

London Borough of Richmond upon Thames

# Annual Monitoring Report

for financial year **2006/7**

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# 1 Introduction

This report is the fourth Annual Monitoring Report (AMR) covering the 2006/7 financial year.

The statutory plan for 2006/7 is the First Review Unitary Development Plan adopted 1<sup>st</sup> March 2005. The development plan also includes the Mayor's London Plan published February 2004. [Further Alterations to the London Plan were published for consultation in September 2006.]

## 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 which should contain information on the implementation of the Local Development Scheme (LDS) and the extent to which the policies in local development documents are being achieved.

## Approach & methodology

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. These indicators have been carried forward into subsequent AMRs to allow for comparison and a number of additional indicators added to reflect Government requirements. The approach taken reflects the Government's objectives/indicators/targets approach. Of the 65 indicators, the majority monitor the effectiveness of key plan policies. Others monitor implementation and quality of life issues. It includes the statutory monitoring of the LDS, the annual monitoring of Sustainability Appraisal indicators and the inclusion of the ODPM/DCLG's core output indicators (incorporating revisions)<sup>1</sup>.

Analysis of the effectiveness of policy, implications for potential policy review and the contribution being made to sustainable development is referred to throughout, for each indicator. Where an indicator contributes to a regional or national target, that contribution is assessed. The indicators themselves have been assessed and where necessary their modification is advised.

This report has been produced by the Planning Policy Team, pulling in data and resources from elsewhere in the Council via a Working Group 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 2006-7 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 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

In addition to the mandatory monitoring of the ODPM/DCLG's Core Output Indicators, others have been chosen to form the borough's monitoring framework. Many of these indicators tie in with other sets of indicators produced nationally or regionally by the Greater London Authority and the London Sustainable Development Commission and allow for benchmarking of performance. Table 1 provides information on the indicator families used. Their use is identified throughout the report.

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<sup>1</sup> 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/pub/906/LocalDevelopmentFrameworkMonitoringAGoodPracticeGuide\\_id1143906.pdf](http://www.communities.gov.uk/pub/906/LocalDevelopmentFrameworkMonitoringAGoodPracticeGuide_id1143906.pdf) Revisions to the Core Output Indicators were published in October 2005 and can be accessed using the following link - [http://www.communities.gov.uk/pub/907/LocalDevelopmentFrameworkCoreOutputIndicatorsUpdate12005\\_id1143907.pdf](http://www.communities.gov.uk/pub/907/LocalDevelopmentFrameworkCoreOutputIndicatorsUpdate12005_id1143907.pdf)

**Table 1: Key to indicator families**

DCLG	DCLG Core Output Indicators <sup>1</sup> A national set of indicators required by the DCLG (ODPM became DCLG)
BVPI	<a href="#">Audit Commission Best Value Performance Indicator</a> <sup>2</sup> The Audit Commission administers a national performance management framework. Local authorities supply data on nationally set indicators. The Council publishes a Best Value Performance Plan each year as requested by government.
QOL	<a href="#">Audit Commission Quality of Life Indicators</a> <sup>3</sup> The Audit Commission has taken forward work begun by the Central Local Information Partnership Task Force on Sustainable Development on voluntary QOL indicators which measure progress towards wider economic and social objectives (the indicators relate to the revised definitions published in January 2002).
GLA KPI	<a href="#">Greater London Authority Key Performance Indicators</a> <sup>4</sup> As included in the London Plan Annual Monitoring Report 1 (February 06).
LSDC	<a href="#">London Sustainable Development Commission – Quality of Life Indicators</a> <sup>5</sup> The Commission identified a menu of 55 sustainability indicators, of which 20 were considered to be headline indicators. A baseline report into these indicators was published in June 2004. The first report on progress against these indicators was published on 6 June 2005.
CP	<a href="#">Community Plan indicators</a> <sup>6</sup> The 2003–6 Community Plan sets of a series of objectives and targets to meet the vision for the area, updated in October 2004 and July 2006. Relevant targets are identified throughout the report. Work has begun on the next Community Plan, although it is too soon to be used in this report.
SA	<a href="#">Sustainability Appraisal indicators</a> <sup>7</sup> as set out in the Draft Sustainability Appraisal Scoping Report (July 2005) plus revisions resulting from consultation.

<sup>2</sup> <http://www.bvpi.gov.uk/pages/Index.asp>

<sup>3</sup> [http://ww2.audit-commission.gov.uk/pis/quality-of-life-indicators\\_04.shtml](http://ww2.audit-commission.gov.uk/pis/quality-of-life-indicators_04.shtml)

<sup>4</sup> [http://www.london.gov.uk/mayor/planning/docs/monitoring\\_report2.pdf](http://www.london.gov.uk/mayor/planning/docs/monitoring_report2.pdf)

<sup>5</sup> [http://www.london.gov.uk/mayor/sustainable-development/susdevcomm\\_indicators.jsp](http://www.london.gov.uk/mayor/sustainable-development/susdevcomm_indicators.jsp)

<sup>6</sup> [http://www.richmond.gov.uk/home/community\\_and\\_living/neighbourhood\\_information/community\\_plan\\_2003\\_to\\_2006.htm](http://www.richmond.gov.uk/home/community_and_living/neighbourhood_information/community_plan_2003_to_2006.htm)

<sup>7</sup> [http://www.richmond.gov.uk/saappendix\\_2\\_draft\\_baseline\\_information2.pdf](http://www.richmond.gov.uk/saappendix_2_draft_baseline_information2.pdf)



## 2 Non-technical summary

This report is the fourth Annual Monitoring Report (AMR) produced by the Council covers the 2006/7 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 documents<sup>8</sup>.

### Local Development Framework

The LDS was reviewed in May 2006 to include some new planning briefs and to slightly delay the Preferred Options stage and again in April 2007 following legal advice taken after early LDFs elsewhere were rejected by the Inspectorate. The 2007 LDS programmes the Core Strategy to be prepared in advance of the Site Allocations and Development Control Policies DPDs. Also following the legal advice a further focussed consultation was carried out in April/May 2007.

The proposed revisions to PPS 12 (currently out for consultation), will include new arrangements for LDFs. The Borough's Local Development Scheme is therefore likely to be changed to reflect the proposed changes. The Government Office for London has advised the Borough to review their LDS after April 2008 when the changes to PPS 12 will be finalised.

### Implementation

A significant number of proposal sites have been implemented (at 31/3/07). The number of departures is extremely small. 58% of appeal decisions received in the last financial year (excluding those withdrawn) were dismissed. Overall, the policies were considered relevant and robust with few exceptions.

#### Effectiveness of key UDP policies:

- Data suggests that the 1997-2016 (5,360 units) and 2007/8 to 2016/17 (2,700 units) housing targets will be met. The annual net dwelling completions (230) for this financial year was below the annual net requirement of (270 units p.a.), due to a smaller number of larger sites being developed.
- Affordable housing (completions) made up only 16% of additional housing, which is lower than last years, and still falls short of the target of 40%. This again is linked to the small number of larger sites being completed and viability issues.
- policies to protect the borough's open spaces and built environment are well supported;
- new development is in the main complying with maximum parking standards. New residential development is generally located within 30 minutes public transport time of most local services with the exception of hospitals;
- The majority of employment floorspace completed was for B1 offices located in mixed use areas and all of it was on previously developed land. Although there was a loss of employment land of 0.3ha (primarily to housing) this was smaller than in previous years.
- The majority of new retail floorspace was not in the main town centres. Additions were generally within existing local centres or within designated frontages and were welcomed as minor additions in retail floorspace which help to sustain these areas.
- the proportion of retail uses (Use Class A1) in key shopping frontages remains high at approximately 70%.

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<sup>8</sup> [http://www.richmond.gov.uk/home/environment/planning/local\\_development\\_framework/sustainability\\_appraisal\\_ldf.htm](http://www.richmond.gov.uk/home/environment/planning/local_development_framework/sustainability_appraisal_ldf.htm)

## Sustainability

- Progress towards meeting sustainability objectives is encouraging, particularly in terms of waste and recycling targets, reuse of previously developed land and identification of potential contaminated land.
- Many of the sustainability indicators are not related to land use and are influenced by factors other than planning policies. In some areas there continues to be room for improvement.

## Other

- Contextual indicators show that the borough fares well compared to other boroughs in terms of health, with high life expectancy and low mortality rates. It has low unemployment rates and a highly educated residential population. It is not deprived in a regional or national sense, although data may conceal pockets of relative deprivation. Crime rates remain low compared to elsewhere.

### 3 Richmond upon Thames Profile

#### Introduction

This section sets the context for the monitoring framework and contains general information on social aspects, the borough's economy and key environmental assets and thus includes many of the contextual indicators. More information can be obtained from the Council's website<sup>9</sup>.

The borough covers an area of 5,095 hectares (14,591 acres) in southwest London and is the only London borough spanning both sides of the Thames, with river frontage of c.35 kilometres. There are about a dozen towns and villages, although more than a third of its land is open space (including Richmond Park, Bushy Park and Kew Gardens). A significant amount of the borough lies within Metropolitan Open Land and there are 72 designated Conservation Areas. This is an affluent area, though it contains some pockets of relative 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, 2 and 3 provide more detailed information about population characteristics from the 2001 Census.

**Table 2: Population estimates and projections**

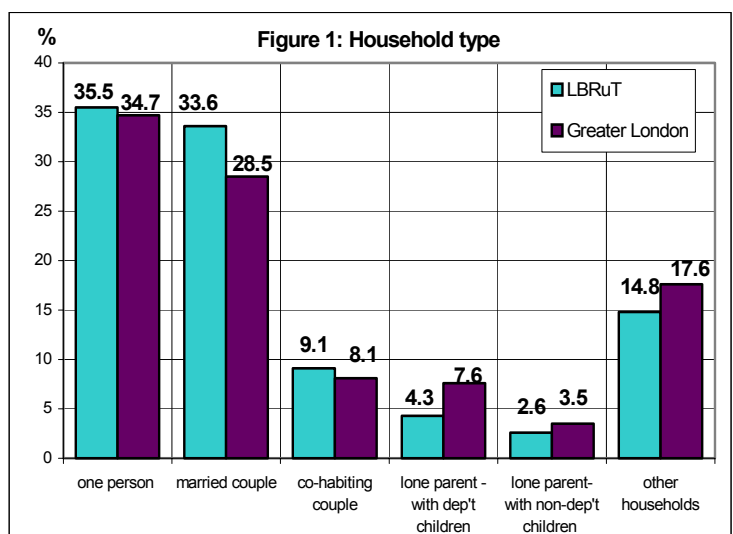
Age	ONS 2006 Mid Year Estimates			GLA 2006 Round Projections RLP High		
	Male	Female	Total	Male	Female	Total
0-4	6,200	6,100	12,300	5,978	5,807	11,785
5-14	10,600	10,200	20,800	10,618	10,139	20,757
15-24	9,000	9,000	18,000	9,627	9,659	19,286
25-34	14,000	14,700	28,700	15,998	16,504	32,502
35-44	17,200	16,600	33,700	16,148	16,043	32,190
45-54	11,700	11,900	23,600	11,695	12,104	23,799
55-64	9,500	10,100	19,600	9,473	9,975	19,448
65-74	5,100	5,900	11,000	5,088	5,718	10,806
75+	4,400	7,400	11,900	4,366	7,298	11,664
<b>Total</b>	<b>87,700</b>	<b>91,900</b>	<b>179,500</b>	<b>88,990</b>	<b>93,246</b>	<b>182,236</b>

source: © ONS Mid Year Estimates 2006 (subject to rounding), GLA projections - © Greater London Authority

**Table 3: Household and family type (2001)**

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

source: Key Statistics for wards, Tables KS19 & KS20 © Crown Copyright 2001



<sup>9</sup> www.richmond.gov.uk

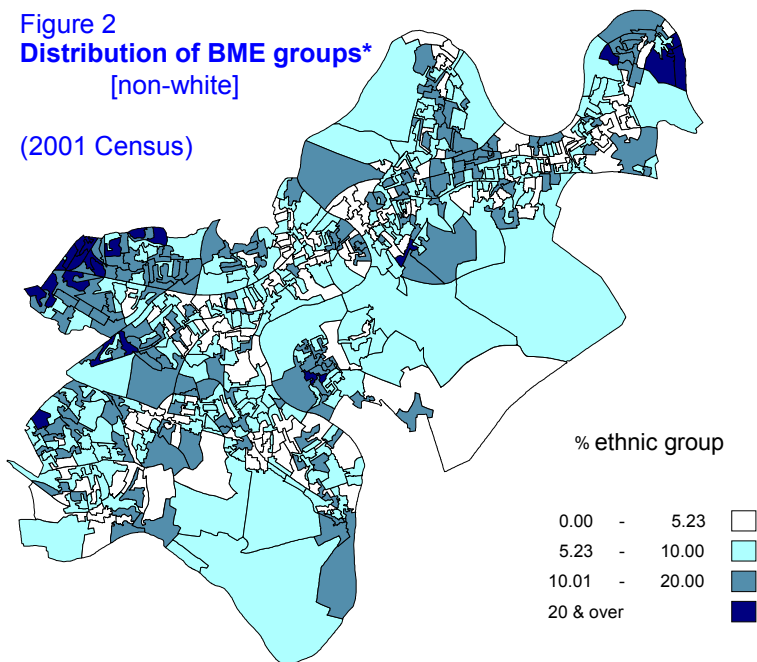
**Ethnicity**

**Table 4: Ethnic group of borough residents**

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

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

**Figure 2**  
**Distribution of BME groups\***  
[non-white]  
(2001 Census)



\* BME = Black & Minority Ethnic

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

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

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

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

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

**Index of Multiple Deprivation 2004**

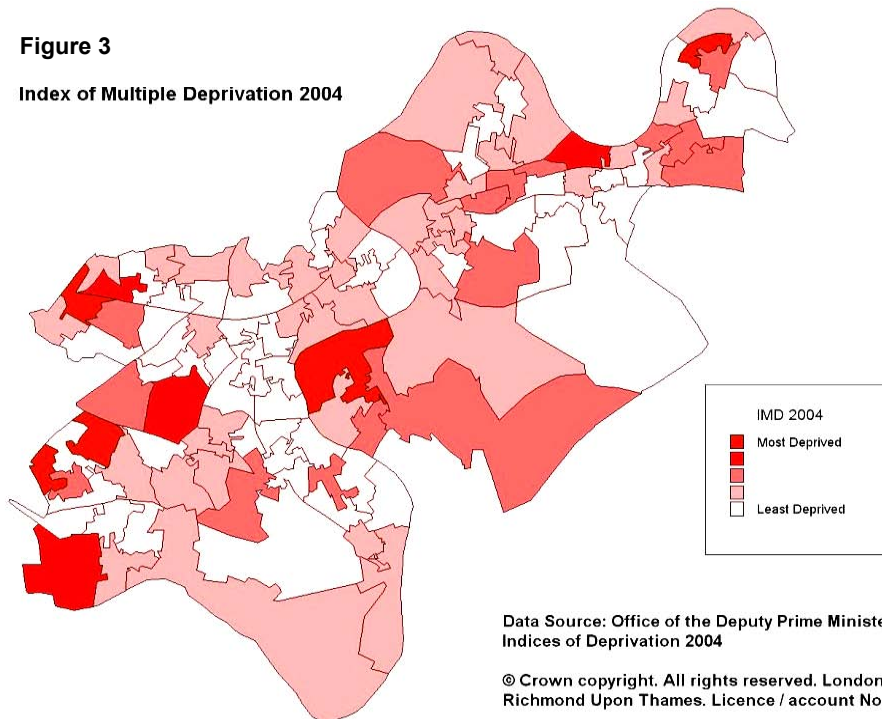
The ODPM's Index of Multiple Deprivation 2004 (IMD 2004) was constructed by combining seven "domain" scores, using the following weights: income (22.5%), employment (22.5%), health deprivation and disability (13.5%), education, skills and training (13.5%), barriers to housing & services (9.3%), crime (9.3%), living environment (9.3%). The IMD 2004 is at Super Output Area<sup>10</sup> (SOA) level. There are no Lower Layer SOAs

<sup>10</sup> 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>

in 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. Updates are not anticipated until end 2007.

**Figure 3**

**Index of Multiple Deprivation 2004**



### 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

**Table 5 : House price data for Apr-Jun 2007**

April – June 2007	Detached		Semi Detached		Terraced		Flat		Overall	
	Av Price (£)	Sales	Av Price (£)	Sales	Av Price (£)	Sales	Av Price (£)	Sales	Av Price (£)	Sales
<b>LBRuT</b>	1,312,128	93	612,849	298	455,986	397	314,071	723	471,432	1,508
<b>Greater London</b>	921,272	842	502,440	3607	460,906	9266	279,455	18,172	351,799	32,343

source: Land Registry website

House prices in the borough are considerably higher than the London average. The figures for the spring quarter of 2006 suggest that the borough has the fourth highest overall house prices in Greater London. An analysis of CACI’s PayCheck modelled data<sup>11</sup> 2005 suggests that with the exception of the City, Richmond upon Thames has the highest average income (£46,415) 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. Only 5.5% of households have an income of less than £10,000 compared to 9.6% in Greater London and 13.2% in Great Britain.

