which formerly had high proportion of ancillary.
05/2132	35 Heath Road, Twickenham	Change of use from A1 to A2	-	-	-	-84	-80.9	-62.0	yes	
06/1110	Unit 2, 19 Kew Road, Richmond	Change of use from A1 to A2	-	-	-	-35	-33.7	-33.7	yes	Shared services. Plans do not indicate storage space within retail unit, hence tradable space as gross internal
06/3645	160-162 High Street, Teddington	Change of use from A1/B1 to A2	-	-	-	-22	-21.2	-16.9	yes	Ratio used
06/4057	61-63 High Street, Teddington	Change of use from A1 to A2	-	-	-	-162	-155.9	-124.0	yes	Allowed contrary to policy on appeal
06/2647	156 Heath Road	Proposed Change Of Use To Rear Of Retail Unit For One New Flat And Ground Floor Rear Extension; Proposed Sub-division Of 2 Upper Floor Flats To Form 4 No. Units. Change Of Use To Retail Unit To Include A1/A2 Use. Demolition Of Existing Rear Storage Sheds Used For Retail Use And WC.	-	-	-	-28	-27.0	-21.6	yes	NB open consent for eith A2 or A1 therefore overall loss could be greater than indicated.
	total		1920	1848.0	234.4	1216.3	1170.7	-144.7		

A2 completions for financial year 2007-8

application ref	address	proposal	New completed floorspace 1*			Net additional floorspace 2* (taking account of losses)			within mixed use area 3*?	Notes
			gross external completed floorspace (m2) (not taking account of losses)	gross internal floorspace m2 1* (not taking account of losses)	net additional floorspace (gross external)*3	net additional floorspace (gross internal)*3	net additional floorspace (gross internal)*3			
04/1498	86-98 Lower Mortlake Road, Richmond	Shop, A3, office and storage redeveloped into 4 storey building comprising 12 flats, and 215 sq m of commercial space.	100	96.3	100	96.3		no	Officers estimated split between A2 & B1 space proposed. Permission is for 215m2 of either B1 or A2 fspace	
05/2132	35 Heath Road, Twickenham	Change of use from A1 to A2	84	80.9	84	80.9		yes		
06/1110	Unit 2, 19 Kew Road, Richmond	Change of use from A1 to A3	35	33.7	35	33.7		yes		
06/3645	160-162 High Street, Teddington	Change of use from A1/B1 to A2	22	21.2	22	21.2		yes		
06/4057	61-63 High Street, Teddington	Change of use from A1 to A2	162	155.9	162	155.9		yes		
		Total	403	387.9	403	387.9				

B1a completions for financial year 2007-8

application ref	address	proposal	New completed floorspace 1*			Net additional floorspace 2* (taking account of losses)			within mixed use area 3*?
			gross external completed floorspace (m2) (not taking account of losses)	gross internal floorspace m2 1* (not taking account of losses)	net additional floorspace (taking account of losses)	net additional floorspace (gross internal)	net additional floorspace (gross internal)		
07/3811	16 Hampton Road, Teddington	Plot redeveloped from offices with ancillary storage and one house to 10 flats and a smaller office unit.	120	115.5	115.5	-118	-113.6	no	
04/0451	141 Uxbridge Rd, Hampton Hill	Building extension for ground floor existing offices and 3 further flats; 6 x flats in total.	33	31.8	33	33	31.8	no	
04/1498	86-98 Lower Mortlake Road, Richmond	Shop, A3, office and storage redeveloped into 4 storey building comprising 12 flats, and 215 sq m of commercial space.	115	110.7	110.7	-255	-245.4	no	
07/0059	1-13 Market Road, Richmond	Alterations and extension to existing warehouse 890 sq m and office 322 sq m building.	105	101.1	101.1	-217	-208.9	no	
06/1822	31-33 Winchester Road St Margarets	Change of use of ground floor commercial 39 sq m to residential. Demolition of MOT garage and replacement with 2 storey office	128	123.2	123.2	128	123.2	no	
07/3212	Land rear of 8-14 Camac Road, Twickenham	Redevelopment and extension of light industrial building to form two flats and one part- subterranean office	76	73.2	76	76	73.2	no	

B1a completions for financial year 2007-8

		New completed floorspace 1*		Net additional floorspace 2* (taking account of losses)		
04/0938	28 ^{1/2} Sheen Lane, East Sheen	366	352.3	366	352.3	yes
06/3244	44-59 Marina Place, Hampton Wick	550	529.4	550	529.4	yes
05/0798	Cruse House, 126 Sheen Road, Richmond	-	-	-237	-228.1	yes
05/3197	90 Queens Road, Twickenham	-	-	-19	-18.3	yes
	Total completed floorspace	1493.0	1437.0	307.0	295.5	

D2 completions for financial year 2007-8

application ref	address	proposal	New completed floorspace 1*			Net additional floorspace 2* (taking account of losses)			Notes	within mixed use area ^{3*} ?
			gross external completed floorspace (m2) (not taking account of losses)	gross internal floorspace m2 1* (not taking account of losses)	net additional floorspace (taking account of losses)	net additional floorspace (gross internal)	Improvement to existing facilities			
07/2398	Ham Sports Fields	Erection of sports pavillion with ancillary parking (amendment to 03/3569)	337	324.4	337	324.4	324.4	Improvement to existing facilities	no	
07/0814	75-77 White Hart Lane	Change of use from B1 to D2 (gym/health club)	140	134.8	140	134.8	134.8		yes	
06/2109	27-28 George Street	Change of use of second floor from D1 to D2	170	163.6	170	163.6	163.6		yes	
	total		647	622.7	647	622.7	622.7			

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* Net tradable floorspace is the amount of gross internal floorspace which is trading floorspace i.e. sales space which customers have access to. Where retail sales area of either the existing or proposed development, or both is not known a proxy is calculated using a 80/20 ratio (identified in bold)

5* - Mixed use area used as proxy for town centre boundary until designation of town centre boundaries and primary shopping areas in forthcoming DPD

London Borough of Richmond upon Thames Housing Land Supply 2009/19

- 1.1 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 2009-2019, and in relation to the borough's housing target.
- 1.2 In relation to the Local Housing Availability Assessment more detail and an up to date picture is included in this paper regarding the phasing and delivery of development. The phasing of sites has been reconsidered since February 2008 due to the unusual changing circumstances, and also recent 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.
- 1.3 The situation with the availability of housing sites in the borough will be reviewed through the London wide SHLAA process, which will result in new targets for the borough. This is reflected in emerging 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 conjunction with the GLA and all other London boroughs.

Housing Targets

- 1.4 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 (2009-2014)

- 1.5 The target over the first five years (01 April 2009 – 31 March 2014) 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.

- 1.6 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 update 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

1.7 The identified 5 year housing supply has taken into consideration these sources, and full details of the sites can be found in Appendix A. Other sites without planning permission which are expected to come forward and be delivered within the next 5 years include:

- 293 Lower Richmond Road site - currently being worked on through the planning process. The site is maximising the delivery of affordable housing.
- Platts Eyott – currently going through planning for 70 units.
- Friars Lane Car Park and Twickenham Riverside – both part of the Council's Linked Sites Strategy. The Twickenham Riverside consultation currently ending, proposals expected to be early next year with planning submitted later next year.
- Richmond College- site brief being developed in conjunction with the Land Owner.
- Twickenham Station –Rail has appointed a developer and has been working with the Council on a site brief for the site.
- Heath Road site- mixed use scheme (current application for 25 units).
- Reid's Meadow
- Rugby Football Union Site - Currently has permission for 24 units. However the size of the site for housing has been increased. A small section of the site is within MOL.
- Star and Garter - Need for Star and Garter to relocate.
- Potential units coming forward through Council owned sites in the linked sites strategy.

1.8 Combined the Council considers these sites could deliver approximately a further 290 to 410 units¹. The Borough has identified a potential 1834 units over the 5 years period, which is 484 units more than the target supply. The table below details the sources of this supply.

Site Type	Gross	Net	Total
New Build Under Construction	522	488	488
New Build Sites with planning permission	675	560	560
Conversion sites under construction	60	38	38
Conversion sites with planning permission	406	234	234
Proposal/ other known Sites	394 to 514		394 to 514
Total 5 year supply			1714-1834 units

Years 6-10 Housing Land Supply (2014-2019)

1.9 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.

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

¹ The capacities for these sites are from the Local Housing Land Availability Assessment.

Site	Proposal Site	Approx No of Units ¹	Constraints
Sainsbury's	No	60-255	Airspace development. Number of units will depend on storeys
Lower Richmond Road	No	100	Current planning permission on part of site. Mixed use re-development
Greggs Bakery	No	75-200	Bakery plan to relocate, residential would be part of a mixed use scheme.
Hampton Water Treatment works	Yes	25-55	Flood zone – see Jacobs Babbie sequential test study.
Site in Kew	No	100	Flooding has be dealt with in pre-submission consultation
Twickenham Sorting office	Yes	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.
Gifford House	No	29	Council owned land which is coming forward for housing, currently in the process of being sold.
Nelson School	Yes	28	
Council Depot	Yes	25-55	
Richmond Station	Yes	5-20	Would be part of a mixed use scheme, as per the proposal site description.
			Total: 1012 units

1.11 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 150 units. Although this is 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 (1012 large sites + 150x5) 1762. 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 are allocated as part of the site allocations Development Plan Document may start coming forward during this time.

1.12 More information on small sites is given in section 2.0

11-15 years Housing Land Supply

1.13 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 the PCT and the MHT are in the early stages of reviewing their estates, looking for ways in which services can be co-located, making a more efficient use of land. This exercise may result in land coming forward which could be considered in the future for housing.

Small Sites

- 2.0 As stated in the housing topics 1-10 position paper 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.
- 2.1 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 150 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
2003/04	122	124	246
2004/05	160	422	582
2005/06	143	699	842
2006/07	128	102	230
2007/08	191	69*	260
Total	744	1416	2160
Annual average	149	283	432

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 totalled 32 units

- 2.2 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.

Includes sites where a net loss of units occurred

Time period	No. of sites	No. of units
2003/04	163	293
2004/05	200	265
2005/06	151	225
2006/07	186	314
2007/08	190	354
1 April -30 Sept 2008 (6 months)	90	147
Total	980	1588

Source: LBRuT Decisions Analysis

Notes : There may be some duplication where more than one application is permitted for the same site in different years