### Health

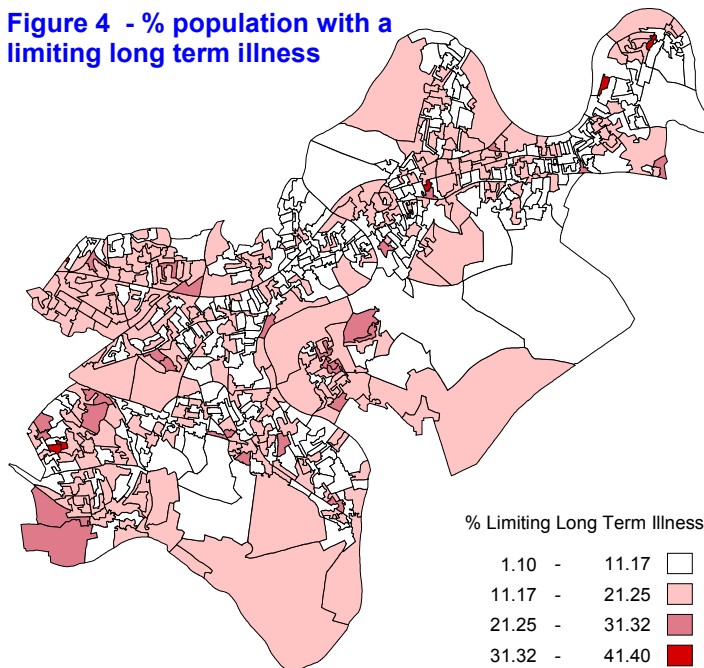
Life expectancy at birth is considered to be a good summary indicator of the health status of an area. Borough residents have amongst the highest life expectancy at birth in the UK according to the ONS 2004-6 data. Life expectancy for women is 83.1 years (ranked 52<sup>nd</sup> highest out of 432 local authorities in the UK) and for men is 79.4 years (ranked 43<sup>rd</sup> highest). Life expectancy is significantly less in wards Ham, Petersham and Richmond Riverside and Mortlake and Barnes Common.

<sup>11</sup> gross household income - no deductions for housing or other costs



The borough has the lowest age standardised mortality rates for men (683 per 100,000) women (489 per 100,000) and persons (both men and women), (573 per 100,000) of its neighbouring boroughs. It has the fourth lowest rate in Greater London. According to the Department of Health's Profile for the borough, alcohol related hospital stays, teenage pregnancies and GP patients recorded as diabetic are lower than the England average. Fewer residents smoke and there are fewer obese adults.

**Figure 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: Comparison with selected boroughs**

	% of pupils achieving Level 4 or above in Key Stage 2 Maths		% of pupils achieving Level 4 or above in Key Stage 2 English		5 of pupils* achieving 5 or more GCSEs at grade A*-C or equivalent	
	BVPI 40		BVPI 41		BVPI 38	
	2005/6	2006/7	2005/6	2006/7	2005/6	2006/7
<b>Richmond upon Thames</b>	<b>85</b>	<b>84.6</b>	<b>88</b>	<b>88.5</b>	<b>55</b>	<b>56.1</b>
<b>LBRuT Target</b>	<b>89</b>	<b>90</b>	<b>90</b>	<b>90</b>	<b>63</b>	<b>64</b>
Kingston	80	82	86	86	68	67.9
Hounslow	75	77	79	80	58	62.7
Wandsworth	72	73	80	78	54	58.3

Source: Best Value Performance Plans 07/08. Note: \* schools maintained by LEA. Wandsworth figures are preliminary.

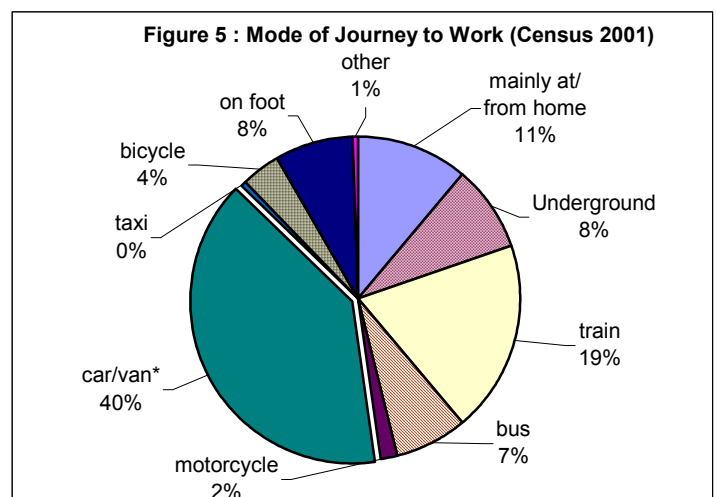
**Journey to work of residents**

**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.

**Figure 5 : Mode of Journey to Work (Census 2001)**



## 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		
districts	number	%age of inflow	districts	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

More information on the environment is covered in Chapter 13. 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 are 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 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

As with the environment this subject area is covered comprehensively by the economic indicators presented in Chapter 10.

**Table 9: Largest employers in borough (employees)**

Name of Organisation	Address
Council of The London Borough of Richmond Upon Thames	Municipal Offices, 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 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 "foodhall". There is a range of comparison goods retailers and a department store (House of Fraser- previously known as Dickens 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.

## 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.

**Table 10: BVPI indicator 45 (absenteeism): Comparison with selected neighbouring boroughs**

BVPI 45	% half days missed due to total absence in secondary schools maintained by the LEA		
	2004/5	2005/6	2006/7
<b>Richmond Upon Thames</b>	<b>8.7</b>	<b>8.5</b>	<b>8.45</b>
Kingston	6.8	6.7	6.8
Hounslow	7.1	6.8	6.9
Wandsworth	7.8	7.8	8.3

Source: Best Value Performance Plan 2007/08.



Absenteeism from LEA maintained secondary schools is marginally higher than neighbouring boroughs, although the borough figure has slightly decreased over the past 3 years.

## 4 Progress with the Local Development Framework

### 4.1 Progress with plan making in financial year 2006/7

The second review of the LDS operative from May 2006 applied during this period.

The Statement of Community Involvement was formally submitted in September 2005 and adopted in June 2006 following examination by an independent inspector.

The preferred options for the Core Strategy, Development Control policies and Site Allocations were being prepared for Cabinet approval in December 2006 prior to consultation in Jan/Feb 2007 in accordance with the revised Local Development Scheme 2006, but following legal advice in late 2006 it was recognized that the programme needed to be reviewed. The legal advice was sought as there was concern (in this borough and many others) in the light of the Inspector's decisions with respect to the first two Local Development Documents of Lichfield and Stafford Borough Councils, which were rejected as they were not considered "sound". The latest version of the LDS was operative from April 2007. It includes a phased approach to the production of DPDs, with the submission of the first document the Core Strategy delayed from November 2007 to March 2008. The proposed revisions to PPS 12 (currently out for consultation), will include new arrangements for LDFs. The Borough's Local Development Scheme is therefore likely to be changed to reflect the proposed changes. The Government Office for London has advised the Borough to review their LDS after April 2008 when the changes to PPS 12 will be finalised.

Most of the Supplementary Planning Documents were completed to target, as follows;

- Friars Lane, Richmond brief – adopted Spring 2006
- Barnes Goods Yard brief – adopted Spring 2006
- Terrace Yard, Richmond brief - adopted June 2006
- Telecommunications Masts SPD adopted June 2006
- Sustainable Construction Checklist SPD - adoption August 2006
- Vehicle Crossovers and Parking in Front gardens SPD – adopted Sept 2006
- Design Guidelines for Householder Applications- underway but awaiting expected Government guidance
- Star and Garter Home brief- programmed for adoption Spring 2008
- Twickenham Riverside development brief- under preparation, to be reported to Cabinet, March 2008
- Lower Richmond Road SPD – an initial draft was subject to consultation in 2007 and further consultation will be undertaken early 2008.

Progress was also made towards carrying out further research, see below.

## Progress with Local Development Scheme of 2006 at March 2007

### 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	Issues consultation: Oct-Nov 2005 Preferred options consultation: Jan/Feb 2007 Publication of DPD and submission to Secretary of State: Nov 2007, Pre-examination meeting Feb 2007 Examination in public: April 2008 Adoption by Dec 2008	✓ <b>Was on target for consultation in Jan/Feb 2007, then put on hold in Oct 2006 after legal advice. LDS was then reviewed, latest is operative from April 2007.</b>
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	Issues consultation: Oct-Nov 2005 Preferred options consultation: Jan/Feb 2007 Publication of DPD and submission to Secretary of State: Nov 2007, Pre-examination meeting Feb 2007 Examination in public: April 2008 Adoption by Dec 2008	✓ <b>As above</b>
Site specific allocations of land	Key sites and proposed uses	With the core strategy DPD and development control criteria	Issues consultation: Oct-Nov 2005 Preferred options consultation: Jan/Feb 2007 Publication of DPD and submission to Secretary of State: Nov 2007, Pre-examination meeting Feb 2007 Examination in public: April 2008 Adoption by Dec 2008	✓ <b>As above</b>
Proposals Map	Illustrates DPD policies and proposals.	With all other DPDs	Publication of DPD and submission to Secretary of State: Preferred options consultation: Jan/Feb 2007 Publication of DPD and submission to Secretary of State: Nov 2007, Pre-examination meeting Feb 2007 Examination in public: April 2008 Adoption by Dec 2008	✓ <b>As above</b>

<b>B. SUPPLEMENTARY DEVELOPMENT DOCUMENTS TO BE PREPARED OR UPDATED AND RE-ISSUED</b>				
<b>SPD title</b>	<b>Role and position of SPD</b>	<b>Conformity</b>	<b>Key milestones</b>	<b>milestone met?</b>
<b>Site briefs</b>	Site brief - details of Council's requirements for specific sites	London Plan, UDP	<b>2005/2006</b> Barnes Goods Yard adopted Spring 2006	✓
			Friars Lane – consultation Nov/Dec 05, adoption Spring 06	✓
			Terrace Yard – consultation Dec/Jan 05, adoption 06	✓
			<b>2006/2007</b> Star and Garter Home brief-	Now programmed for adoption Spring 2008
			Twickenham Riverside brief	Development brief under preparation
			Lower Richmond Road SPD (added in reviewed LDS operative from April 2007)	Now programmed for adoption 2008
<b>Other SPD</b>		London Plan, UDP	<b>2005/2006</b> Telecommunications Masts SPD	* – slightly delayed was adopted in 2006
			Sustainable Construction Checklist SPD -	* - adopted 2006
			<b>2006/2007</b> Vehicle crossovers and Parking in Front gardens SPD – adopted in Sept 2006	✓
			Design Guidelines for Householder Applications- underway but awaiting expected Government guidance (in April 2007 LDS date changed to 2007-2008)	✓

<b>C. STATEMENT OF COMMUNITY INVOLVEMENT</b>				
<b>DPD title</b>	<b>Role</b>	<b>Conformity</b>	<b>Key milestones</b>	<b>milestone met?</b>
Statement of Community Involvement (SCI)	Sets out standards and approach to involving stakeholders and the community in the production of the LDF.	Not applicable as not an LDD.	<p>Initial stakeholder engagement: Feb/March 2005</p> <p>Publication of draft SCI for consultation and submission to the Secretary of State: Sept 2005</p> <p>Examination : March 2006</p> <p>Adoption: May 2006</p>	<p>✓</p> <p>✓</p> <p>✓</p> <p>- slight delay awaiting Inspector's Report. Adopted June 2006</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:

- A recreation and open space needs assessment – Dec 2006
- Employment Land study – June 2006
- New Housing survey – April 2006
- Local Housing Assessment, carried out in 2006, published 2007
- Financial Viability Assessment for Affordable housing threshold and Employment Redevelopment – Feb 2007
- A joint Strategic Flood Risk Assessment (carried out with the boroughs of Kingston and Elmbridge), draft subject to regular review.
- Joint Waste Plan. Need for this identified in 2006 LDS and added to 2007 LDS . Consultants about to be appointed as of December 2007.

## SUMMARIES OF LOCAL DEVELOPMENT FRAMEWORK RESEARCH

### (a) RECREATION AND OPEN SPACE NEEDS ASSESSMENT – December 2006

A study was undertaken in consultation with key stakeholders. Government guidance requires a comprehensive assessment of the existing and future needs of the community, including those working in and visiting the area for open space, sports and recreation facilities (including built facilities) – to allow effective planning for these facilities. The report was finalised in December 2006 and findings concluded that though the Borough has very extensive open space there is a sport and recreational need to make the best use of the existing facilities. The consultants suggested that 35 areas are designated as Other Open Land of Townscape Interest (OOLTI), and a further 65 should be put forward for consideration.

### (b) EMPLOYMENT LAND STUDY – June 2006

Consultants URS Corporation carried out an employment land review in line with Government Guidance in order to assess the Borough's employment sites and provide a robust evidence base to support the retention or release of existing employment land where appropriate.

The findings confirm there is a very limited amount of employment land in the Borough. The study also found strong evidence for an increased demand in employment land for office and distribution uses. Such is the strength of demand and shortage of space that there is a strong case for the LDF to protect all existing employment sites unless they are inherently unsuitable for employment uses.

**Offices:** There is additional demand for good quality offices and this is expected to grow. Where space is vacant it is more likely due to its lack of quality rather than due to a lack of demand.

**Industrial & warehousing:** A net demand for industrial land particularly for warehousing is also predicted and the report, in line with Regional Guidance recommends a very restrictive approach to the transfer of industrial land to alternative uses.

**New development:** There is demand for premises suitable for small firms and start-up companies.

**River related:** These uses are important as they contribute to the local economy and distinct quality of the Borough.

### (c) NEW HOUSING SURVEY –April 2006

A survey of the residents of all new housing schemes was undertaken in March 2006 to test our planning policies in relation to new housing developments. The survey included all dwellings in developments of 5 or more units built between 2002 and 2005. This was 1,313 households, 409 responded. Results of the survey are available on the Council's website<sup>12</sup>. The majority of respondents previously lived within London Borough

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<sup>12</sup> [http://www.richmond.gov.uk/new\\_housing\\_survey\\_report.pdf](http://www.richmond.gov.uk/new_housing_survey_report.pdf)

of Richmond upon Thames, and were home owners. Of the first time buyers most moved into flats. The main reason given for moving was to have more space/ larger home Very few dwellings were bought as second homes. This research is to be used when reviewing housing design standards, dwelling size and other policies.

#### **(d) LOCAL HOUSING ASSESSMENT - 2006**

Fordham Research were commissioned jointly by the Planning and Housing and Social Services Departments to carry out a Local Housing Assessment. The assessment included a questionnaire survey of over 15,000 randomly selected households. The study showed that over 11,000 households are in housing need and there are currently 5,726 households on the Council's Housing Register. The lack of affordable housing is the biggest single problem in the Borough, prices are higher than average making it hard for people to buy homes and there is also a shortage of affordable rented or shared ownership homes in the Borough. The main need is for family accommodation for social rent.

#### **(e) FINANCIAL VIABILITY ASSESSMENT FOR AFFORDABLE HOUSING THRESHOLD AND EMPLOYMENT REDEVELOPMENT - February 2007**

The assessment showed that in almost all of the Borough there was scope for requiring 40% affordable housing within a development without adversely affecting viability and in many circumstances 50% this took account of the requirements for planning obligations in accordance with the Planning Obligations Strategy. This is even the case for smaller sites where costs may be higher pro rata than on larger sites.

#### **(f) JOINT STRATEGIC FLOOD RISK ASSESSMENT- December 2006**

Consultants Jacobs Babbie were commissioned by the Boroughs of Kingston, Richmond and Elmbridge, to carry out this 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 three Boroughs 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.

## 5. Implementation of UDP policies and proposals

### Indicator 1: Number of departures from development plan

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

**Data source:** LBRuT Development Control Monitoring for financial year 2006/07

**Indicator family:** local indicator

Progress towards target:



**the number of departures is considerably less than the target**

During the financial year 2006/07 there were 19 departures from the development plan. This is only 0.72% of the total applications submitted, and 0.43% of all decisions made on applications.

**Table 11: Number of departures for the financial year 2006/7**

Application Ref	Address
04/4087/FUL	Whitton School, Percy Road, Twickenham, Richmond Upon Thames, TW2 6JW
05/1341/FUL	334 Upper Richmond Road West, Barnes, Richmond Upon Thames, SW14 7JR
05/2036/FUL	German School, Petersham Road, Richmond, Richmond Upon Thames, TW10 7AH
05/2471/FUL	15 Montague Road, Richmond, Richmond Upon Thames, TW10 6QW
06/0121/FUL	Land Adjacent To The Avenue Centre, Normansfield Avenue, Teddington, TW1
06/0593/FUL	Air Sea House, Third Cross Road, Twickenham, Richmond Upon Thames, TW2 5EE
06/0819/FUL	27 Dunstable Road, Richmond, Richmond Upon Thames, TW9 1UH
06/1422/FUL	4-6 George Street, Richmond Upon Thames, TW9 1JY
06/1619/FUL	Strawberry Hill House (Walpole Villa), Waldegrave Road, Twickenham, Middlesex, TW1 4SX
06/1626/LBC	Strawberry Hill House (Walpole Villa), Waldegrave Road, Twickenham, Middlesex, TW1 4SX
06/2073/FUL	St Marys University College, Waldegrave Road, Twickenham, Middlesex, TW1 4SX
06/2100/COU	62 Mortlake High Street, Mortlake, Surrey, SW14 8HR
06/2627/HOT	3 And 5 Orford Gardens, Twickenham, Middlesex
06/3203/FUL	St Marys University College, Waldegrave Road, Twickenham, Middlesex, TW1 4SX
06/3609/ES191	6 Brook Road, Twickenham, Middlesex, TW1 1JE
06/3670/HOT	17 Norman Avenue, Twickenham, Middlesex, TW1 2LY
06/3700/HOT	Fairholme, Buckingham Road, Hampton, Middlesex, TW12 3LQ
06/3879/FUL	St Marys Lodge, Upper Sunbury Road, Hampton, Middlesex, TW12 2DW
06/4057/COU	61 - 63 High Street, Teddington, Middlesex, TW11 8HA

The target has been met, both when considering the total number of applications received and decisions made. The indicator measures the decisions allowed contrary to the development plan. This years figure is considerably below the target of 5%. Thus in the vast majority of cases decisions were made in accordance with the development plan.

Appendix 1 shows the total number of times the UDP policies that were utilised in completed developments during the 2006/7 financial year. This clearly shows that the BLT policies were relied on the most for decisions made.

### 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 2006/07

**indicator family:** local indicator

Progress towards target:



**42.6% of appeals were allowed, which surpasses the target of 40%**



The percentage of appeals allowed is higher than in previous years. The percentage of dismissed appeals is significantly lower, with a decrease of 7.8% mirrored by an increase of 11.9% in allowed appeals. The percentage of withdrawn appeals decreased from 4.5% to only 0.6% during the last financial year. An analysis of the appeals over the past 2 years has been undertaken to investigate the cause for this increase and will be published by the end of the 2007/8 financial year.

**Table 12: Appeals decided in the financial year 2006/7**

Appeals	Number	Percentage
Allowed & Part Allowed	72	42.60
Dismissed	96	56.80
Withdrawn	1	0.59
<b>Total</b>	<b>169</b>	<b>100.00</b>

Source: LBRuT Decisions analysis system

**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, Transport, Planning & Education Departments for financial year 2006/07

**indicator family:** local indicator

**progress towards target:**



**The number of proposal sites implemented is just double the target of 10%**

Data relates to UDP proposals from First Review Adopted Plan (1 March 2005).

**Table 13: Progress with implementation of proposal sites 2006/7**

	Number of proposal sites (since plan published)	Percentage
Implemented	21	22.6
Not Implemented	63	67.7
Partially implemented/ under construction	9	9.7
<b>Total</b>	<b>93</b>	<b>100</b>

source: LBRuT monitoring

Appendix 2 presents the information in full.

Good progress has been made and the target of implementation of proposal sites has been exceeded by nearly 13%. A further 9.7% of sites are partially under construction, which shows continuing progress in achieving the targets set for these sites in the UDP.

**Completed Proposals**

A number of proposal sites have been completed in the last financial year. The proposal site T1 Twickenham Riverside has had a temporary use completed on part of the site which includes a café and a children's playground.

**Indicator 4: Number of obligations agreed last year**

**data source:** DC database for the financial year 2006/7  
**indicator family:** Local Indicator

There is no target identified for the number of obligations agreed. Obligations relate to the specific developments that come forward at that particular time and so cannot be specified in advance. For this financial year, there were 109 financial obligations, an increase of 266% from the 2005/6 financial year.

**Table 14: Summary of types of obligations**

Financial year	2006/7		2005/6		2004/5	
	Number	Monetary Value of obligations	Number	Monetary Value of obligations	Number	Monetary Value of obligations
Education	22	£1,212,151.59	15	£477,064	17	£441,780
Transport	17	£547,605.18	3	£15,000	6	£1,316,000
Parking restriction	35	-	13		5	
CCTV	2	£70 000	1	£10,000	3	£291,000
Affordable housing	3	£10 000	7	£324,800	6	£352,200
Health	13	£27,747.18	-	-	-	-
Public Realm/Open Space	15	£162,770	-	-	-	-
Other	2	£38,777.25	2	£7,500	8	£944,500
<b>Total</b>	<b>109</b>	<b>£2,059,051.20</b>	<b>41</b>	<b>£834,364</b>	<b>46</b>	<b>£3,345,480</b>

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

Source: LBRuT monitoring

The total financial contributions have increased from last year's AMR, due to the number that have been agreed as a result of the adoption of the Planning Obligations Strategy. Even so, this year's figures have yet to exceed those in 2004/5, where two large sites (redevelopment of the RFU South Stand and a proposal by Harlequins RFC to rebuild their stadium) were agreed.

As seen in previous AMRs, education contributions form the highest overall input in both numbers and a monetary sense. Unlike in previous years, the affordable housing contribution for 2006/7 is relatively small reflecting the aim for on-site provision. This year the number of obligations involving parking more than doubled from the previous year.

**Table 15: Obligations for the Financial year 2006/7**

Ref number and Decision date	Address	Contribution type
06/0123/FUL -13/04/06	Avenue Centre, Hampton Wick	1) Education -£26,218.00 2) no parking permits for 6 flats
06/0154/FUL -13/04/06	RFU	£20k for CCTV £10k for to review CPZ operation
05/1341/FUL -01/06/06	334 Upper Richmond Rd West	Units only to be used as affordable housing
06/0543/FUL - 22/06/06	236 and 228 - 234, Powder Mill Lane.	£4,233-Health £11,782- Public realm £83,975- Transport all affordable units linked to 38 Twickenham Rd
05/2114/FUL - May 2006	Sandy Lane, Teddington	1. Education-£698,652 2. Bridge improvements-£80k 3. Bus shelter-£15k nearest the site 4. Pedestrian Crossing-£10k nearest the site 5. Play equipment-£15k 6. Travel Plan 7. Highway works to Sandy Lane etc 8. Affordable housing: 79 affordable units
05/3243/FUL -13/07/06	131 London Rd, Twickenham	1. 5 affordable units 2. 2 units -no permits

Ref number and Decision date	Address	Contribution type
06/0698/FUL - 27/07/06	38 Cranmer Rd, Hampton Hill	1. Education-£22,219.00 2. Health-£2,076.99 3. Play equip-£1,413.00 • Pitch-£5,040.00 • Open space-£180.00 • Transport-£37,232.00
06/0197/FUL -24/08/06	4 Manor Rd, Teddington	Education-£15,521.91 Health-£2,013.90 Public realm-£6,010.00 Transport-£25,776.00
05/2675/FUL - 15/06/06	2 Cromwell Road, Teddington	Education-£36,372
06/0819/FUL - 07/09/06	27 Dunstable Road, Richmond	Transport improvements in the area -£1,000.00
06/2665/FUL - 21/09/06	R/o 10 Kings Road Richmond	1. Education-£29,104 2. No parking permits for 3 No new units
05/3016/FUL - 05/10/06	283 Waldegrave Rd	1. Education-£12,850 2. Public realm-£9,325 3. Health-£2,077 4. Transport-£17,184
06/0743/FUL - 17/05/06	10 Belmont Rd, Twickenham	Education-£15 000
06/2453/FUL - 02/11/06	121 Fairfax Rd, Teddington	Education-£21,544.61
06/2736/FUL – 16/11/06	21 Fife Road, East Sheen	1. Public realm-£1438 2. Health-£408.66 3. Transport-£11,456
06/2904/FUL - 16/11/06	2 Seymour Rd Hampton Wick	No parking permits £37,110.27- various
06/1984/FUL - 16/11/06	R/o 592-598 Hanworth Rd Hounslow	1. Education-£33,950.59 2. Other contributions £1,666.98 3. Health - £4,614 4. Open space £63,008 5. Transport £69,288.98
06/2434/FUL - 05/10/06	53 Whitton Dene	Education- £7,242.82
06/3244/COU - 1/12/06	44/59 Marina Place, Hampton Wick	Transport initiatives-£14 000
06/2682/FUL - 30/11/06	145 Sheen Rd	1. Parking permit restriction on 3 units 2. Education-£4,136.94
06/3036/FUL - 30/11/06	RFU-2 additional concerts	£50k for 4 <sup>th</sup> & 5 <sup>th</sup> concerts in 2007 for CCTV Review of CPZ £50,000
06/1749/FUL - 14/12/06	8-12 Whitton Rd	1. No parking permits for 5 of the 8 units approved 2. Health-£942.27 3. Public realm-£3,541.00 4. Transport--£8,592
05/0747/FUL & 06/1345/FUL - 22/11/06	9/13A White Hart Lane	1. Education-£29,104.00 2. Part cost of Road traffic order-£1,500.00 3. Loading bay-max £6,500.00 4. If CPZ introduced prior to occupation of units, permits not to be issued.
06/3139/FUL - 10/11/06	68-72 Gloucester Road, Hampton	1. Health 1,468.53 2. Education £8,430.42 3. Open space £3,899 4. Transport £14,320
06/3244/FUL - 30/11/06	44-59 Marina place, Hampton Wick	£14 000 for area enhancements
06/0593/FUL - 11/01/07	Air Sea House, 3 <sup>rd</sup> Cross Road, Twickenham	1. Education- £99,226.00 2. Health- £3, 946.95 3. Open space- £10,225.00 4. Transport- £24,057.60 5. 5 units to be affordable[4 No rent, 1 No shared equity]
05/0747/FUL & 06/1345/FUL - 8/12/06	9-13 White Hart Lane	Education-£29,104.00 No parking permits if CPZ formed
06/3748/FUL - 08/02/07	17 Beverley Gardens Barnes	1. Education-£12,309.70 2. Health-£955.50 3. Open space-£1,740.00 4. Transport-£38,664.00

Ref number and Decision date	Address	Contribution type
06/3618/FUL - 23/02/07	Carpenters Autos & Riverside Cottage, Hampton Court Rd	1. Education--£11,513 2. Health-£1,628 3. Public Realm-£5,168 4. Transport-£34,368 5. Securing of public footpath
06/3918/FUL - 22/02/07	The Firs, Church Grove, Hampton Wick	1. Education-£8,813.49 2. Health-£1,833 3. Public Realm-£5887 4. Transport-£37,232 5. No parking permits
06/4055/FUL - 08/03/07	14 Roy Grove, Hampton	Education-£1199.11
06/0841/FUL - 27/06/06	23 Thames Street, Hampton	Education-£10,200 Affordable housing-£10 000
06/3849/FUL - 23/02/07	Craig House, Craig Road, Ham See 04/3296/FUL this proposal is reduced in size.	Education - £79,440 16 affordable units. To be occupied before 15 of the flats and 5x 3 bed houses are occupied
06/2749/FUL - 24/11/06	86- 88 Kew Road, Richmond.	1. Health £1,549.38 2. Public Realm £5,114 3. Transport £7,409.60 No parking permits for new units apart from the town house

Source: LBRuT monitoring

In accordance with the adopted Planning Obligations Strategy 2005, the number of 106 agreements including car permit restrictions has increased dramatically. This is where a scheme would otherwise result in on-street parking problems and details can be found in the table below.

**Table 16: car parking restrictions placed through planning permissions during 2006/7**

Ref number and Decision date	Address	Car parking restriction details
06/2710/FUL - 19/10/06	Land at the rear of 88 Kew Road	No CPZ permit to be issued for the new 2 bed bungalow
06/0626/FUL- 29/06/06	207 Amyand Pk Road, Twickenham	Convert to 4 flats, one flat not able to purchase a parking permit
05/1434/FUL - 13/04/06	R/o 31 Sandycumbe Rd, Twickenham	No parking permits for office use
05/2265/FUL - 03/05/06	81a Heath Road, Twickenham	No parking permits for one of the two units created
06/0865/FUL- 18/05/06	15 The Green Richmond	Max of 2 permits for house
06/0373/FUL - 18/05/06	150/152 Amyand Park Rd, Twickenham	No parking permits allowed to 6 flats created
05/3266/FUL- 25/05/06	R/o 23/24 Courtlands Ave, Kew	No parking permits for new house
05/3249/FUL - 13/07/06	81 Chudleigh Rd, Twickenham	2 units-no permits
06/1556/FUL - 08/08/06	191 Richmond Rd, Twickenham	Restrict parking permit for one new unit
06/2204/FUL - 24/08/06	250 Upper Richmond Rd West	No parking permits for 2 of 3 units
06/1847/FUL -03/10/06	R/o 12 Crown Rd, Twickenham	No parking permit for occupier
06/0233/FUL - 09/10/06	13 Nelson Rd, Whitton	No event day parking permits for 3 units
06/1951/COU - 20/10/06	Asquith nursery, Little Ferry Rd, Twickenham	Restriction on parking permits for main residential unit + annex
06/2902/FUL - 17/11/06	Seaforth Lodge, Barnes High Street, Barnes	No CPZ permits for the 2 new flats created on 6th floor
06/1672/FUL - 15/8/06	94 Sheen Rd, Richmond	No issuing of permits to two new units
06/3077/FUL - 16/11/06	12 Church Rd Teddington	No parking permit for new ground floor flat if CPZ introduced

Ref number and Decision date	Address	Car parking restriction details
06/3549/FUL - 09/01/07	1 Duncan Rd, Richmond	Restriction on parking permits for 1 of 2 units being formed.
06/2334/FUL - 11/01/07	23/24 Courtlands Ave, Kew	No parking permit for new house
06/1952/FUL - 11/01/07	43 Kings Rd, Richmond	No parking permits for 2 semi detached houses granted planning permission
06/3490/FUL - 11/01/07	10 Alexandra Rd, Twickenham	Maximum of one parking permit for each of 3 residential units
06/3623/FUL - 22/02/07	16 Beaumont Ave, Richmond	No parking permit for additional [3 <sup>rd</sup> ] flat being created
05/1744/FUL - 01/02/07	150-152 Amyand Park Road	No parking permits
06/3233/FUL - 08/03/07	The Store, Water Lane, Richmond	No parking permits
06/2189/FUL - 20/02/07	133a Church Rd, Barnes	Only one parking permit to be issued for conversion
05/2862/FUL - 23/03/07	R/o 56 Friars Stile Rd, Richmond	No parking permits for new unit

Source: LBRuT Planning Obligations Strategy monitoring report.

The sharp increase in parking restrictions shows that the Supplementary Planning Guidance (SPG) concerning Planning obligations has been implemented by Planning Officers and is being actively utilised.

### Appeals relating to implementation

The analysis of appeal decisions received in the financial year 2006/7 provides a snapshot for that year, which may not be representative of the performance of the policy over time. Decisions are sometimes particular to a site and do not necessarily have implications for the policy/cies in question.

See Appendix 4 for full report on appeals. The general strategic policies were referred to infrequently at appeal – only 24 times throughout all appeals. Only 4 of the strategic and implementation policies were cited in allowed appeals. **STG 2** (the Environment) was cited the most, with 9 of the 10 times being referred to in dismissed appeals.

Both the implementation and strategic policies could be used more widely by the Council to reinforce the more detailed policies within the plan, when making a case for an appeal.

### Chapter Summary

The purpose of the indicators in this section is to monitor progress with plan implementation and to provide information on planning obligations. Therefore it is not always appropriate to set targets. Good progress has been made on most indicators, except for the target on allowed appeals, which was slightly exceeded. Good progress has been made in implementing proposals sites, the number of departures remains low and the majority of appeals were dismissed. The numbers of obligations entered into was substantially increased to 109 in 2005/06 from 41 the previous year.

## 6 Open Environment

### Indicator 5: Loss of/ inappropriate uses on the Green Belt, MOL and Other Open Land of Townscape Importance and Public Open Space.

**target:** No inappropriate development contrary to the UDP, First review, 2006 on open space designations.

**data source:** LBRuT decisions analysis system for financial year 2006/07

**indicator family:** Similar to GLA Key Performance Indicator 13, Sustainability Appraisal

Progress towards target:



**No loss or inappropriate development on protected open land**

Two planning applications were completed in 2006/7 that were not within, but could have had an impact on open space designations, although neither was considered to have an adverse impact.

- **05/1095/COU – The Pavilion, The Green, Twickenham** – the change of use of the premises as a Sports Pavilion (D2 Use Class) or for a mixed use, Cafe (A3 Use Class) and Sports Pavilion (D2 Use Class) and the construction of permanent disabled ramp access to existing veranda. Although the site is on “other open land of townscape importance” and “public open space”, the change of use and alterations occurred within the Pavilion itself so no protected open land was altered.
- **05/1586/FUL – Waldegrave School, Fifth Cross Road, Twickenham**- the proposed two storey extension to existing school buildings to consist of a new ITC suite and 1-2 classrooms was approved on land near that of “other open land of townscape importance”. The planning permission was approved as it was seen that the extension would not cause harm to the surrounding area and would improve the educational facilities of the school.

### Indicator 6: No loss/ inappropriate development on Sites of Nature Conservation Importance (SNCI) and Other Sites of Nature Importance (OSNI)

**target:** No inappropriate development on nature conservation designations.

**data source:** LBRuT decisions analysis system for financial year 2006/07.

**indicator family:** GLA Key Performance Indicator 18, Sustainability Appraisal.

Progress towards target:



**No loss or inappropriate development on nature conservation sites**

An analysis of completions data has revealed that there has been no loss of or inappropriate development on Sites of Nature Conservation Importance (SNCI) and Other Sites of Nature Importance (OSNI) in the Borough during 2006/7 (financial year). The policies to protect SNCI's and OSNI's continue to be working well.