Appendix A: Sources of Housing Supply

New Build with planning permission

Source :LBRuT Decisions Analysis

Ward	Site Address	Gross	Net Gain
Barnes	56-58 Glenthams Road, Barnes	3	3
Barnes	36 Lonsdale Road, Barnes	1	1
Barnes	2 Elm Grove, Barnes	1	1
Barnes	Seaforth Lodge, Barnes High Street, Barnes	2	2
Barnes	172-174 Castelnau	2	2
Barnes	Rear of 29 Castelnau		
Barnes	185 Castelnau	1	1
Barnes	83 Church Road	1	1
Barnes	48 Glenthams Road	1	1
Barnes	95 Stillingfleet Road	1	0
East Sheen	42 Sheen Lane, East Sheen	2	2
East Sheen	32 Clare Lawn Avenue, East Sheen	1	0
East Sheen	262 Sheen Lane, East Sheen	1	1
East Sheen	47 Sheen Lane	1	1
East Sheen	The White Cottage, Colston Road, East Sheen	9	8
East Sheen	Pinelees Court, Sheen Gate Gardens, East Sheen	2	2
East Sheen	6 Well Lane	1	1
East Sheen	318 Upper Richmond Road West	4	2
East Sheen	Land Adjacent to 2 Rose Cottages, Rock Avenue, Mortlake	1	1
Fulwell, Hampton Hill	181 High Street, Hampton Hill	4	2
Fulwell, Hampton Hill	Courtyard Apartments, 70B Hampton Road, Teddington	3	3
Fulwell, Hampton Hill	15 Blandford Road	1	1
Fulwell, Hampton Hill	38 Cramer Road	9	8
Fulwell, Hampton Hill	Sterling, School Road	4	4
Heathfield	Land Adjacent to 749 Hanworth Road	1	1
Heathfield	762 Hanworth Road	2	1
Heathfield	Land to the rear of 23 to 29 Heathside, Whitton	7	7
Heathfield	768 Hanworth Road	4	3
Hampton North	Chatford, Old Farm Road, Hampton	2	1
Hampton North	Land at Dean Road (adjacent 2-8 Bishops Grove)	2	2
Hampton North	49 Oak Avenue	2	1
Hampton North	12 Acacia Road	1	1
Hampton North	136-138 Broad Lane, Hampton, Middlesex	5	3
Hampton North	22 Acacia Road	5	4
Hampton North	216 and 216A Uxbridge Road	9	7
Hampton North	17 to 27 Dean Road and 2 to 4 Rectory Grove	41	29
Hampton North	35 Ringwood Way	1	1
Ham, Petersham, Richmond Riverside	52 Sandy Lane	1	0
Ham, Petersham, Richmond	17 Richmond Hill	1	1

New Build with planning permission

Source :LBRuT Decisions Analysis

Ward	Site Address	Gross	Net Gain
Riverside			
Ham, Petersham, Richmond Riverside	4 Richmond Hill	1	1
Ham, Petersham, Richmond Riverside	15 Ham Common	1	1
Ham, Petersham, Richmond Riverside	Land rear of 15 Ham Common, Ham	1	1
Ham, Petersham, Richmond Riverside	Ginnels House, Sandpits Road, Petersham	3	1
Ham, Petersham, Richmond Riverside	163 Petersham Road	1	0
Ham, Petersham, Richmond Riverside	South Cottage, Bute Avenue	1	1
Ham, Petersham, Richmond Riverside	289 Petersham Road	3	2
Ham, Petersham, Richmond Riverside	Central Service Station, Ferrymoor, Richmond	10	10
Hampton	12-18 Milton Road, Hampton	8	0
Hampton	39 Hampton Court Road	2	2
Hampton	Depot Site, Oldfield Road, Hampton	5	5
Hampton	1 Ormond Crescent, Hampton	2	1
Hampton	68-72 Gloucester Road	5	2
Hampton	75-79 Percy Road, Hampton	9	8
Hampton	64 Ormond Avenue	2	1
Hampton	107 Broad Lane	2	1
Hampton	61 Ormond Avenue	1	1
Hampton	51 Wensleydale Road	2	1
Hampton Wick	22 Lower Teddington Road, Hampton Wick	2	1
Hampton Wick	Land rear of 20-22A Cromwell Road, Teddington	9	9
Hampton Wick	2 Seymour Road	13	7
Hampton Wick	Heron House (rear of)	3	3
Hampton Wick	15 Lower Teddington Road	1	1
Hampton Wick	Becketts Wharf and Osbourne House	26	26
Hampton Wick	The Avenue Centre	6	6
Hampton Wick	The Firs	8	7
Hampton Wick	48 Cedars Road	2	2
Hampton Wick	131 Fairfax Road	3	2
Hampton Wick	12 Glamorgan Road	3	3
Hampton Wick	83 High Street, Hampton Wick	1	1
Hampton Wick	Wick House, 10 Station Road	2	2
Hampton Wick	1A Station Road	9	9
Hampton Wick	Normansfield	89	89
Hampton Wick	135 Fairfax Road	8	7
Kew	269 & 271 Sandycombe Road, Kew	2	1
Kew	43 Taylor Avenue, Kew	1	1

New Build with planning permission

Source :LBRuT Decisions Analysis

Ward	Site Address	Gross	Net Gain
Kew	Land rear of 210-212 Sandycombe Road, Kew	1	1
Kew	24 Courtlands Avenue, Kew	2	1
Kew	274A Kew Road	4	3
Kew	Land rear of 23 and 24 Courtlands Avenue	1	1
Kew	Land adjacent 373 Sandycombe Road	1	1
Kew	119-123 Sandycombe Road	8	8
Kew	80 The Avenue	1	1
Kew	286 Kew Road	2	1
Kew	Plot adjacent to 50, Dancer Road, Richmond.	1	1
Kew	Marksbury Avenue	2	2
Mortlake, Barnes Common	Land rear of 26 Cleveland Road, Barnes	1	1
Mortlake, Barnes Common	42-44 Charles Street, Barnes	3	3
Mortlake, Barnes Common	31 March Court, Warwick Drive, Barnes	1	1
Mortlake, Barnes Common	Land rear of Brooklyn Lodge	1	1
Mortlake, Barnes Common	24A Grove Road	4	4
Mortlake, Barnes Common	126 Ashleigh Road	1	1
Mortlake, Barnes Common	29 Sheen Lane	15	15
North Richmond	Graemesdyke Cottage	1	1
North Richmond	88 Kew Road	4	4
North Richmond	Rear of 88 Kew Road	1	1
North Richmond	86-88 Kew Road	7	6
North Richmond	3 Dee Road	2	2
North Richmond	1 Duncan Road	1	1
Palewell Historic	39-41 Sheen Lane	3	2
South Twickenham	279 Waldegrave Road	5	3
South Twickenham	142 Heath Road	1	1
South Twickenham	11 Walpole Gardens	1	1
South Twickenham	285 Waldegrave Road	3	2
South Richmond	4 Worple Way	1	1
South Richmond	32 Sheen Common Drive	1	0
South Richmond	Land rear of 49 Sheen Common Drive	1	1
South Richmond	94 Sheen Road	2	2
South Richmond	70-72 Sheen Road/27 Dunstable Road	1	1
South Richmond	15 Montague Road	1	0
South Richmond	56 Friars Stile Road	1	1
South Richmond	Dunstable Studio	1	1
South Richmond	Duke Street Baptist Church	3	2
South Richmond	Land at 122 Queens Road	3	3
South Richmond	120 Sheen Road	3	2
St Margaret's & North Twickenham	Rear of 6 Crown Road	1	1
St Margaret's & North Twickenham	Land rear of 28 Cole Park Road	1	1
St Margaret's & North	Land rear of 276-278 St Margarets Road	1	1

New Build with planning permission

Source :LBRuT Decisions Analysis

Ward	Site Address	Gross	Net Gain
Twickenham			
St Margaret's & North Twickenham	Land adj to 1Heron Road & rear garden to 323 St Margaret's Road	1	1
St Margaret's & North Twickenham	Land adj. 14 Craneford Close	2	2
St Margaret's & North Twickenham	57 The Avenue	2	1
St Margaret's & North Twickenham	12 Crown Road	1	1
St Margaret's & North Twickenham	Twickenham Stadium, Rugby Road	24	24
St Margaret's & North Twickenham	96 Court Way	1	1
St Margaret's & North Twickenham	361 to 376A St Margaret's Road	27	14
Teddington	41 St Albans Gardens	2	1
Teddington	North Lodge, 64 Admiralty Way	1	1
Teddington	Premier Press, Elfin Works, Elfin Grove	1	1
Teddington	47 Cambridge Crescent	1	1
Teddington	41-45 Broad Street	4	4
Teddington	28 Waldegrave Park	3	2
Teddington	72 Elmfield Avenue	2	1
Teddington	10 Udney Park Road	1	1
Teddington	66 Stanley Road	6	5
Teddington	4 Elmfield Avenue	5	4
Teddington	209 Waldegrave Road	22	21
Teddington	Work Store Land for Development, Stable Yard Mews	2	2
Teddington	Craig House	6	-6
Teddington	Land North of North Place	3	3
Teddington	23 Coleshill Road	2	1
Teddington	43 Clarence Road (garages to rear of)	0	4
Twickenham Riverside	27 Orleans Road	3	3
Twickenham Riverside	Shamrock, Eel Pie Island	1	0
Twickenham Riverside	Rear of 14a London Road	2	2
Twickenham Riverside	Land Adjacent 21 Claremont Road (rear of 31 Sandycombe)	0	0
Twickenham Riverside	The Old Garden, Cambridge Park	2	1
Twickenham Riverside	79 St Margarets Road	7	6
Twickenham Riverside	Lynde House	1	0
Twickenham Riverside	37b Cambridge Park	3	2
Twickenham Riverside	Land Adjacent to 25 Ferry Road	1	1
Twickenham Riverside	10-12 Claremont Road	2	2
West Twickenham	Land rear of 40 Campbell Road	1	1
West Twickenham	Land rear of 51 Third Cross Road	1	1
West Twickenham	Land Rear of 31-33 Fourth Cross Road	4	4

New Build with planning permission

Source :LBRuT Decisions Analysis

Ward	Site Address	Gross	Net Gain
West Twickenham	Land Rear of 46 and 47 Fourth Cross Road	1	1
West Twickenham	16 Broadlands	1	1
West Twickenham	67 Twining Avenue	1	1
Whitton	2a Cedar Avenue	1	1
Whitton	37 Tranmere Road	1	1
Whitton	Land Rear of 55 Prospect Crescent	1	1
Whitton	102 High Street	1	1
Whitton	61 Hounslow Road	1	1
Whitton	105a High Street	3	2
Whitton	Land rear of 225-231 Hospital Bridge Road	1	1
Whitton	31 Whitton Dene	8	7
Whitton	38-48 High Street	12	6
Whitton	11 Grasmere Avenue	1	1

New Builds with construction started

Ward	Site Address	Gross	Net Gain
Barnes	2 Newport Road, Barnes	1	1
Fulwell, Hampton Hill	106-108 and 1-8 Gordon Court	28	16
Ham, Petersham, Richmond Riverside	Petersham Meadows Farm, Petersham Road, Richmond	2	1
Hampton	Glen Lynn, Upper Sunbury Road, Hampton	2	2
Hampton	Carpenters Autos, Hampton Court Road, Hampton	8	7
Hampton Wick	25 High Street, Hampton Wick	9	9
Hampton Wick	The Coach House	1	0
Hampton Wick	Former Seaboard Site, Sandy Lane, Teddington	198	198
Hampton Wick	63 High Street	4	3
Heathfield	522 Hanworth Road	3	2
Mortlake, Barnes Common	9-13A White Hart Lane, Barnes	8	8
St Margaret's & North Twickenham	Richmond Lock	171	171
St Margaret's & North Twickenham	36 Friars Stile Road	1	0
South Richmond	23 Montague Road	2	1
South Richmond	43 Kings Road	3	2
South Richmond	Land Rear of 10 Kings Road	4	4
South Twickenham	Norcutt House and units 1-3, 51 Norcutt Road	20	20
Teddington	38 Twickenham Road	15	14
Teddington	Land rear of 55-65 Cambridge Crescent	10	9
Teddington	4 Manor Road	8	7
Twickenham Riverside	61 Arragon Road	7	1
Twickenham Riverside	19-21 London Road	3	1
Twickenham Riverside	193 Richmond Road	2	2
Whitton	53 Whitton Dene	4	3
West Twickenham	46-50 Staines Road	8	6