### Indicator 7: No loss/ inappropriate development on Public Open Space

**target:** No reduction in Public Open Space.

**data source:** LBRuT Decisions Analysis system for financial year 2006/07.

**indicator family:** local indicator

Progress towards target:



**No loss or inappropriate development on sites designated as public open space.**

An analysis of completions data has revealed that there has been no loss of Public Open Space in the Borough during 2006/07 (financial year). The policies to protect Public Open Space appear to have been working well.

### Analysis of appeals relating to Open Land & Environment

The analysis of appeal decisions received in the financial year 2006/7 provides a snapshot for that year, which may not be representative of the performance of the policy over time. Decisions are sometimes particular to a site and do not necessarily have implications for the policy/ies in question.

See Appendix 4 for full report. Open land and environmental policies are rarely the subject of appeals, because many of these policies are protective and tend to deter applications for development in the first place. During the 2006/7 financial year, the majority of Environment and Open land policies were cited at least once, however in all cases where applications were allowed by the inspector, the proposals were deemed to not affect the environment in any way.

### **Chapter Summary**

Open environment policies continue to operate effectively. No inappropriate development was completed on land covered by the following protective designations: Metropolitan Open Land; the nature conservation designations: SNCIs or OSNI; or on Public Open Space.



## 7 Conservation and Built Environment

### Indicator 8: Number of Listed Buildings and Buildings of Townscape Merit demolished.

**target:** No loss of Listed Buildings or Buildings of Townscape Merit (BTMs)

**data source:** LBRuT Urban Design Monitoring for financial year 06/07

**indicator family:** local indicator

Progress towards target:



Target fully met

According to completions data, no Listed Buildings or Buildings of Townscape Merit (BTMs) have been demolished over the last financial year 2006/07. This continues the positive trend over the last four financial years during which there were no demolitions of listed buildings or BTMs. Policies to protect and enhance these important historic buildings appear to be working well.

Buildings of Townscape Merit are buildings or groups of buildings of historic or architectural interest, which contribute significantly to the townscape, but are not statutorily listed.

### Indicator 9: Number of buildings on/ added/ removed from the English Heritage "At Risk" Register per year

**target:** Council intervention where possible

**data source:** English Heritage Buildings at Risk Register/ Urban Design Monitoring

**indicator family:** Sustainability Appraisal

**Table 17: Buildings Currently on the English Heritage "At Risk" Register (2007)**

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
8 King Street, 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
Popes 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
<b>Total</b>	<b>11 Buildings</b>

Note \*= fair condition

source: English Heritage

The Register<sup>13</sup> is published annually and brings together information on all Grade I and II\* Listed Buildings as well as Scheduled Ancient Monuments (structures rather than earthworks), known to English Heritage to be "at risk" through neglect and decay, or vulnerable to becoming so. In addition, Grade II Listed Buildings are included for London. Most of the buildings are in poor to very bad condition, but a few in fair\* condition are also included, usually they have become functionally redundant, making their future uncertain.

The same number of buildings is on the list as in the previous years AMR, however the situation appears more positive than in the previous report. The Council has approved applications taking place at St Matthiae's Café and Bakery; the Gallery at Doughty House; 8 King Street and Strawberry Hill House. Currently, the Watchman's Box and Lock-up in Petersham are at present undergoing repair works. The Council has considered a planning application at Normansfield. However, it is extremely concerned about the current state of the Boat House at Platts Eyot due to its rapid deterioration, resulting in the council actively pursuing the

<sup>13</sup> <http://www.english-heritage.org.uk/server/show/nav.1424>



matter to make sure deterioration is minimised. For more information can be obtained from a Report to Environment and Sustainability Overview and Scrutiny Committee of 18 September 2007<sup>14</sup>.

### Indicator 10: Number of Conservation Area Studies completed

**target:** To meet timetable set at Committee.  
**data source:** LBRuT Urban Design Monitoring  
**indicator family:** local indicator

progress towards target:



**All conservation areas now have studies**

Currently 100% conservation areas have statements. During the 2006/7 financial year, four were updated to bring them into line with the rest. These were:

- Ham House;
- Ham Common;
- Petersham;
- Parkleys Estate.

The Council is implementing a management plan to update existing documents on Conservation Areas over the next few years in line with BVPI targets.

### Indicator 11: Number of Article 4 Directions made in financial year

**target:** Appropriate increase in Article 4 Directions  
**data source:** LBRuT Urban Design Monitoring  
**indicator family:** Sustainability Appraisal

progress towards target:



**No new directions made, but possible directions identified**

In the financial year 2006/07 no new Article 4 directions were made, however a number of possible directions have been identified in Teddington and Ham/Petersham following conservation area management proposals. Article 4 directions are linked to the on-going management plan of conservation areas and the appraisal process. As such, Article 4 directions are made when this process has been completed and when resources are available.

Article 4<sup>15</sup> 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 1481 properties are subject to Article 4 Directions. A further 115 properties became the subject of Article 4 directions in the 2004/5 financial year but no new directions were made in 2005/06. 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.

### Analysis of Built Environment appeals

The analysis of appeal decisions received in the financial year 2006/7 provides a snapshot for that year, which may not be representative of the performance of the policy over time. Decisions are sometimes particular to a site and do not necessarily have implications for the policy/ies in question.

Policies **BLT11** and **BLT16** were some of the most frequently cited policies in all appeal decisions, and mainly being used in residential developments and extensions. Overall built environment policies have been well supported at appeal.

<sup>14</sup> [http://www.richmond.gov.uk/home/council\\_government\\_and\\_democracy/council/decision\\_making\\_council/committees/search\\_committee\\_documents.htm?mgl=ieListDocuments.Asp&Cid=168&MID=1776#AI14031&q=1](http://www.richmond.gov.uk/home/council_government_and_democracy/council/decision_making_council/committees/search_committee_documents.htm?mgl=ieListDocuments.Asp&Cid=168&MID=1776#AI14031&q=1)

<sup>15</sup> Article 4 of the Town & Country Planning (General Permitted Development) Order 1995

### **Chapter Summary**

The Council continues to be pro-active in terms of conservation of the built environment by applying its current policies and guidance notes effectively. The implementation of recently adopted supplementary planning documents on Design Quality and Small/Medium Housing sites and the use of an independent local design panel aims to raise the quality of schemes across the whole of the Borough.

## 8. Transport

### Indicator 12: Amount & percentage of completed non-residential development within Use Classes A, B & D complying with car-parking standards in LDF (UDP)

**data source:** completions data from LBRuT decision's analysis system 2006/7.

**indicator family:** **DCLG Core Output Indicator 4a**, Sustainability Appraisal

**progress:** all of the non-residential developments continue to meet parking standards

Out of all completed developments in the 2006/7 financial year, the large majority of the 72 completed developments fell within the parking standards set in Appendix 1 of the UDP First Review, 2006. Within these completions, only 22 required parking. The large majority of these developments incorporated residential units as well as the A, B and D classifications.

In total, only 2.7% of developments within A, B and D classifications did not meet parking standards, i.e. there was some excess parking provision. These included:

- 05/2598 (Argyle House, 1 Dee Road, Richmond). The completed development proposal was the conversion of the roof terrace into office space and extension of the third floor over the pitched metal roof to create a full third floor. Whilst the number of spaces does not strictly meet parking standards, the permission was granted with a Section 106 agreement to incorporate a composite travel plan and cycle storage unit to ensure that workers were deterred from commuting to work by car.
- 06/0819 (27 Dunstable Road, Richmond) saw the conversion of the property into 8 self contained business units. Although the parking regulations are not strictly met, within the planning consent, a transport contribution was asked in the form of a Section 106 agreement to help improve transport in the area.
- 05/2683 (Unit 6, 18 Mereway Road, Twickenham). Change of use from B1 (Office space) to B2 (Joinery Workshop) and installation of a wood waste boiler and flue. Within the planning conditions, the number of parking units would be clearly marked and only for the use of staff and associated visitors, in order to maintain parking restrictions.

This is generally encouraging as the general aim of the UDP and LDF is to place greater emphasis on public transport and 'green' alternatives to commuting. By placing Section 106 agreements on businesses, financial contributions can be spent on improving transport in the areas affected to discourage car use in general.

### Indicator 13: Amount & percentage of new residential development within 30 minutes public transport time of a GP, hospital, primary & secondary school, areas of employment & a major health centre.

**data source:** completions data from LBRuT decision's analysis system, travel times calculated using TfL website. Other sources including DfES Edubase, Census of Population, NHS Gateway website.

**indicator family:** **DCLG Core Output Indicator 3b**/ Sustainability Appraisal

**progress towards target:**



**The majority of facilities and amenities are less than 30 minutes away by public transport from most new residential developments. The main exception is the distance to a hospital.**

The data provided does not strictly meet the requirements of the DCLG Indicator 3B, which requires the assessment of the total number of net dwellings created – either due to new developments or conversions and redevelopments. However, the number of completed housing developments in the borough totalled 173 for the 2006/7 financial year. This would be time consuming to assess and as a result, therefore the exercise has been limited to large sites only (those that have five plus units gross). Information on health facilities have been taken from the Department of Health database via their website and the location of schools from the DfES database EduBASE.

Indicator 3B suggests that assessments should be made based on a 30 minute public transport time threshold. The information for this indicator is obtained from the Transport for London Journey planner

website. There is some degree of variation between travel times, however an average has been taken from the morning peak and intermediate afternoon hours as set out in the Technical Guidance on Accessibility Planning in Local Transport Plans for each service. Only state schools were included in the analysis. Data for hospitals were found on the NHS database that includes hospitals that are specialised in one field, such as mental health. Consequently, only large general hospitals with Accident and Emergency facilities were included in this analysis

Of the total sites shown in the following table, only 5 of the 17 developments met the criteria of being located within 30 minutes commuting time of the 5 key amenities (GP, hospital, primary and secondary school, major employment centre and retail centre).

All new developments are approximately 30 minutes from both a GP surgery and a Primary School. There are 2 developments (Land between Bishops Grove & Longford River, and Browns Bar and Restaurant) that are situated at least 30 minutes by public transport away from three core amenities by public transport. In terms of total net dwellings, 21% of new residential developments were at least 30 minutes away by public transport from the 5 key amenities. As in the case of past AMR's, all new developments fall outside the 30 minutes travelling distance from a hospital that has Accident and Emergency facilities. This may not be a reasonable target given public transport travel times in London. In an emergency an ambulance should be able to travel to the hospital much more quickly.

**Table 18: DCLG Indicator 3b showing the new developments (over 5 residential units) in the borough and their associated travel time from the five main services.**

App Ref	Site Address	Postcode	GP		Hospital		Major Area of Employment		Primary School		Secondary School		Major Retail Centre		Meets Indicator
			Address	Time	Address	Time	Address	Time	Address	Time	Address	Time	Centre	Time	
04/0379	Browns Bar and Restaurant, Castelneau	SW13 9ER	Barnes Surgery, 22 Castelneau, Barnes, London SW13 9RU	<30	Charing Cross Hospital, Fulham Palace Road, W6 8RF	<30	Hydrex House, TW9 4NR	30+	Lowther Primary School, SW13 9AE	<30	Shene International School, SW14 8RG	30+	East Sheen	30+	NO
04/2872	2 Palewell Park, East Sheen	SW14 8JG	Sheen Lane Health Centre, Sheen Lane, SW14 8LP	<30	Charing Cross Hospital, Fulham Palace Road, W6 8RF	30+	Hydrex House, TW9 4NR	<30	St Mary Magdalen's Catholic Primary School, SW14 8HE	<30	Shene International School, SW14 8RG	<30	East Sheen	<30	NO
03/2540	2-6 Park Road & 203-205 High Street, Hampton Hill	TW12 1NP	94-102 High Street, TW12 1NY	<30	Teddington Memorial Hospital TW11 0JL	<30	Central House, TW12 1NS	<30	Hampton Hill Junior School, TW12 1HW	<30	Waldegrave School, TW2 5LH	<30	Teddington	<30	YES
05/3523	50-54 Harvey Road, Whitton	TW4 5LU	Crane PK Medical Centre, 748 Hanworth Road, TW4 5NT	<30	Teddington Memorial Hospital TW11 0JL	30+	Gould Road, TW2 6RT	<30	Heathfield Junior School, TW2 6EN	<30	Whitton School, TW2 6JW	<30	Whitton	30+	NO
05/0218	Land b/w Bishops grove and Longford River, Hampton	TW12 1AJ	192 Twickenham Road, TW13 6HD	<30	Teddington Memorial Hospital TW11 0JL	30+	Central House, TW12 1NS	30+	Buckingham Primary School, TW12 3LT	<30	Hampton Community College, TW12 3HB	<30	Teddington	30+	NO
03/3495	81/87 Petersham Road, Richmond	TW10 6UT	Dr Ezekiel & Partner, 35 The Vineyard, TW10 6PP	<30	West Middlesex University Hospital, TW7 6AF	30+	Richmond Hill, TW1 6RR	<30	The Vineyard Primary School, TW10 6NE	<30	Christ's Church of England Comprehensive Secondary School, TW10 6HW	30+	Richmond	<30	NO
03/2390	92 Wensleydale Road, Hampton	TW12 2LY	71 Broad Lane, TW12 3AX	<30	Teddington Memorial Hospital TW11 0JL	30+	Central House, TW12 1NS	<30	Hampton Junior School, TW12 2LA	<30	Hampton Community College, TW12 3HB	<30	Teddington	30+	NO
03/3641	420 Upper Richmond Road West, East Sheen	SW14 7JX	2 Deanhill Road, East Sheen, London, SW14 7DF	<30	Barnes Hospital, South Worple Way, SW14 8SU	<30	159 Mortlake Road, TW9 4AW	<30	Sheen Mount Primary School, SW14 7RT	<30	Christ's Church of England Comprehensive Secondary School, TW10 6HW	<30	East Sheen	30+	NO
05/0746	Lower Mortlake Road, Richmond	TW9 2LN	36 Pagoda Avenue, TW9 2HG	<30	West Middlesex University Hospital, TW7 6AF	30+	Hydrex House, TW9 4NR	<30	Darell Primary School, TW9 4LQ	<30	Christ's Church of England Comprehensive Secondary School, TW10 6HW	<30	Richmond	<30	NO
05/2379	21 Hampton Road, Twickenham	TW2 5QE	The Acorn Group Practice, 29-35 Holly Road, TW1 4EA	<30	Teddington Memorial Hospital TW11 0JL	<30	175 Hampton Road, TW2 5NG	<30	Trafalgar Junior School, TW2 5EG	<30	Waldegrave School, TW2 5LH	<30	Twickenham	<30	YES

App Ref	Site Address	Postcode	GP		Hospital		Major Area of Employment		Primary School		Secondary School		Major Retail Centre		Meets Indicator
			Address	Time	Address	Time	Address	Time	Address	Time	Address	Time	Centre	Time	
02/3851	United Reformed Church, Little Green, Richmond	TW9 1QW	Richmond Green Med.Ctr, 19 The Green, TW9 1PX	<30	West Middlesex University Hospital, TW7 6AF	30+	Palm Court, TW9 1EW	<30	Marshgates Primary School, TW10 6HY	<30	Christ's Church of England Comprehensive Secondary School, TW10 6HW	<30	Richmond	<30	NO
02/1145	Cole Court Lodge, London Road, Twickenham	TW1 1HB	224 London Road, TW1 1EU	<30	West Middlesex University Hospital, TW7 6AF	<30	161 Chertsey Road, TW1 1ER	<30	St Mary's Church of England Primary School, TW1 3HE	<30	Orleans Park School, TW1 3BB	<30	Twickenham	<30	NO
04/0835	31 Cole Park Gardens, Twickenham	TW1 1JB	224 London Road, TW1 1EU	<30	West Middlesex University Hospital, TW7 6AF	<30	161 Chertsey Road, TW1 1ER	<30	St Stephen's Church of England Junior School, TW1 1LF	<30	Orleans Park School, TW1 3BB	30+	Twickenham	30+	NO
04/1149	Harlequin RFC, Craneford Way, Twickenham	TW2 7SQ	The Green Surgery, 1b The Green, TW2 5TU	<30	Teddington Memorial Hospital TW11 0JL	30+	Egerton Road, TW2 7SJ	<30	Chase Bridge Primary School, TW2 7DE	<30	Orleans Park School, TW1 3BB	30+	Twickenham	<30	NO
04/1453	Royal Oak House, 172 High Street, Teddington	TW11 8HU	Thameside Medical Practice, 180 High Street, TW11 8HU	<30	Teddington Memorial Hospital TW11 0JL	<30	Thames House, TW11 8HU	<30	Collis Primary School, TW11 9BS	<30	Teddington School, TW11 9PJ	<30	Teddington	<30	YES
04/1456	185 Waldegrave Road, Teddington	TW11 8LU	Dr Lewis & Partners, Teddington Memorial Hosp, TW11 0JL	<30	Teddington Memorial Hospital TW11 0JL	<30	Waldegrave Road, TW1 4SW	<30	St Mary's and St Peter's Church of England Primary School, TW11 8RX	<30	Waldegrave School, TW2 5LH	<30	Teddington	<30	YES
04/3686	18 High Street, Teddington	TW11 8EW	The Park Road Surgery, 37 Park Road, TW11 0AU	<30	Teddington Memorial Hospital TW11 0JL	<30	Thames House, TW11 8HU	<30	St Mary's and St Peter's Church of England Primary School, TW11 8RX	<30	Teddington School, TW11 9PJ	<30	Teddington	<30	YES

Using travel times from TfL journey planner - travel times are variable -average of estimate for morning peak & intermediate afternoon given. Assuming the use of public transport unless service is very close where walking time is used.