Conversions with planning permission			
Ward	Site Address	Gross	Net Gain
Hampton Wick	27 Upper Teddington Road, Hampton Wick	2	1
Hampton Wick	Garrett House	19	18
Hampton Wick	212A Kingston Road	2	1
Hampton Wick	20 Seymour Road	5	3
Kew	Salvation Army Hall	5	5
Kew	13 Station Parade	1	1
Kew	17 Kew Gardens Road	3	-3
Kew	Toll House Studio	1	1
Kew	286 Kew Road	2	1
Kew	245 Sandycombe Road	1	1
Mortlake, Barnes Common	11 Cleveland Road	2	-1
Mortlake, Barnes Common	38 Archway Street	2	1
Mortlake, Barnes Common	Land Adjacent to 72, Second Avenue, Mortlake	1	1
Mortlake, Barnes Common	76 White Hart Lane	2	1
Mortlake, Barnes Common	4 Beverley Road	2	1
Barnes	29 Castlenau, Barnes	3	3
Barnes	172 Castlenau, Barnes	1	1
Barnes	49 Church Road, Barnes	3	2
Barnes	190 Castlenau	3	2
Barnes	85 Church Road	1	1
Barnes	64 Church Road		
Barnes	27 Elm Grove Road		
Barnes	27 Madrid Road	1	-1
East Sheen	34 Paynesfield Avenue, East Sheen	2	1
East Sheen	184 Upper Richmond Road West, East Sheen	2	1
East Sheen	334 Upper Richmond Road West, East Sheen	1	1
East Sheen	302 Upper Richmond Road West	2	2
East Sheen	250A Upper Richmond Road West	3	2
East Sheen	45 Sheen Lane	3	2
East Sheen	77A Sheen Lane	5	4
East Sheen	75 Sheen Lane	2	2
East Sheen	38 Sheen Lane	2	1
Fulwell, Hampton Hill	108 Church Road, Teddington	1	-1
Fulwell, Hampton Hill	Rear of 54-56 Wellington Road, Hampton Hill	1	1
Fulwell, Hampton Hill	Top Flat, 218A Stanley Road, Teddington	1	1
Fulwell, Hampton Hill	137A High Street	2	1
Fulwell, Hampton Hill	12 Wilcox Road	2	1
Fulwell, Hampton Hill	105 Hampton Road	2	2

Conversions with planning permission			
Ward	Site Address	Gross	Net Gain
Fulwell, Hampton Hill	1A Oxford Road	3	2
Fulwell, Hampton Hill	54A High Street	3	2
Fulwell, Hampton Hill	206-208 Stanley Road, Teddington	9	9
Fulwell, Hampton Hill	178 Stanley Road	2	1
Fulwell, Hampton Hill	44 High Street	1	1
Fulwell, Hampton Hill	191 Stanley Road	4	3
Heathfield	125 Lyndhurst Avenue	2	1
Heathfield	171 Powder Mill Land	2	1
Heathfield	9 Meadow Close	2	1
Heathfield	62 Mill Farm Crescent	3	2
Heathfield	67 Mill Farm Crescent	3	2
Heathfield	13 Longford Road	2	1
Heathfield	53 Jubilee Avenue	2	1
Heathfield	50 Powder Mill Lane	2	1
Heathfield	148 Argyle Avenue	2	-1
Heathfield	622 Hanworth Road	1	1
Hampton North	68-70 Uxbridge Road	2	1
Ham, Petersham, Richmond Riverside	18 Richmond Hill, Richmond	2	1
Ham, Petersham, Richmond Riverside	29 Petersham Road, Richmond	2	1
Ham, Petersham, Richmond Riverside	18 Petersham Road	6	6
Ham, Petersham, Richmond Riverside	The Annexe, Bute Avenue, Petersham	1	1
Ham, Petersham, Richmond Riverside	3 Lock Road	1	1
Ham, Petersham, Richmond Riverside	34 Back Lane	1	0
Ham, Petersham, Richmond Riverside	120 and 122 Richmond Hill	4	-1
Hampton	23A Priory Road	2	1
Hampton	34 Thames Street	1	0
Hampton	76 Station Road	2	1
Hampton	The Chalet and Fortier, Hampton Court Road	2	-1
Hampton	7 Tudor Road	3	2
Hampton	100 High Street	1	1
East Sheen	First Floor Flat, 14 Sheen Gate Gardens, East Sheen	2	1
East Sheen	Flat 1 14 Sheen Gate Gardens, East Sheen	2	1
East Sheen	18-24 Penryhn Crescent, East Sheen	1	1
East Sheen	19 Colston Road	3	2
East Sheen	20 Colston Road	3	2
East Sheen	346 Upper Richmond Road West	2	1