Note \*: the hospitals selected have either an A&E facility, or a walk-in centre

**Indicator 14: The percentage of total length of footpaths and other rights of way which were easy to use by members of the public.**

**target:** BVPI target – 100%

**data source:** London Borough of Richmond upon Thames Best Value Performance Plan 2006/07

**indicator family:** BVPI 178, Sustainability Appraisal

**progress towards target:**



**Target fully met**

This target ensures that the boroughs footpaths are easily accessible. It is measured in the BVPI indicator 178.

During the 2006/7 financial year, all footpaths were accessible. At Richmond this target was met in the previous three monitoring years, with 100% of footpaths and other rights of way were deemed easy to use.

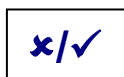
**Indicator 15: number of pedestrians killed or seriously injured in road accidents**

**Target:** New regional target set in line with Mayor's targets. LBRuT target of 90 for 2006/7

**data source:** London Borough of Richmond upon Thames Best Value Performance Plan 2006/7

**indicator family:** BVPI 99 a, Sustainability Appraisal

**Progress towards target:**



**target partially met (targets 99b and 99c fully met but target 99a has seen an increase in the number of children killed or seriously injured on the road)**

Figures according to the BVPI indicate that whilst the target for the number of road accident casualties has just surpassed the target figure set by the Mayor of London, but BV 99a and BV 99b performance figures for 2006/7 are within the set targets.

**Table 19: Casualty data 2000-2006 and predicted figures for 2007-2010 (BVPI99 a-c)**

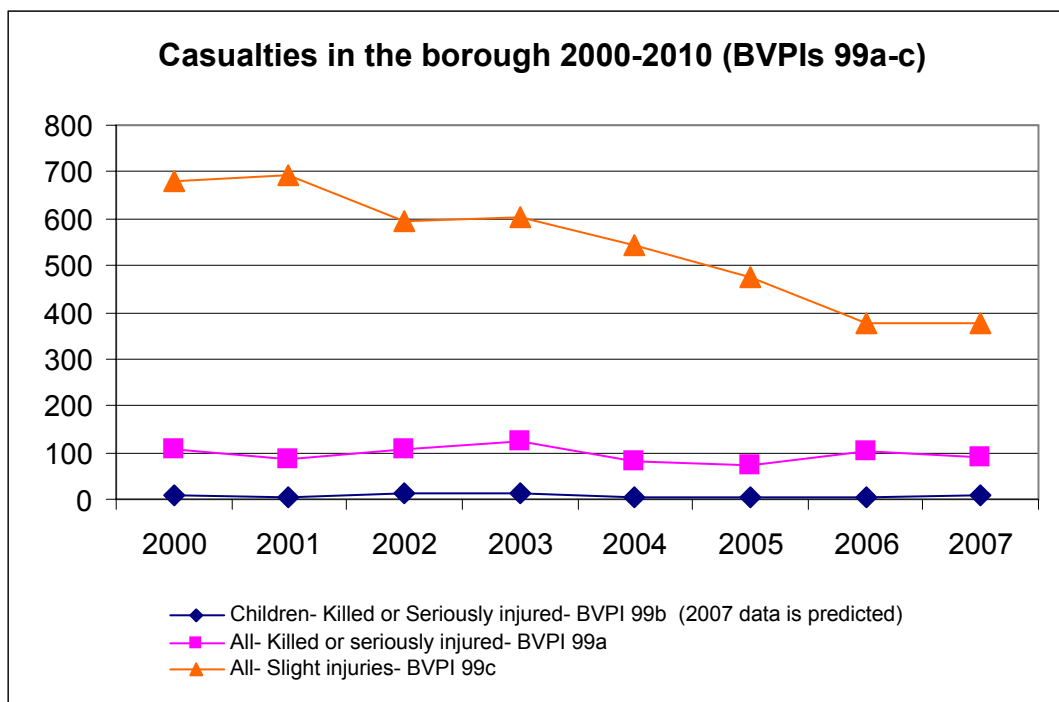
		<b>Children-Killed or Seriously Injured</b>	<b>All- Killed or seriously injured</b>	<b>All- Slight injuries</b>
	<b>BVPI indicator</b>	<b>99b</b>	<b>99a</b>	<b>99c</b>
<b>Year</b>	<b>94-98 Average</b>	<b>14</b>	<b>135</b>	<b>715</b>
<b>2000</b>	Number of casualties	7	105	680
	%age change from previous year	-42	-8.7	11.5
	%age change from 94-98 Average	-50	-22	-5
<b>2001</b>	Number of casualties	4	85	695
	%age change from previous year	-43	-19	2
	%age change from 94-98 Average	-71	-37	-3
<b>2002</b>	Number of casualties	11	109	594
	%age change from previous year	175	28	-15
	%age change from 94-98 Average	-21	-19	-17
<b>2003</b>	Number of casualties	11	124	603
	%age change from previous year	0	14	2
	%age change from 94-98 Average	-21	-8	-16
<b>2004</b>	Number of casualties	5	80	544
	%age change from previous year	-55	-35	-10
	%age change from 94-98 Average	-64	-41	-24
<b>2005</b>	Number of casualties	3	72	477
	%age change from previous year	-40	-10	-12
	%age change from 94-98 Average	-79	-47	-33

<b>2006</b>	Number of casualties	5	103	376
	%age change from previous year	67	43	-21
	%age change from 94-98 Average	-24	-24	-47
<b>2007 (predicted)</b>	Number of casualties	9	90	376
	%age change from previous year	80	87	0
	%age change from 94-98 Average	-64	66.7	52.6

Source: LBRuT monitoring and Best Value Performance Indicators

Whilst the downward trend in accidents witnessed over the past few years continues, the number of people that were killed or seriously injured during 2006/7 rose to 103 in comparison to 72 in the previous year.

**Figure 6: Number of casualties in the borough 2000- 2010 (BVPIs 99a-c)**



### Indicator 16 : Vehicle flows by mode

**target:** GLA Target, growth of no more than 5% in Outer London

**data source:** DfT – Road Traffic Statistics for Local Authorities LBRuT automatic traffic counter information.

**indicator family:** [BVPI 102, GLA KPI 13, LSDC 16, SA]

progress towards target



Available data suggests that there was an increase in traffic volume between 2001 and 2002, but a decrease in 2004. However, since 2004, this data has not been updated. Even so, progress still needs to be made to meet the 2011 targets.



**Table 20: Million vehicle Kilometres per year in LBRuT**

	Million vehicle kms per year
2004	914
2003	920
2002	920
2001	916

Source: LBRuT Transport department Local Implementation Plan 2006

Modal share information is also limited to that included in the 2001 Census. However, the LATS 2001 Household Survey estimates the number and rate per person of walking and cycling trips per day (excluding where walking and cycling are only one leg of the journey). Likewise some progress is also required to meet these targets.

**Table 21: Cycling and walking trips and targets**

Mode	Definition	2001	TfL target 12
Walking	Number and rate per person of walking trips per annum.	182,230 (1.05 trips per person)	Interim 2007 target – 198,185 (1.5 trips per person)
Cycling as a work trip	Number and rate per person of cycling trips per annum.	4%	2011 target: 8%
Cycling as a school trip		7%	2011 target 11%

Source: LBRuT Transport department Local Implementation Plan 2006

### Indicator17 : Number of travel plans secured

**target:** 6 achieved each year as per Service Plan (businesses not schools).

**data source:** LBRuT Transport Section & Local Implementation Plan

**indicator family:** Sustainability Appraisal

**progress towards target:**



**Difficult to monitor and assess businesses, 7 new school plans adopted between 2006/7**

Travel plans for businesses and schools are an integral part of planning and effectively reducing congestion and pollution within the borough. By adopting a travel plan, schools and businesses are helping to support a shift from private transport, to 'greener' methods such as cycling, walking, public transport or car sharing.

Although they are seen as important, business travel plans are difficult to implement as they are not obligatory, unless required as part of a planning permission. Within the Planning Obligations Strategy, all new business developments need to incorporate a travel plan, however to date these are not monitored. More investment by Transport for London (TfL) is going to increase the awareness of business travel plans in the future, which should improve monitoring. In addition, monitoring of travel plans will increase as business travel plans are required as Section 106 conditions for planning permission.

School travel plans are monitored at borough level. In 2006/7, there were 7 school travel plans adopted bringing the total number of school travel plans in the Borough to 49. This equates to 62% of schools with a TfL approved scheme (including independent and LEA schools), however that leaves 38% of schools without a travel plan in place.

The number of travel plans (businesses and schools) is expected to increase with investment and awareness. This is an issue that the council and TfL are looking at, and investment has already been planned for the next financial year.

## Analysis of transport appeals

The analysis of appeal decisions received in the financial year 2006/7 provides a snapshot for that year, this is not always representative of the performance of the policy over time. Decisions are sometimes particular to a site and do not necessarily have implications for the policy/ ies in question.

See Appendix 4 for more detail. Policy **TRN 2** was cited in 16 appeal cases, with 13 being dismissed and was the most widely used transport policy. In the majority of these cases, such as highlighted in 06/0775, the inspector deemed that the new development would hinder the safety and visibility to pedestrians and other road users. **TRN 4** was cited in 10 dismissed appeals and 4 allowed appeals. In 06/0650 (758 Hanworth Road) the inspector dismissed the appeal as he found that as buses stop close to the area, the proposed alterations to the highway would prove dangerous to the safety of bus users, as well as other drivers and pedestrians. Of all the transport policies that were cited, just over 73% were used in dismissed appeals.

## Chapter Summary

New developments within the borough are complying with maximum parking standards. New residential development is generally located within 30 minutes public transport time of most local services with the exception of hospitals. The condition of footpaths in the borough remains extremely high. Less serious casualty figures continue their positive trend. There has been some decrease in traffic flows between 2002 and 2004 according to the LBRuT's Local Implementation Plan, however no studies by the LBRuT Transport department have been carried out since 2004 to assess the trend. Some progress is needed to meet targets for encouraging modal shift.

## 9 Housing

### Indicators 18, 19, 20, 21, 22: Net additional dwellings over previous years, net additional dwellings for the current year, annual net additional dwelling requirement

**targets:** (plan & process target) London Plan target of 5360 units 1997-2016 (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 split between 4860 units of conventional capacity and 500 units of 'unconventional capacity' as defined by the London Plan. National and regional guidance encourages local authorities to exceed completion targets. The Draft Alterations to the London Plan would amend this to 2700 additional homes between 2007/08 and 2016/17, also an average of 270 units p.a.

**data source:** LBRuT Decisions Analysis system and annual completions survey.

**indicator family** **DCLG core output indicator 2a-d**, GLA KPI 4, SA, local indicators

progress towards target:



Data suggest that the 1997-2016 target will be met. However, the annual net dwelling requirement was not met in the financial year 2006/7.

### Indicators 18 and 19: Net additional dwellings 1997/8 to 2006/7

Table 22: Housing completions in the borough 1997/8 to 2006/7

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
<b>Total 1997/8-2001/2 (5 yrs)</b>	<b>1822</b>
<b>Average 1997/8-2001/2</b>	<b>364</b>
<b>Total 2002/3-2006/7 (5 yrs)</b>	<b>2219</b>
<b>Average 2002/3-2006/7</b>	<b>444</b>

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 1<sup>st</sup> April 2007

The requirement for Local Planning Authorities to provide information on housing policy and performance is set out in PPS12 *Local Development Frameworks* at Annex B *Preparing a Housing Trajectory*, on pages 70-71. The five Housing Core Output Indicators are set out in the LDF Good Practice Monitoring Guide (Table 4.4 p28). Indicators 19-23 below cover each of the five indicators.

### Indicator 18: Net additional dwellings over the previous five-year period or since the start of the relevant development plan document period, whichever is the longer

The relevant development plan documents are the UDP First Review (Policies STG 6 and HSG 1) and the London Plan (Policies 3A.1 and 3A.2). These indicate that there is capacity in the Borough for 5360 additional dwellings between 1997 and 2016 (including 500 'unconventional capacity' as defined by the Housing Capacity Study, e.g. bedspaces in homes and hostels).

It can be seen from the above table that from 1 April 1997 until 31 March 2007, a ten year period, 3811 units were completed. The Borough therefore remains on course to achieve the London Plan target of 5360 units 1997-2016.

In October 2005 the Mayor of London published Draft Alterations to the London Plan Housing Provision Targets, agreed by the Report following Examination in Public, which put forward a target of 2,700 additional units over the 10-year period 2007/8 to 2016/17. This gives an average of 270 p.a., the same as in the current London Plan, which the Borough is therefore also on course to achieve.

#### **Indicator 19: net additional dwellings for the current year**

230 units were completed in 2006/07. The lower housing completion 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 other will be above. There were relatively few large sites in 2006/07 (these are defined as being of 10 or more units gross). Large sites provided only 41% of the units completed (comparable figures were 83% in 2005/06, 72% in 2004/05 and 50% in 2003/04).

#### **Indicator 20: projected net additional dwellings up to the end of the relevant development plan document period or over a ten year period from its adoption, whichever is the longer**

The projected additional dwellings up to the end of the development plan period i.e. from 1 April 2006 to 31 March 2016, could be over 2000. In the next ten years it is anticipated that numbers will decline towards the end of the period (see Figure 8 below). These would include:

- Outstanding planning permissions as at 1 April 2007, which were 1375 units net. These include permissions for 198 units at Sandy Lane, Hampton Wick, and for 192 units at the Kew Riverside.
- Committed sites expected to be completed by April 2016 but without planning permission by 1<sup>st</sup> April 2007, which could result in approximately 600 units.
- Other sources, such as future planning permissions on sites not specifically identified.

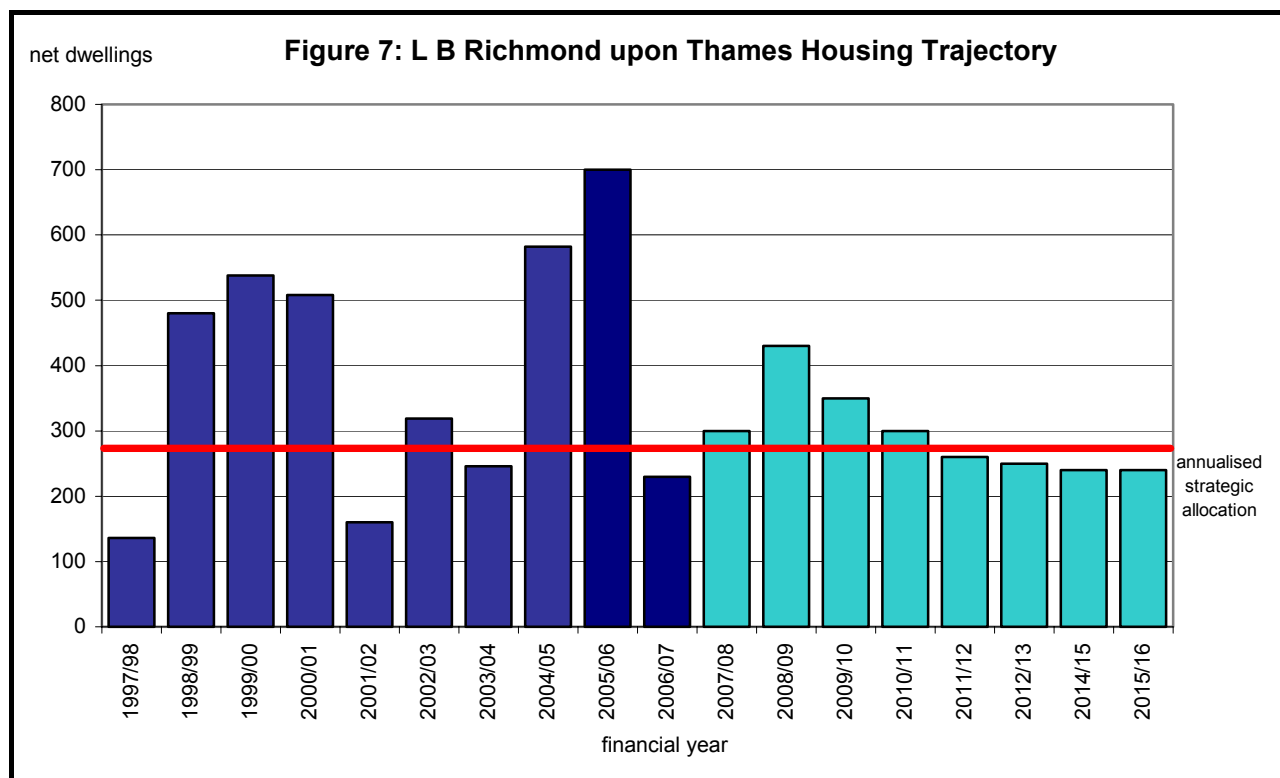
#### **Indicator 21: The annual net additional dwelling requirement**

The housing allocation of 2700 units for the ten year period 2007/08 – 2016/17 provides for an annual average of 270 units. Table 22 shows that this requirement has not been met for the 2006/07 financial year, but this figure has been well exceeded in previous years and the Council is on course to meet the strategic dwelling requirement.

#### **Indicator 22: The Annual average number of net additional dwellings needed to meet overall housing requirements, having regard to previous years' performances.**

This should take account of the net additional dwelling completions from 1997-2007 and should be expressed as a residual annual average. In the case of LB Richmond upon Thames, this would be 5360 less 4041 = 1319, an average of 146 p.a. for the nine year period 2007/08 – 2016/17.

**Housing Trajectory as at 1<sup>st</sup> April 2006 (Indicators 19-23)**



**Analysis/Summary**

The Council is on course to meet the strategic dwelling requirement of 5360 units for the twenty year period 1997 – 2016. 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.

**Indicator 23: number of new and converted dwellings on previously developed land, as percentage of all new and converted dwellings.**

**target:** plan target - 95% of new housing to be built on previously developed land. BVPI 106 target of 95%.  
**data source:** LBRuT Decisions Analysis System. Residential completions for 2006/07 financial year.  
**indicator family** BVPI 106. **DCLG Core Output indicator 2b.** GLA KPI 1. Sustainability Appraisal.

progress towards target:



target fully met

The Government’s Local Development Framework Core Output Indicators Update 1/2005 of Oct 2005 states that the indicator should be expressed as the numbers of completed dwellings (gross) and conversions of existing buildings provided on previously developed land (as defined in Annex B of PPS 3 (November 2006), against total gross dwellings.

The Council’s Decisions Analysis System records whether a planning permission has been granted for development on previously developed land for all uses.

During the financial year 2006/07, 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.

**Indicator 24: new dwellings (gross) completed in each of the 3 different net density ranges as a percentage of total dwellings (gross). Definition of net density is set out in Annex C of PPG 3 (March 2000)**

**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 4B.1 shows a density matrix and Policy 4B.3 seeks maximisation of the potential of sites. Therefore the aim is that the density of all new housing should be greater than 30 dwellings per hectare.

**data source:** LBRuT Decisions Analysis System. Residential completions for financial year 2006/07.

**indicator family** **DCLG Core Output Indicator 2c**, Sustainability Appraisal

progress towards target:



target almost met

**Table 23: 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)
<b>Units</b>	31	18	296	345
<b>Percentage</b>	8.99	5.22	85.80	

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

There were 22 sites, involving 31 units, where the density was less than 30 units per hectare. Of these cases:

- five were retrospective applications to establish the use as a single family dwelling,
- five were for conversions where the number of units was reduced,
- four involved replacement of one unit with one unit,
- one involved the replacement of one unit with two units
- one involved the change of use of a care home to a dwelling which was a Building of Townscape Merit,
- one was for the retention of the construction of a house following the unintended demolition of a bungalow which the previous permission was just to extend,
- one was for the replacement of two units with two units in a conservation area,
- one was an infill plot with one unit
- one was for the redevelopment of a former pub car park, where the site was surrounded by Buildings of Townscape Merit, and in a Conservation Area,
- one was the redevelopment to provide 1 residential flat, and also 3 tourist short term let flats, the number of units recorded was one for monitoring purposes.

### 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).

In the Local Development Framework development control policies, this approach will need to be reviewed. Future policy will need to have 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 30 dwellings per hectare. Last year, sites involving 31 units (8.99% of all new dwellings) were not developed to this density, and although there were reasons for this, the target cannot be said to have been met fully. This has also increased from the previous year where only 4% of units were not developed to a density above 30dph.

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 22 sites which were developed at less than 30 units per hectare in 2006/07, there will always be the occasional situation where a density of 30 dph is not possible.

### Indicator 25: 40% of all new housing units will be permanent affordable housing

**target** (plan) - that over the Plan period 40% of all new housing units will be permanent affordable housing.

**data source:** LBRuT Decisions Analysis System. Completions for 2006/7.

**indicator family:** **DCLG Core Output Indicator 2d**, local indicator, Sustainability Appraisal, GLAKPI 5

progress towards target:



target not met

**Table 24: Affordable housing completed in financial year 2006/07**

Site	Total units on site (gross)	Aff hsg units on site	Social rent	Intermediate (s.o./inter rent)	Notes
50-54 Harvey Road	10	10	4	6	RSL Site
92 Wensleydale Road	20	-4	-4	0	RSL Site – remodelling scheme
Harlequins	67	24	18	6	Private Site
Land at Bishops Grove	7	7	0	7	Private Site – Key worker rent
Totals	104	38 net (16% of 230)	18 (49% of 37)	19 (51% of 37)	
Total housing completed 05/06	230 net				

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

**Table 25: Affordable Housing Completions by financial year 1997/8 – 2006/07**

	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%
<b>Total 1997-02</b>	<b>1858</b>	<b>90 ( 77)</b>	<b>31</b>	<b>121 (74)</b>	<b>6% (10)</b>
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%
<b>Total 2002/07</b>	<b>2219</b>	<b>376 (2)</b>	<b>133</b>	<b>509 (5)</b>	<b>23%</b>

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 four sites listed in Table 24 above. The relatively few large sites during 2006/07 meant that there were fewer opportunities to provide affordable housing. Three sites provided 100% affordable housing. These were at 50-54 Harvey Road, Hounslow; land at Bishops Grove, Hampton and 92 Wensleydale Road, Hampton. In the case of Wensleydale Rd there was a net loss of 4 units, as



provision for older people was being brought up to standard and improved. The only other site on which affordable housing was provided was at The Stoop, where 67 units were completed, including 40% affordable housing, almost entirely on-site.

The split between social rented and intermediate tenures in the affordable housing should be 75%/25% respectively, and the figures in the 2006/07 show that this is nearer to 50%/50%. This shows that more work on policy implementation needs to be done, as in 2004/05 the split was closer to the required 75%/ 25% split and in 2005/06 AMR the split was closer to 60%/40% (there is a slight discrepancy in the figures caused by a net loss on one site). As the Borough's priority need is for social rented housing, this may need reviewing in LDF policy.

For future years, the percentage of affordable housing units should theoretically increase as the planning permissions, granted when the affordable housing policy had a lower proportion (25%) and a higher threshold (15 units), are implemented and phase out<sup>16</sup>. However, there are still ten sites of 10-14 units with no affordable housing which have not been completed, and one substantial site - at Kew Riverside – which was permitted when the proportion for affordable housing was 25%. Future policy will need to reconsider both the percentage and the threshold in policy if new affordable housing in the Borough is to be an appropriate proportion of new housing provision overall.

### Indicator 26: Homes (in schemes of 10 or more units) built to wheelchair housing standards

**target:** plan (UDP) target of 10% of homes built to wheelchair standards on developments of 10 or more units gross.

London Plan policy 3A.4 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 2006/7

**indicator family:** local indicator, Sustainability Appraisal

progress towards target:

partial

target not fully met

Sites of over ten units should have 10% housing to wheelchair standards. There were six sites of ten or more units gross completed in 2006/07. Of these only four included housing to wheelchair standards. They were at Harvey Road, Heathfield; 92 Wensleydale Road, Hampton; Harlequins, Twickenham; and The Royal Oak, Teddington. Of the other two sites,

- one was for a mixed use development where the residential units were on the upper floors to which there was no lift access,
- one was the erection of a second floor on an existing block of flats where the provision of wheelchair housing would not have been practicable.

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 previous financial year (2005/06), implementation of UDP First Review Policy HSG 8 needs to be improved.

### Indicators 27, 28: Percentage of new housing which is small (1-bedroom), & in mixed use areas

**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 2006/7.

**indicator family:** local indicator, Sustainability Appraisal

progress towards target:



Target achieved for 25% overall, but not for the majority to be 1-bed units in mixed use areas

<sup>16</sup> The percentage figure was raised to 40% in Autumn 1999. The threshold was lowered from 15 to 10 units on Nov 18 2004.

**Table 26: Percentage of housing completions which were small units, 2006/07**

	Completed units (gross)	of which, 1-bed	% 1-bed
All housing completions	417	178	42.7%
located in mixed use areas	68	39	57%
located outside mixed use areas	349	139	39.8%

source: LBRuT monitoring

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

UDP First Review Policy HSG11 (B) expects at least 25% 1-bed units on appropriate sites. Overall, housing completions in 2006/07 produced 42.7% 1-bed units. This is an improvement on last years (2005/06) percentage of 34% and the 2004/05 achievement of 36%, and the objective of the policy continues to be fulfilled. Achievement of this objective has been made more challenging in recent years because the 1-bed 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 may be more appropriate to analyse data for the private sector alone.

### 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 2005/06. These provided a total of 68 dwellings gross, of which 40 were 1-bed units. The proportion of 1-bed units in Mixed Use Areas has decreased slightly to 57% from the 2005/06 percentage of 61%, but is still an improvement on 2004/05 figure of 46%, which 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).

### Analysis of housing appeals

The analysis of appeal decisions received in the financial year 2006/7 provides a snapshot for that year, which may not be representative of the performance of the policy over time. Decisions are sometimes particular to a site and do not necessarily have implications for the policy/ies in question.

Policy HSG11 was the most frequently cited housing policy at appeal, with Policy HSG 11 (B), concerning the provision of small housing units, consistently supported by Inspectors. Of the 24 appeals involving housing policies, half were dismissed. Policy HSG 11 was the most frequently cited housing policy, with Policy HSG11 (B), concerning the provision of small units, consistently supported by Inspectors. Policy HSG 12 on Backland and Infill Development was cited in six cases, three of which were dismissed. The wording of this policy may need to be reconsidered in the light of these appeal decisions, though more recently adopted SPDs on Design Quality and on Small and Medium Housing Sites may help to clarify the Council’s approach. Other housing policies were cited on one or two occasions only.

### Chapter Summary

The Borough is on course to reach, and probably surpass, its housing allocation in the London Plan, in line with regional and national policy. The provision of new housing continues to take place entirely on previously-developed land, and almost entirely within the density range advocated by Government. The percentage of small units was appropriate overall, but could have been greater in mixed use areas, even though the figure showed an improvement on 2005/06.

The major issue is the decline in percentage of affordable housing, which rose to 27% in 2005/06 but still fell well short of the current 40% target. The amount of housing built to wheelchair standards also fell short of the target, but this is more of an implementation issue.

Policy implications - There remains a need to address the shortfall of affordable housing and consideration will need to be given to the ways in which this can be addressed both through policy and implementation.

## 10 Employment & economic activity

### Indicators 29-31: Amount of floorspace developed for employment by type

**data source:** LBRuT Decisions analysis system. Completions for 2006/07 financial year.

**indicator family:** **DCLG Core Output Indicators 1a, 1b and 1c.**

Table 27 sets out the completions data for the financial year, showing the net change in employment floorspace, amounts of employment floorspace developed for different types of use, usually through redevelopment of existing employment sites, and assessments of proposed site areas.

The information below is set out in terms of the DCLG Core Indicator requirements:

1a) The amount of floorspace developed for employment all types totalled 2,964m<sup>2</sup> (gross external). Of the total 2,964m<sup>2</sup>, 2,938m<sup>2</sup> was B1 and only 26m<sup>2</sup> was for B8 storage use. Defined in terms of **gross internal floorspace** it amounts to **2,890 m<sup>2</sup>**, broken down as follows:

- **B1a-** 2,757.3m<sup>2</sup>
- **B1b-** 0m<sup>2</sup>
- **B1c-** 107.25m<sup>2</sup>
- **B8-** 25.35m<sup>2</sup><sup>17</sup>

1b) There are no regeneration or employment areas designated in the borough. Therefore, **no floorspace was completed in such areas.**

1c) **2,890 sq m (100%)** of this development was completed on previously developed land.

### Indicator 32: Percentage of employment floorspace located in mixed use areas (See also indicator 43 : Amount of completed retail, office and leisure)

**target:** (plan) UDP target of 85 % of employment floorspace created in mixed use areas (defined by mixed use area boundary on proposals map).

**data source:** LBRuT Decisions analysis system. Completions for 2006/07 financial year.

**indicator family:** **DCLG- Core Output Indicators 4a, and 4b.**

progress towards target:



**76% in mixed use areas falls short of the target of 85%**

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.

Completions data from the Council's decisions analysis system indicates that the amount and percentage of completed employment floorspace located in mixed use areas was 2,256 m<sup>2</sup> (gross external) or 2,200 m<sup>2</sup> (gross internal) or 76% of the total employment floorspace of some 2,890 m<sup>2</sup> (gross internal) completed in the monitoring year. Throughout the borough the employment floorspace created was generally in the form of small-scale conversions or redevelopment from existing retail, industrial and storage premises. The larger schemes were located in the Areas of Mixed Use.

The net loss for the year 2006/07 in the borough is modest - 105 m<sup>2</sup> of employment floorspace compared to a net loss of 632 m<sup>2</sup> in 2005/06. All are gross external measurements. Figures generally are so low that a small number of large developments can make a significant difference to overall figures and percentages.

<sup>17</sup> The difference between gross external and gross internal is taken to be 2.5%.

**Table 27: Change to employment floorspace – completions in financial year 2006/07**

applic <sup>n</sup> ref	Address	loss (m2)	gain (m2)	site area (ha)	proposed land uses (ha)	empt floorspace developed (m2)	located in mixed use area	loss to other use	notes
		gross external							
01/2273	45-49 St Margaret's Grove, Twickenham	119 B2 40 B8	263 B1a	0.0423	B1a 0.0423	277 B1a	No	B2 to B1a	Car repair workshop demolished and replaced with office/studio units.
03/2540	2-6 Park Road & 203 -205 High Street, Hampton Hill	255 B1c	380 B1a	0.0625	B1a 0.0175 A1 0.015 C3 0.03	380 B1a	Yes	Reduction of A1 from 331 to 283 sq m. B1c) 255 sq m replaced with B1a) 380 sq m and 14 x C3 residential flats above	Demolition of existing workshops and retail shops fronting Park Road and redevelopment reinstating retail at ground floor with 3 floors of residential above and 3 storey office building.
03/1702	236 Sandycombe Road, Kew	70 B1a		0.018	C3 0.007		Yes	B1 to C3	Conversion of first floor office to residential flat.
05/3443	Unit C, Marina Place, Hampton Wick		520 B1a	0.052	B1a 0.052	520 B1a	Yes	A3 to B1	Restaurant within block change to office use
05/2598	Argyle House, 1 Dee Road, Richmond		131 B1a	0.0517	B1a 0.013	131 B1a	No		Conversion of third floor roof terrace into offices B1
06/2125	Flat 5, 24 Bardolph Road, Richmond		46 B1a	0.0107	B1a 0.0046 C3 0.0061	46 B1a	No	C3 to C3 & B1a	Retrospective change of use of part of flat for office & residential
02/0091	3 Dee Road, Richmond		129 B1a	0.0115	B1a 0.0129	129 B1a	No		Extension to existing B1 office building
05/1409	17 Heath Road, Twickenham	95 B1a		0.02	B1a 0.0105 D2 0.0095		Yes	B1a to D2 and B1a	Change of use from office to Mixed D2 (Gymnasium of 95 sq m) and office of 105 sq m
06/0819	27 Dunstable Road, Richmond	997 B2	981 B1a	0.0822	B1a 0.0981	981 B1a	Yes	B2 to B1a	Conversion of property from B2 to 8 self contained B1 business units.
04/1465	185 Waldegrave Road, Teddington	250 B8	84 B1a	0.0453	B1a 0.0084 C3 0.0369	84 B1a	No	B8/C3 into 9xC3 and 2xB1a units	Conversion of builders yard & workshop on ground floor and 6x bed-sits above, into 4 flats and 5 bed sits and 2x B1 units.
02/2838	159-161 Kingston Road, Teddington		38 B1c	0.0264	B1c 0.0058 A1 0.003 C3 0.0176	38 B1c	No		Erection of a single storey tyre bay extension (B1c) to A1 shop and formation of 4 flats C3
03/3135	11a St Johns Road, Hampton Wick	9 B8		0.025	B1c 0.0086 B8 0.0043 C3 0.011	72 B1c 26 B8	Yes	B1c/B8 + 1x C3 replaced with B1c/B8 + 2 x C3	Part demolition of single storey units and erection of 3 storey building comprising workshop/storage on ground floor and a single dwelling on first & second floors.
04/3989	6 Broad Street, Teddington			0.0111	B1a 0.002 C3 0.0042	live/work space	Yes	Extension to create living space	Conversion of single storey office to rear of shop and extension to form live/work unit.

applic <sup>n</sup> ref	Address	loss (m2)	gain (m2)	site area (ha)	proposed land uses (ha)	empt floorspace developed (m2)	located in mixed use area	loss to other use	notes	
		gross external								
07/1008 & 05/3749	76 Lower Mortlake Road, Richmond		165 B1a	0.0343	A2 0.00525 B1a 0.00525 C3 0.0238	165 B1a	No	A1 & C3 x2 to A2/B1a and 12 x C3	Retail shop and 2 houses replaced with 330sq m of commercial (A2 or B1) on the ground floor and 12 flats above over first to forth floors.	
03/2175	179-181 Lower Richmond Road, Richmond	155 B1a		0.0652	B1a 0.0781 A1 0.0369		No	B1a to B1a/A2 & A1	Change of use of ground floor B1 to A1, & A2 or B1.	
04/1498	86-98 Lower Mortlake Road, Richmond	220 B8 255 B1a		0.087	B1a 0.012 A2 0.012 C3 0.062	115 B1a	No	A1, A3, B1a & B8 to B1a, A2 & 12 x C3 flats	Erection of a 4 storey building comprising 4 x 1 bed and 8 x 2 bedroom flats with 215 sq metres of commercial space (A2 - Financial and professional services and B1 Offices)	
06/0156	Hampton Court Road, East Mosely	377 B1a		0.0377	C3 0.0377		No	B1a to 4x C3	Change of use from offices to 1 self-contained flat and 3 apartments for tourists	
	Total	<b>-2,842</b>	<b>+2,737</b>		<b>Loss to C3 = 0.24 hectares</b>				<b>Net loss in Borough</b>	<b>105 sq m</b>

**Indicator 33: Land (in hectares) which is available for employment use, being defined as i) sites defined and allocated in the development framework, and ii) sites for which planning permission has been granted for (UCOs B1 a, b and c, B2 and B8).**

**data source:** LBRuT Decisions analysis system for financial year 2006/07

**indicator family:** **DCLG Core Output Indicator 1d**

Please see Appendix 5 for a Guide to the Use Classes Order 2005

The land (in hectares) which is available for employment use is defined by DCLG as i) sites defined and allocated in the LDF, and ii) sites for which planning permission has been granted for 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 Study<sup>18</sup>.