Conversions with planning permission			
Ward	Site Address	Gross	Net Gain
North Richmond	183-185 Lower Richmond Road	13	13
North Richmond	54-56 Kew Road	1	0
North Richmond	100 Ennerdale Road	1	1
North Richmond	18 Kew Foot Road	1	1
North Richmond	76-84 Kew Road	9	9
North Richmond	25 Clifford Avenue	2	1
North Richmond	138 Kew Road	1	1
North Richmond	22 Bardolph Road	5	5
North Richmond	209 Lower Mortlake Road	1	1
South Twickenham	Land rear of 146 Heath Road	1	1
South Twickenham	1,2 and 3 Stable Mews	2	2
South Twickenham	Flat 1, 15 Hampton Road	1	0
South Twickenham	Flats 12 and 14 Wellesley Court	3	3
South Twickenham	114-116 Heath Road	6	2
South Twickenham	92 Heath Road	2	1
South Twickenham	Rear of 92 Heath Road	2	2
South Richmond	27 Grosvenor Road (Gr,1 st and 2 nd floors)	2	-4
South Richmond	32 The Green	1	1
South Richmond	The River Store	1	1
South Richmond	28 The Vineyard	1	0
South Richmond	11a Petersham Road	3	2
South Richmond	45 Kew Road	1	-1
South Richmond	155 Lichfield Court, Sheen Road	1	1
South Richmond	37 Sheen Road	1	1
South Richmond	5 The Green	1	0
South Richmond	1-18 The Gateways, Park Lane	2	2
South Richmond	1 and 2 Pembroke Villas	2	-4
South Richmond	13 Quadrant Road	1	1
South Richmond	4-6 George Street	2	2
South Richmond	112 Sheen Road	3	2
South Richmond	129 Sheen Road	1	1
South Richmond	16 Marlborough Road	1	-1
St Margaret's & North Twickenham	Crane Mead Court	19	4
St Margaret's & North Twickenham	296 St Margarets Road	3	2
St Margaret's & North Twickenham	62 Northcote Road	3	1
St Margaret's & North Twickenham	46 Moormead Road	2	1
St Margaret's & North Twickenham	115 Whitton Road	3	2
St Margaret's & North Twickenham	131 London Road	3	2
St Margaret's & North Twickenham	81 Chudleigh Road	4	3

Conversions with planning permission			
Ward	Site Address	Gross	Net Gain
Twickenham			
St Margaret's & North Twickenham	150 and 152 Amyand Park Road	6	5
St Margaret's & North Twickenham	34 Crown Road	1	1
St Margaret's & North Twickenham	7 Tayben Avenue	2	1
St Margaret's & North Twickenham	23 Glebe Side	2	1
St Margaret's & North Twickenham	37 and 38 Moormead Road	1	-1
St Margaret's & North Twickenham	11 Egerton Road	4	3
St Margaret's & North Twickenham	401 and 403 St Margaret's Road	4	2
St Margaret's & North Twickenham	115 St Margarets Road	1	1
St Margaret's & North Twickenham	9 Glebe Side	2	1
St Margaret's & North Twickenham	14 Whitton Road	2	1
St Margaret's & North Twickenham	50 Crown Road	2	1
St Margaret's & North Twickenham	165 Whitton Road	5	4
St Margaret's & North Twickenham	385 and 387 St Margarets Road	2	2
Teddington	201 Waldegrave Road	2	1
Teddington	8-10 High Street	4	2
Teddington	168 High Street	1	1
Teddington	164 High Street	1	1
Teddington	23 Broad Street	1	0
Teddington	51 Cambridge Crescent	2	1
Teddington	12 Church Road	2	1
Teddington	154 Waldegrave Road	2	1
Teddington	3A Church Road	2	1
Twickenham Riverside	106 Amyand Park Road	1	-2
Twickenham Riverside	34 Sandycombe Road	2	1
Twickenham Riverside	4 and 4a Haggard Road	1	-1
Twickenham Riverside	114 Amyand Park Road	2	1
Twickenham Riverside	38 York Street	2	1
Twickenham Riverside	9 King Street	6	5
Twickenham Riverside	Asquith Nursery	2	2
Twickenham Riverside	71 Queens Road	2	2
Twickenham Riverside	33 Candler Mews	1	1
Twickenham Riverside	257 Richmond Road	4	1
Twickenham Riverside	219 Richmond Road	1	1
Twickenham Riverside	9 St Stephens Gardens	1	-2

Conversions with planning permission			
Ward	Site Address	Gross	Net Gain
West Twickenham	1a Glebe Cottages	2	1
West Twickenham	24 Butts Crescent	2	1
West Twickenham	220 Hampton Road	1	0
West Twickenham	22 Butts Crescent	2	1
West Twickenham	14 Hospital Bridge Road	2	1
West Twickenham	3 The Hollies	2	1
West Twickenham	42 Glebe Way	2	1
West Twickenham	Rear of 8-14 Camac Road and 18 Staines Road	2	2
Whitton	92a and 94a High Street	4	2
Whitton	37 Hounslow Road	2	1
Whitton	Flat 2, Bridgeway House	2	1
Whitton	186 Kneller Road	1	0
Whitton	108a High Street	2	1
Whitton	43 High Street	2	1
Whitton	73 High Street	2	1
Whitton	222 Kneller Road	2	1
Whitton	15 Nelson Road	1	0
Whitton	44-46 Hounslow Road	3	2
Whitton	230 Nelson Road	3	2

Conversions with construction started			
Ward	Site Address	Gross	Net Gain
Hampton Wick	3-11 Hampton Road	8	8
Heathfield	753 Hanworth Road	4	3
Heathfield	2 Mill Farm Crescent	3	2
Ham, Petersham, Richmond Riverside	81-83 Petersham Road	10	4
Hampton	Rear of 70-74 Station Road	1	1
Hampton	Rear of 70-74 Station Road	2	2
North Richmond	23 Kings Farm Avenue	2	1
North Richmond	Flat 2, 11 Lower Mortlake Road	5	4
South Twickenham	77 and 79a Colne Road	1	1
South Richmond	569 Upper Richmond Road West	4	2
South Richmond	Albion House and No 27 Kings Road	1	-1
Teddington	58 Wellington Road	2	1
Teddington	77 Coleshill Road	9	5
Whitton	112 Kneller Road	3	2
Whitton	5 Kneller Road	3	2
Whitton	29 Whitton Dene	2	1

Source: LBRuT Decisions Analysis

Appendix 7: 5-year Housing Land Supply: large sites

This Table identifies the phasing of large sites and there approximate capacities. This phasing will have changed since the 2005 HCS and the LHAA in Feb 2008 due to the current economic circumstances and discussions with landowners, the phasing has been reviewed and some sites are now considered to complete later than anticipated.