Planning permission was granted for 1.5 ha of employment floorspace. It was all land already in employment use except for redundant retail units in two more isolated shopping locations and part of a flat being separated into a small office space.

**Table 28: Planning permissions for employment use granted 2006/07**

Address	Existing use	Proposed employment use	other uses	Total site area (ha)	Employment land area (ha)
302 Upper Richmond Road West, East Sheen	B1b	B1b		0.0118	0.0118
26-38 Elmtree Road, Teddington	B2/B8	B1a		0.0773	0.0773
1 High Street, Hampton	B1a	B1a		0.065	0.065
Former Seeboard Site, Sandy lane , Teddington	B1a/B8	B1a	D1, C3 x198 & C2 nursing home	0.5971	0.024
46-48 Upper Richmond Road West	A1	A2 or B1a	C3 x4	0.0448	0.0126
126 Ashleigh Road, Mortlake	B1a	B1a	C3 x 1	0.014	0.0075
76 Lower Mortlake Road, Richmond	A1	B1a	C3 x12	0.0343	0.0105
1-13 Market Road, Richmond	B8/B1a	B8/B1a		0.1106	0.1106
127 Colne Road, Twickenham	B1a	B1a		0.016	0.016
77 Colne Road, Twickenham	B8	B1a	C3	0.0163	0.0123
Westminster House, Richmond	B1a	B1a		0.0347	0.0347
27 Dunstable Road, Richmond	B2	B1a		0.0822	0.0822
31-33 Winchester Road, Twickenham	B2	B1a	C3	0.0267	0.0128
12 Crown Road, St Margaret's	B2	Live/work	C3	0.0064	0.0032
70 High Street & Rowan House, Teddington	A2/B1a	A2/B1a	C3 x 11, A1	0.0476	0.01
LGC, Teddington	B1b	B1b		0.3504	0.3504
Air Sea House, Twickenham.	B8/B1a	B1a	C3 x 13 units	0.6882	0.268
197- 201, Lower Richmond Road, Richmond	B8	B8		0.386	0.386
24 Bardolph Road, Richmond	C3	B1	C3	0.0107	0.0046
21 Claremont Road, Twickenham	B1c	B1c	C3	0.0086	0.0041
<b>Total employment land available</b>					<b>1.5</b>

source: LBRuT decisions analysis system for year 1/4/06 -31/03/07.

<sup>18</sup>[http://www.richmond.gov.uk/home/environment/planning/local\\_development\\_framework/local\\_development\\_framework\\_research/employment\\_land\\_study\\_june\\_2006.htm](http://www.richmond.gov.uk/home/environment/planning/local_development_framework/local_development_framework_research/employment_land_study_june_2006.htm)



### Indicators 34, 35: losses of employment land

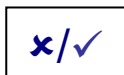
**Indicator:** The amount of land (in hectares) which was available for employment (UCOs B1a, b and c, B2 and B8) in the previous monitoring year but has been lost to completed non-employment uses in the current monitoring year; within the authority area and within employment or regeneration areas (defined and allocated in the local development framework). Another indicator requires the further breakdown of the losses to find the amount of employment land lost to completed residential development (C3).

**data source:** LBRuT Decisions analysis system. Completions for 2006/7 financial year.

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

**indicator family DCLG Core Output Indicators 1e & 1f** (the latter is also a Sustainability Appraisal indicator)

progress towards target:



**Target not met as 0.3 ha of employment land was lost in the financial year**

**Local target was met as the overall decline in employment floorspace was only 105 m2 lost in the last financial year, due to intensification on existing sites.**

Completions data for 06/07 showed the redevelopment of existing employment land in the local authority area amounted to 2,842m<sup>2</sup> (gross external) or 2,771m<sup>2</sup> (gross internal) see Tables 27 above and 29 below. The figures show losses were substantially less than those for previous years, which in 2005-06 were 3,608m<sup>2</sup> gross external /3,517.8 m<sup>2</sup> gross internal, and in 2004-05 of 10,203m<sup>2</sup>, which amounted to 7,450 gross internal m<sup>2</sup> overall loss.

The overall amount of gained space this year is less than previous years measured in gross internal m<sup>2</sup>. (2668.6 in 2006-07, as opposed to 3,673 in 2005-06 and 2,920m<sup>2</sup> in 2004-05). This is the mainly the result of extensions to existing offices, redevelopment for mixed uses and refurbishment of older industrial and storage premises to B1 office uses.

**Table 29: Amount of employment floorspace developed 06-07**

Existing use	losses		gains	
	gross external m <sup>2</sup>	gross internal m <sup>2</sup>	gross external m <sup>2</sup>	gross internal m <sup>2</sup>
B1a	952	928.2	2,699	2631.5
B1b	0	0	0	0
B1c	255	248.6	38	37.1
B2	1,116	1088	0	0
B8	519	506	0	0
total	<b>2,842</b>	<b>2771</b>	<b>2,737</b>	<b>2668.6</b>
<b>Overall loss</b>	<b>-105</b>			

source: LBRuT decisions analysis system

Note: errors are due to rounding.

Total figures do not correspond with Table 29 because the detailed breakdown includes losses within the B1 Use Class (e.g. B1c to B1a)

Site areas have been estimated using the GLA's London Development Database (LDD) Manual methodology. Where the proposal involved both housing and non housing units, the whole site area was apportioned between housing and non-housing uses. For horizontal (1 storey) developments, this is fairly straightforward. With vertical mixed use (e.g. A1 and A3 on the ground floor, two floors of B1 office, and several floors of residential above) the GLA's LDD Manual formula is applied where appropriate.

The employment land (falling within use classes B1 a, b and c, B2 and B8) lost to completed non-employment uses in the local authority area for the year 2006/07 is set out below:

**Table 30: Employment floorspace developed for other uses 06-07**

Area (ha)	new land use
<b>0.2363ha</b>	<b>lost to C3</b>
0.055	A1 as non residential part of a mixed use scheme
0.0173	A2 as non residential part of a mixed use scheme
0.0095	D2
<b>0.3178</b>	<b>Total employment land lost in the Borough</b>

source: LBRuT decisions analysis system

There are no employment or regeneration areas defined and allocated in the Local Development Framework.



DCLG 1f) The amount of employment land lost to residential development for the year 2006/07 was 0.24 ha. The sum lost to residential last year was 0.52 and in 2004/05 was 1.7 ha.

Given the enormous pressure for redevelopment for, in particular, residential uses this would indicate that the policy for the retention of employment land was fairly 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.

### Indicator 36: Unemployment rate for the Borough

**Target:** UDP (plan) - 3% or below of economically active residents unemployed

**data source:** GLA estimates of claimant rates (%) on a monthly basis (See GLA DMAG Briefing 2007/2)

**indicator family:** local indicator

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 2006 was 1.9 %. This is the same as the estimates for 2005 and slightly lower than the estimates for 2004 (2.1%) and for 2003 (2.3%).

**Table 31: Unemployment rates in the borough**

ward	Numbers of unemployed			unemployment rate (%)			
	April 2006			April 2006			April 2005
	Males	Females	Persons	Males	Females	Persons	Persons
Barnes	45	30	75	1.7	1.5	1.6	1.8
East Sheen	40	20	55	1.5	0.9	1.2	1.1
Fulwell and Hampton Hill	50	25	75	1.8	1.1	1.5	1.6
Ham, Petersham & R. Riverside	95	35	130	3.5	1.7	2.8	2.9
Hampton	75	30	105	2.8	1.4	2.2	1.6
Hampton North	90	35	130	3.6	1.7	2.8	2.2
Hampton Wick	40	30	75	1.5	1.4	1.6	1.8
Heathfield	100	40	140	3.9	2.0	3.0	2.7
Kew	75	25	100	2.5	1.1	1.9	1.7
Mortlake & Barnes Common	70	45	115	2.4	1.9	2.2	2.1
North Richmond	80	50	130	2.9	2.1	2.5	2.1
St. Margarets & North Twickenham	40	15	55	1.4	0.6	1.0	1.3
South Richmond	55	30	90	1.8	1.2	1.6	1.9
South Twickenham	45	20	65	1.7	0.9	1.4	1.6
Teddington	40	20	65	1.4	0.8	1.2	1.4
Twickenham Riverside	65	35	100	2.1	1.4	1.8	1.8
West Twickenham	70	35	105	2.4	1.4	2.0	2.0
Whitton	55	25	80	2.2	1.2	1.7	1.8
<b>Borough Total</b>	<b>1,140</b>	<b>550</b>	<b>1,695</b>	<b>2.3</b>	<b>1.4</b>	<b>1.9</b>	<b>1.9</b>
<b>Greater London</b>			<b>170,400</b>				<b>3.4</b>

Source: Office for National Statistics (Jobcentre Plus administrative system) & GLA estimates.

The unemployment rate (April) has remained the same as for 2005 and is significantly below the regional figure. The highest unemployment rates are in Ham, Petersham and Richmond Riverside, Hampton North and Heathfield wards, which are amongst the most relatively deprived in the borough, although still below the regional average.

Data on the long-term unemployment rate for the borough provided by ethnic group is an indicator suggested by the London Sustainable Development Commission. However, this information is not available for the borough, as the small numbers involved would breach confidentiality restrictions

### Indicator 37: net increase in number of firms registering for VAT in borough per annum

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

**data source:** BERR Enterprise Directorate (Statistics Team)

**indicator family:** Audit Commission Quality of Life Indicator 4, Sustainability Appraisal, local indicator

progress towards target:



The target was met as the number of registration remains greater than de-registrations, and this year there was a net increase of 300 businesses. The proportion of de-registrations as a share of the initial stock is has been falling since 2002 suggesting fewer business closures.

**Table 32: VAT registrations and de-registrations in the Borough 1994-2006**

Year	number of businesses			net change	% as share of initial stock	
	initial stock	registering	deregistering		registering	deregistering
1994	6830	815	780	35	11.93	11.42
1995	6865	880	680	200	12.82	9.91
1996	7060	905	660	245	12.82	9.35
1997	7310	975	650	325	13.34	8.89
1998	7635	1010	640	370	13.23	8.38
1999	8005	960	660	300	11.99	8.24
2000	8305	955	755	200	11.49	9.09
2001	8505	895	700	195	10.52	8.23
2002	8700	1000	890	110	11.49	10.23
2003	8810	1020	840	180	11.58	9.53
2004	8990	945	780	165	10.51	8.68
2005	9155	975	780	195	10.65	8.52
2006	9345	1000	700	300	10.70	7.49
2007	9645					

Source: BERR Enterprise Directorate (Statistics Team), 14/11/07. 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 1<sup>st</sup> April 2006, the VAT threshold was an annual turnover of £61,000).

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 1.9 million of the estimated 4.5 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. 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 2006, there was an increase of 2% in the stock of VAT – registered enterprises and all regions saw an increase in their stock. There were 34,800 registrations in London in 2006, the largest number of any English region followed by the South East (28,700). The East of England saw the only absolute fall in registrations (500) and the South West saw the largest absolute increase in registrations (500). The South East region saw the largest decrease in de-registrations, down 700 on 2005 levels.

#### Indicator 38: proportion of residents of working age in employment

**data sources:** Labour Force Survey, replaced by the Annual Population Survey, Nomis and ONS

**indicator family:** SA Indicator, LSDC 17, Audit Commission QoL1

The Annual Population Survey (APS) includes the annual Labour Force Survey (LFS). The APS supersedes the existing two LFS data sets: the local area LFS and the quarterly LFS which will no longer be produced / updated. The first APS data was published for the period January to December 2004. Subsequently, APS data will be published quarterly with each publication covering a year's data. This dataset is for the period to December 2006 - data should be published six months in arrears (i.e. December data published following June, etc). Due to changes in methodology and differing reporting periods, care should be taken when comparing with previous LFS data. The Government's Annual Population Survey (APS) produces estimated data on the percentage of working age people who are employed, unemployed or economically inactive. Although the APS is prone to a degree of inaccuracy at small area level, it can still demonstrate general trends particularly over longer periods of time.

The employment rate is the number of people in employment aged 16-59/64 expressed as a percentage of all working age people. The employment rate for Richmond upon Thames was in the past considerably higher than the national and regional figures. The data shows that the rate had fallen from a high point in February 2003 but this has risen and after fluctuations, remains the same as in March 2006 (76.5%) and higher than the national average (74.3%). (NB London has one of the lower regional figures in the country).

**Table 33: Employment rates in the borough compared to regional and national averages.**

	Richmond upon Thames		London	England	Great Britain
	number	%	%	%	%
Mar 99-Feb 00	83,000	75.2	70.9	74.4	73.8
Mar 00-Feb 01	97,000	84.1	69.8	74.5	74.1
Mar 01-Feb 02	94,000	80.6	70.2	74.8	74.3
Mar 02-Feb 03	98,000	82.2	69.6	74.5	74.2
Mar 03-Feb 04	91,200	74.2	69.3	74.6	74.3
Jan 04-Dec 04	88,600	71.2	69.1	74.6	74.4
Apr 04-Mar 05	89,700	72.2	69.1	74.7	74.5
Oct 04-Sep 05	95,500	76.4	69.3	74.7	74.6
Jan 05-Dec 05	97,300	77.5	69.1	74.6	74.5
Apr 05-Mar 06	97,300	76.5	68.6	74.4	74.3
Oct 05-Sep 06	97,500	75.6	68.3	74.2	74.1
Jan 06-Dec 06	98,800	76.5	69.0	74.3	74.3

Source: ONS Annual Population Survey (Accessed Nov 2007 from NOMIS).

Note a: numbers are for those aged 16 and over, % are for those of working age (16-59/64)

The quarterly Labour Force Survey is a sample survey and is therefore subject to sampling variability. Estimates for local authorities will be less reliable than for regional and national figures. The latest release includes time series data which has been recalculated.

The Annual Population Survey (APS) was introduced in 2004, comprising the annual LFS supplemented by an extra boost (the APS(B)), designed to obtain a sample of 500 economically active adults in each local authority district. As a cost saving measure, the APS(B) was scaled back in mid-2005 and was withdrawn from January 2006.

### Indicator 39: number of workers in the borough (employees in employment)

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

**indicator family:** local indicator

#### 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 34: Employee jobs in Richmond upon Thames (2005)**

	Richmond-upon-Thames		London	Great Britain
	(employee jobs)	(%)	(%)	(%)
<b>Total employee jobs</b>	<b>66,800</b>	-	-	-
Full-time	47,000	70.4	74.0	67.9
Part-time	19,700	29.6	26.0	32.1
<b>employee jobs by industry</b>				
Manufacturing	3,500	5.2	5.0	11.1
Construction	2,000	3.0	3.0	4.6
<b>Total Services</b>	<b>61,100</b>	<b>91.5</b>	<b>91.7</b>	<b>82.9</b>
Distribution, hotels & restaurants	17,100	25.5	21.7	24.1
Transport & communications	2,200	3.4	7.7	6.0
Finance, IT, other business activities	20,500	30.7	32.7	20.7
Public admin, education & health	15,600	23.3	23.0	26.9
Other services	5,800	8.6	6.6	5.2
(Tourism-related <sup>†</sup> )	8,600	12.9	8.4	8.1

Source: annual business inquiry employee analysis (2005)

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.

The estimated number of employee jobs in the Borough in 2005 remains the same as in 2004 a rise of 1,600 from the 2002 figure. As in previous years, business services is the major jobs sector while manufacturing continues to decline.