Type	Site Name	Minimum no. units	Maximum no. units	Assumed Phasing (from HCS)	2007-17		2009-19		Planning Permission Status
					1-5 yrs (2007-12)	6-10 yrs (2012-17)	1-5 yrs (2009-14)	6-10 yrs (2014-19)	
Proposal Site	Platts Eyott		70	2007-12	70		70		Progressing
Proposal Site	Friars Lane Car Park	5	20	2007-12	20		20		
Proposal Site	Hampton Water Treatment Works	25	55	2012-2017				55	
Proposal Site	Nelson Primary School		28	2012-2017		28		28	
Proposal Site	Richmond Station	5	20	2012-2017		20		20	
Proposal Site	Richmond College	10	30	2007-12	30		30		
Proposal Site	Post Office Sorting Office	30	170	2007-12		170		170	
Proposal Site	Council Depot	25	55	2012-2017		55		55	
Proposal Site	Twickenham Station	25	75	2007-12			75		
Proposal Site	Twickenham Riverside	15	20	2007-12		20	20		
Large Site with PP	Craig House		39	2007-12	39		39		PP granted
Large Site with PP	183-185 Lower Richmond Road		13	2007-12	13		13		PP granted
Large Site with PP	76 Lower Mortlake Road		10	2007-12	10				PP granted
Large Site with PP	179-181 Sheen Road		11	2007-12	11				PP granted
Large Site with PP	Central Service Station		10	2007-12	10		10		PP granted
Large Site with PP	Norcutt House		20	2007-12	20		20		PP granted
Large Site with PP	38 Twickenham Road		14	2007-12	14		14		PP granted

Type	Site Name	Minimum no. units	Maximum no. units	Assumed Phasing (from HCS)	2007-17		2009-19		Planning Permission Status
					1-5 yrs (2007-12)	6-10 yrs (2012-17)	1-5 yrs (2009-14)	6-10 yrs (2014-19)	
Large Site with PP	40 Cambridge Road		14	2007-12	14				PP granted
Large Site with PP	Air Sea House		13	2007-12	13		13		PP granted
Large Site with PP	Former Jewsons Ltd		198	2007-12	198		198		PP granted
Large Site with PP	113-117 Broad Lane		14	2007-12	14				PP granted
Large Site with PP	Becketts Wharf		25	2007-12	25		25		PP granted
Large Site with PP	70 High Street, Teddington		11	2007-12	11				PP granted
Large Site with PP	Allotment Site, Vincam Close		32	2007-12	32				PP granted
Large Site with PP	Powder Mill Lane		14	2007-12	14				PP granted
Large Site with PP	Normansfield Hospital		89	2007-12			89		PP granted
Large Site with PP	Kew Riverside		192	2007-12	192				PP granted
Large Site with PP	Richmond Lock		172	2007-12	172		172		PP granted
Large Site with PP	Gordon Court		28	2007-12	28		28		PP granted
Large Site with PP	Dean Road		41	2007-12	41		41		PP granted
Large Site with PP	40-42 Holly Bush Lane		12	2007-12	12				PP granted
Large Site with PP	29 Sheen Lane		15	2007-12	15		15		PP granted
Large Site with PP	RFU	24	100	2007-12			100		PP for 24 units
Large Site with PP	361 to 376 St Margarets Road		27	2007-12	27		27		PP granted
Large Site with PP	209 Waldegrave Road		22	2007-12	22		22		PP granted

Large Site with PP	38-48 High Street, Whitton	12	2007-12	12	12	12	12	PP granted
Other known large sites	Royal Star & Garter	25	2012-2017	55	55	55	55	
Other known large sites	Greggs Bakery	75		200	200	200	200	
Other known large site	Sainsbury's	60	2012-2017	255	255	255	255	
Other known large site	Lower Richmond Road						100	
Other known large site	293 Lower Richmond Road			40		40		
Other known large site	Heath Road			25		25		
Other known large site	Reids Meadow			79		79		
Other known large site	Site in Kew			100			100	
Other known large site	Gifford House			29			29	
	TOTALS			2474	1009	873	1252	1012

PP = planning permission

Note: Terrace Yard, Petersham Road, originally expected to provide 10 units, was granted planning permission for 9 units in Aug 2008 under 07/3906/FUL. It was expected to be completed in 2007-12

Appendix 8: 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%)			
04/0938	28 1/2 Sheen Lane, East Sheen	800 B1c	366 B1a	B1a 0.043 C3 0.0364	B1a 366 - (366x0.0375) =352.28	yes	B1c Light industrial redeveloped to C3 and B1a offices	Mixed use redevelopment of light industrial site for 4x 2-bed flats, office and live work
07/3811	16 Hampton Road, Teddington	118 B1a 60 B8		B1a 0.0181 C3 0.0625	B1a 102 – (102 x0.0375) =98.18	no	B1and 1x C3, to B1and 10 x C3	Plot redeveloped from offices with ancillary storage and one house to 10 flats and a smaller office unit.
04/0451	141 Uxbridge Road, Hampton Hill		33 B1a	B1a 0.0247 C3 0.0201	B1a 33 - (33x0.0375) = +31.7	no		Building extension for ground floor existing offices and 3 further flats; 6 x flats in total.
05/1034	130 Oldfield Road, Hampton	389 B2	2196 B1c 2196 B2 2196 B8	B1c, B2 & B8 0.6588	B1c 2196 =2113.65 B2 2196 =2113.65 B8 2196 =2113.65	no	B2 factory (8799 sq m) demolished and replaced (8410 sq m) and total 17 new B1, B2 & B8 units	Demolition of factory and office building and erection of 17 new light industrial, general industrial and storage and distribution units on remainder of site.
06/3244	44-59 Marina Place, Hampton Wick		550 B1a	B1a 0.07	B1a 550 = 529.36	yes		Change of use of restaurant and wine bar A3 within block into B1 office
04/1498	86-98 Lower Mortlake Road, Richmond	255 B1a 220 B8	100 A2 115 B1a	A2 0.0113 B1a 0.0128 C3 0.063	B1a 115 = 110.69	no	A1 (338 sq m) , A3 (70 sq m), B1 and B8 redeveloped into 4 - storey building comprising 12 flats C3, 100 sq m of A2 and 115 sq m B1 offices.	Shop, A3, office and storage redeveloped into 4 storey building comprising 12 flats, and 215 sq m of commercial space.
07/0059	1-13 Market Road, Richmond	217 B1a	736 B8	(B8 1626 B1a 105m ²) Area 0.1106ha	B8 1626 = 1565.03 B1a 105 = 101.06	no		Alterations and extension to existing warehouse 890 sq m and office 322 sq m building.
05/0798	Cruse House, 126 Sheen Road, Richmond	237 B1a	135 A1	C3 0.008 A1 0.0069	-	yes	B1a over 4 floors reverted to shop on ground floor and basement and 3 x flats over 3 floors above	Reversion from offices to retail with residential over.
06/1822	31-33 Winchester Road St Margarets	131 B2	128 B1a	C3 0.0139 B1a 0.0267	B1a 128 = 123.2	no	MOT service garage replaced with B1 office. Existing office converted to a house	Change of use of ground floor commercial 39 sq m to residential. Demolition of MOT garage and replacement with 2 storey office
07/3212	Land rear of 8-14 Camac Road, Twickenham	160 B1c	76 B1a	C3 0.0087 B1a 0.0076	B1a 76 = 73.15	no	B1c to C3 x2 and office of 76 sq m over two floors	Redevelopment and extension of light industrial building to form two flats and one part- subterranean office
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.

03/1206	121c Nelson Road, Whitton	45 B1c		A3 0.089	-	yes	B1c to A3	Change of use of rear of ground floor from bakery to A3 cafe
06/2570	29 Hounslow Road, Twickenham		B1c 28	A1 0.0023 B1c 0.004	B1c 28 = 26.95	no	A1 to mixed A1/B1	Change of use from florist to delicatessen shop at front of premise and catering kitchen to rear
07/1075	16-18 London Road, Twickenham	91 B1a		D1 0.0161	-	yes	B1a to D1	Change of use of first floor offices to physiotherapy and sports injury clinic
07/0173	75-77 White Hart Lane, Barnes	140 B1a		D2 0.0123	-	yes	B1a to D2	Change of use from office to gym/health club.
06/3645	160-162 High Street, Teddington	66 B1c		A2 0.0191	-	yes	A1 and B1c to A2	Change of use of ground floor from furniture shop and repair workshop (part retail and B1 use) to wholly class A2 use
07/2875	6 Park Road, Teddington	41 B1a		D1 0.0053	-	yes	B1a to D1	Change of use from office to osteopath clinic.
07/0116	London House, Upper Richmond Road West	95 B1a		Sui Generis	-	no	B1a to Sui Generis	Change of use of office suite to mini cab booking office
	Total	- 3,084			B1a = 1419.62 B1c = 2140.6 B2 = 2113.65 B8 = 3678.68			

Appendix 9: 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

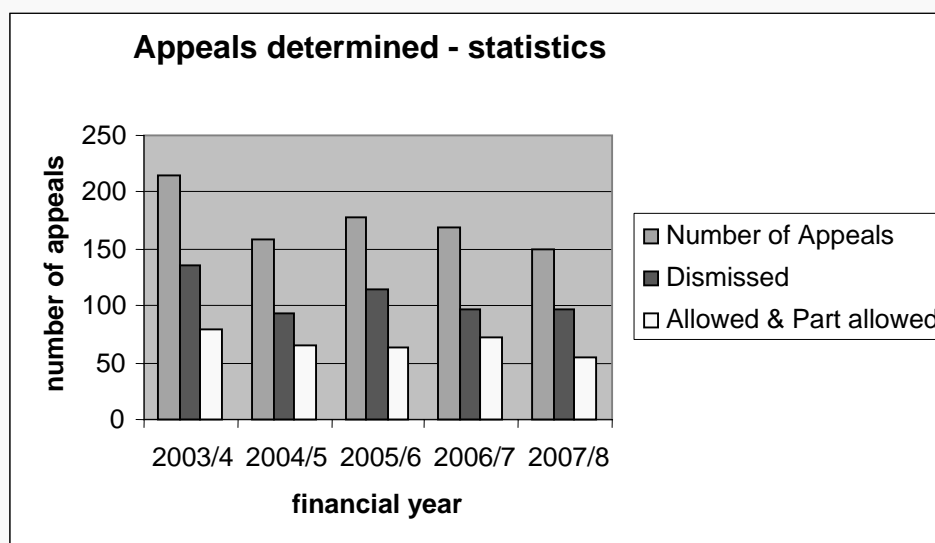
APPLICATION/ APPEAL TYPE	ALLOWED	PART ALLOWED	DISMISSED	Totals
FUL (Detailed application)	13	-	39	52
HOT (Householder application)	23	1	38	62
OUT (Outline application)	1	-	-	1
COU (Change of use)	3	-	2	5
MOB (Mobile phone masts)	-	-	1	1
TEL (Telecommunications)	3	-	1	4
ADV (Advertisement)	-	1	4	5
CAC (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 wd 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 10: 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 235m2)
B2	General Industry	Permitted change to B1 or B8. (B8 limited to 235m2)
B8	Wholesale warehouse, distribution centres, repositories	Permitted change to B1 (where no more than 235 m2)
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