**Table 35: Employment by Industry**

Richmond upon Thames	2000	2001	2002	2003	2004	2005
Total employee jobs*	64,400	68,800	65,202	65,500	66,800	66,800
Full-time*	47,100	48,900	46,600	46,800	46,400	46,900
Part-time*	17,300	20,000	18,600	18,800	20,400	19,700
<b>Employee jobs by industry</b>						
Manufacturing	5,200	4,900	4,400	4,300	4,000	3,500
Construction	1,900	2,300	2,600	2,300	2,300	2,000
Distribution, hotels & restaurants	15,700	17,500	17,000	17,700	16,800	17,100
Transport & communications	3,000	3,100	3,100	3,300	3,000	2,200
Finance, IT, other business activities	20,400	20,900	18,300	19,100	20,000	20,500
Public admin, education & health	11,600	12,000	13,200	13,100	14,400	15,600
Other services	6,000	6,800	6,500	5,500	6,100	5,800

Source: 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.**

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).

## Analysis of employment appeals

The analysis of appeal decisions received in the financial year 2006/7 provides a snapshot for that year, which may not be representative of the performance of the policy over time. Decisions are sometimes particular to a site and do not necessarily have implications for the policy/ies in question.

The policy direction to protect and ensure provision of employment land within the borough was widely supported by Inspectors. Of the 9 appeals regarding the retention of employment (**EMP4**) use none were allowed. Business development (**EMP2**) was cited in 2 appeal cases with 1 being allowed and 1 dismissed. The dismissal was on the grounds of unacceptable visual intrusion for adjoining properties. In an appeal regarding live/work (**EMP6**) units the inspector dismissed the appeal on the grounds that live/work would result in unacceptable loss of employment land.

## Chapter Summary

The borough continues to provide an attractive location for business through its high quality environment and highly skilled workforce. Where proposals include some employment floorspace, usually as part of mixed use schemes, policies EMP1 and EMP2 set out the criteria against which the scheme will be assessed in order to protect the environment and residential amenity while providing a range of small business opportunities. EMP3 seeks to encourage improvement and expansion of industrial and storage and distribution premises and this policy may need to be strengthened in the face of increasing demand for storage facilities.

This year's losses of employment floorspace were exceptionally low. However, the pressure for change of use mainly from housing remains intense. Policy EMP4 is used to retain land in appropriate employment or community uses. The exceptional change of use of employment land is an important source of land for affordable housing provision. Under this policy affordable housing should be 100% or 40% in a mixed use scheme. Over the year around 75 % of the former employment land developed for other uses has been for housing and the rest as mostly retail in non-residential parts of mixed use schemes.

Other policies in the Chapter support home-working where it does not damage local amenity and development for tourism and visitor accommodation, which is seen as potentially beneficial to the local economy. Great

care is needed to minimise the adverse affects of the Borough's major tourism and sporting attractions on the environment and transport.

Unemployment remains low. Due to hope value, the pressure on land in lower value uses, such as open storage and industrial uses is particularly high. There is apparently little means of retaining B2 and other sui generis employment uses. For other types of activities such as B1 offices, the employment policies seem to be fairly effective though the impact of cumulative losses, especially for change to mixed-use schemes, needs to be kept under scrutiny.

## 11 Community uses & local services

### Indicator 40: Net change in floorspace of community facilities.

**Target:** No net loss in floorspace of community facilities.

**Data source:** LBRuT decisions analysis for financial year 2006/7

**Indicator family:** Sustainability Appraisal, local indicator

progress towards target:



overall increase in land in community uses

#### D1 Floorspace Changes from 01/04/06 to 31/03/07

Overall there has been a significant increase of 2,065m<sup>2</sup> in the amount of community facilities floorspace in the last financial year. The majority of this increase was for educational uses (increase of 1617m<sup>2</sup>). This included extensions to existing school buildings in Whitton, Twickenham and Teddington: extensions at Whitton School of 478 m<sup>2</sup>; 232 m<sup>2</sup> at Waldegrave School; and 816 m<sup>2</sup> at the Collis Primary School.

Unlike the previous year there were no completions of crèches and day nurseries.

During the past financial year there has been an increase (685m<sup>2</sup>) in clinic/ health centre floorspace, albeit less than the previous financial year (2005-06 = 921 m<sup>2</sup>). This included 2 new dental surgeries, a physiotherapy clinic, a medical training centre and the extension of an existing dental practice.

Places of worship, church and community halls suffered a net loss (-237 m<sup>2</sup>) over the monitoring year. This was due to a church in Richmond town centre being redeveloped for flats with a smaller replacement church retained to the rear of the site.

**Table 36: Completions of Educational Use (non-residential) 2006/7**

Application N°	Description	Floorspace m <sup>2</sup>	Location
05/1774	Rear extension at St Osmunds RC Primary School	+40	Church Road, Barnes
05/3328	Single storey extension to existing laboratory workshop building to form a centre for autistic children.	+478	Whitton School, Percy Road, Twickenham
05/1180	Two storey extension to create 12 classrooms, hall, library, ICT and other spaces for staff and students.	+816	Collis Primary School, Fairfax Road, Teddington
06/1638	Reconstruction of school hall	+51	Holy Trinity C of E School, Carrington Road, Richmond
05/1586	Two storey extension to school buildings to create classrooms and ITC suite	+232	Waldegrave School, Fifth Cross Road, Twickenham

source: LBRuT decisions analysis system



**Table 37: Completions of Clinic/ Health Centre 2006/7**

Application N°	Description	Floorspace m <sup>2</sup>	Location
05/3036	Change of use from B1 office to D1 (physiotherapy ) clinic in addition to existing permitted B1	+102	Sheen Lane, East Sheen
05/3454	Extension to existing dental surgery to provide an additional surgery and WC and facilities	+13	Petersham Road,
05/2541	Change of use from offices to medical educational training centre for treatment of patients with kidney failure	+375	Priory Road, Kew
05/0963	Change of use from B1 to a Dentist Surgery	+112	The Green, Twickenham
05/0361	Change of use from office to dental surgery	+83	Sheen Road, Richmond

source: LBRuT decisions analysis system

**Table 38: Completions of places of worship, church halls, etc**

Application N°	Description	Floorspace m <sup>2</sup>	Location
03/0724	Enlarged entrance including office, WC and Counselling room	+36	St James's Road, Hampton Hill
0/3546	Extension to parish hall	+33	Church Street, Hampton
04/2024	Extension to church to form meeting rooms	+67	Kingston Road, Teddington
02/3851	Changes to new church, situated behind site of former church now converted to housing.	-373	Quadrant Road , Richmond

source: LBRuT decisions analysis system

**D2 Floorspace Changes from 01/04/06 to 31/03/07**

Overall there has been an increase of 3,280sqm in D2 floorspace. A change of use was granted within the D2 Use Class, from a gym to a children's play centre, so this floorspace has not been included. The large increase is due to the completion of the new west stand and club facilities at The Stoop Rugby Ground, Twickenham.

**Table 39: D2 (assembly & leisure) completions 2006/07**

Application N°	Description	Floorspace m <sup>2</sup>	Location
04/1149	Replacement spectator stand	3,115	Harlequin RFC, Twickenham
05/0327	Change of use of second floor office to personal training studio	70	Lawton Gate House, Hill St, Richmond
05/1409	Change of use of B1 office suite to gymnasium	95	17 Heath Road , Twickenham
06/1670*	Renewal of permission to change use to children's play centre.	+/- 390	42 Grosvenor Road, Richmond

source: LBRuT decisions analysis system. Note \* = Site was previously in D2 use but had a condition limiting it to use as a gymnasium and health club, therefore COU permission was necessary to change to a different use within D2 class.

## Public Houses

There are a number of applications regarding entertainments uses including A3 (restaurants and cafes), and A4 (Drinking Establishments), but this analysis focuses on public houses and the loss of floorspace in the Borough. During the 2006/7 financial year, 235 m<sup>2</sup> of floorspace has been gained with the conversion of a retail unit in Teddington, and the extension of a public house in Hampton.

**Table 40: A4 (drinking establishments) completions 2006/7**

Application	Description	Floorspace m <sup>2</sup>
05/0980	Extension and formation of a new side entrance door and enlarged 1 window to meet the end elevation. Internal alterations.	Additional 150 m <sup>2</sup>
06/2325	Change of use from A1 retail to A4 wine bar	85 m <sup>2</sup>

### Indicator 41: Percentage of Pedestrian Crossings with facilities for the disabled.

**Target:** BVPI - 98% of pedestrian crossings in the Borough to have facilities for the disabled.

**Data source:** LBRuT Best Value Performance Report, figures from 2004/5; 2005/6 and 2006/7.

**Indicator family:** Best Value Performance Indicator 165

progress towards target:



target met

**Table 41: Comparison of pedestrian crossings with neighbouring boroughs**

Borough	% of pedestrian crossings with facilities for disabled people		
	2004/5	2005/6	2006/7
Richmond upon Thames	97%	97%	99%
Wandsworth	100%	100%	100%
Kingston	93.4%	98.7%	98.8%
Hounslow	100%	100%	41.9%

Data Source: Best Value Performance Plans

The LBRuT target for 06/07 was 98% and this target has been met with 99% of all pedestrian crossing now having facilities for the disabled. Looking back across the three years, the overall target of 100% is close to being achieved. In comparison to its neighbouring boroughs, LBRuT is continuing to improve. Changes to the Hounslow figure are due a revised method of assessment.

Definition: The BVPI indicator only includes zebra, pelican, puffin and toucan crossings, and traffic lights with a pedestrian phase. All crossings at a set of traffic lights or at a roundabout should be counted as one crossing. All crossings at one large roundabout with a series of mini-roundabouts should likewise be counted as one crossing.

### Indicators 42, 43: Amount of completed retail, office & leisure, and amount and percentage completed in town centres

**Data source:** LBRuT decisions analysis system for financial year 2006/7.

**Indicator family:** **DCLG Core Output Indicators 4a & 4b**, Sustainability Appraisal \*See also Indicators 44 & 46 which provide data on the location of retail in town centres and the provision of basic convenience facilities.

As the UDP First Review does not identify town centre boundaries, mixed use area boundaries are used as a proxy (although this is not equivalent to a town centre boundary in policy terms). Policy TC 2 operates with reference to whether proposed retail development is in, adjacent to, or is well-related to (or is capable of being so) to designated shopping frontages, rather than specific reference to town centre boundaries. The definition of town centre boundaries will be considered as part of the LDF process. In some instances designated shopping frontage is not enclosed in a mixed use area boundary or the site may be within designated shopping frontage but just outside on the mixed use area boundary, but would still constitute part of the town centre.

Data from the Council's decisions analysis system indicates that in the last financial year 7351m<sup>2</sup> of floorspace (gross internal) falling within use classes [net sales] A1 (shops), A2 (financial services), B1(a) (office) and D2 (leisure) were completed. Of this, 3205 m<sup>2</sup> or 44% was located within mixed use area boundaries (a proxy for town centre boundaries which are not defined in the UDP Review). This is a slight increase from the previous monitoring year where the equivalent proportion was 41%, although the 2004/5 percentage was significantly higher, at 60%.

All of the A2 completed floorspace was located in town centres but 1 larger unit was adjacent but outside the mixed use boundary (within boundary, total completed floorspace was 34%). In comparison, 82% of A1 retail completions were located in mixed use areas, which is 23% higher than in the previous monitoring report.

The proportion of B1 (a) developments in mixed use areas has increased dramatically from 16% in 2005/6 to 70% this financial year. This sharp increase can be attributed to small scale conversions or redevelopments, with the larger of the office completions occurring in areas of mixed use.

**Table 42: Proportion of Local services in Mixed Use Areas 06/07**
**A1 completions for the financial year 2006/7**

application N°	address	external gross floorspace (M <sup>2</sup> )	gross internal (M <sup>2</sup> )	gross internal retail change	within mixed use area?
04/3351	250 Upper Richmond Road West	120	73.13	17.55	Yes
05/3628	236 Upper Richmond Road West	214	59.48	29.25	Yes
03/2540	2-6 Park Road & 203-205 High Street, Hampton	1333	275.93	46.8	Yes
05/0150	101a Stanley Road, Fulwell	152	42.90	2.93	Yes
04/1362	76 Station Road, Hampton	76	30.23	0	Yes
06/1183	4 Station Road, Hampton	50	48.75	0	Yes
05/3722	129 Kew Road, Barnes	279	140.40	68.25	Yes
06/1124	20 Hill Rise, Richmond	43	41.93	0	Yes
04/3989	6 Broad Street, Teddington	108	43.89	9.75	Yes
06/3199	8 Ashburnham Road, Ham	70	68.25	68.25	No
02/2838	159-161 Kingston Road, Teddington	268	14.63	0	No
03/3641	420 Upper Richmond Road West, East Sheen	269	42.90	3.9	No
06/0950	8 Church Road, Teddington	132	25.35	16.58	No
06/0233	13 Nelson Road, Whitton	156	20.48	17.55	No
<b>total net sales area (internal)</b>		<b>928.2</b>			
<b>total net sales area in mixed use area (internal)</b>		<b>756.6</b>			
<b>% of net retail sales area in mixed use area (internal)</b>		<b>81.5</b>			

**A2 Completions for the financial year 2006/7**

application N°	address	external gross floorspace (M <sup>2</sup> )	gross internal (M <sup>2</sup> )	Gross internal retail change	within mixed use area?
06/2951	237 Sandycombe Road, Kew	67	53.63	0	Yes
06/3949	164 High Street, Teddington	89	42.9	0	Yes
05/3579	23 High Street, Hampton Wick	68	43.88	0	Yes
06/2753	Unit 4, 9 Broad Street, Teddington	105	73.13	73.13	No
<b>total gross internal</b>		<b>213.5</b>			
<b>total gross internal in mixed use area</b>		<b>73.1</b>			
<b>% gross internal in mixed use area</b>		<b>34.2</b>			

### B1a completions for financial year 2006-7

application N°	address	gross floorspace m <sup>2</sup>	gross internal m <sup>2</sup>	within mixed use areas?
06/0819	27 Dunstable Road, Richmond	981	956.46	Yes
03/2540	2-6 Park Road & 203 -205 High Street, Hampton Hill	380	370.50	Yes
05/3443	Unit C, Marina Place, Hampton Wick	520	507.00	Yes
05/2598	Argyle House, 1 Dee Road, Richmond	131	127.73	No
06/2125	Flat 5, 24 Bardolph Road, Richmond	46	44.85	No
02/0091	3 Dee Road, Richmond	129	125.78	No
01/2273	45-49 St Margaret's Grove, Twickenham	263	256.43	No
04/1465	185 Waldegrave Road, Teddington	84	81.90	No
07/1008 & 05/3749	76 Lower Mortlake Road, Richmond	165	160.88	No
<b>total gross internal</b>		<b>2631.53</b>		
<b>total gross internal in mixed use area</b>		<b>1833.98</b>		
<b>% gross internal in mixed use area</b>		<b>69.70</b>		

### D2 completions for financial year 2006-7

application N°	address	gross floorspace m <sup>2</sup>	gross internal m <sup>2</sup>	within mixed use areas?
05/0327	Lawton Gate House, Hill St, Richmond	70	68.25	Yes
05/1409	17 Heath Road , Twickenham	95	92.63	Yes
06/1670	42 Grosvenor Road, Richmond	390	380.25	Yes
04/1149	Harlequin RFC, Twickenham	3,115	3,037.13	No
<b>total gross internal</b>		<b>3,578.25</b>		
<b>total gross internal in mixed use areas</b>		<b>541.13</b>		
<b>% gross internal in mixed use areas</b>		<b>15</b>		

### Grand Total

<b>total gross internal</b>	<b>7351.48</b>
<b>total gross internal in mixed uses areas</b>	<b>3204.81</b>
<b>% gross internal in mixed use areas</b>	<b>43.6</b>

source: LBRuT Decisions Analysis system.

## Analysis of appeals relating to community uses

The analysis of appeal decisions received in the financial year 2006/7 provides a snapshot for that year, which may not be representative of the performance of the policy over time. Decisions are sometimes particular to a site and do not necessarily have implications for the policy/ies in question.

The majority of appeals involving community, culture and entertainment policies were dismissed. Policy **CCE8** relating to education provision was the most widely used community policy in appeals. **CCE18** was cited in dismissing 2 appeals, with the inspector at appeal for application 06/0836 feeling that a change of use from A3 to A5 would cause an unnecessary increase in the amount of noise local residents would experience if the application was allowed.

### Chapter Summary

Overall there has been an increase in community facilities floorspace in the last financial year. The church and school extensions are accessible to their local communities and the completed clinics and health centres are in accessible town and local centres. Most of the D2 completed for the year are in accessible locations, including the town centres of Richmond and Twickenham, and include improvements to leisure and fitness facilities. The exception is a redevelopment at an existing rugby ground located off the A316 not far from Twickenham town centre and railway station.

The target for the % of pedestrian crossings with facilities for disabled people was slightly exceeded.

This year 44% of completed land uses falling within the DCLG's definition of a local service (A1, B1a, D2 & A3) were located in mixed use areas. The reason for the percentage being relatively low relates to the nature of the borough's existing shopping frontages and employment land which have been redeveloped and are historically dispersed throughout residential areas.

## 12 Town centres and access to shopping

### Indicator 44: Percentage of retail development located in Richmond and district centres (defined by mixed use areas in the absence of town centre boundaries).

**target:**(UDP) plan: 90% of increase in retail provision in Richmond and district centres (Twickenham, Teddington, Whitton and East Sheen)

**data source:** LBRuT Decisions Analysis system; completions for 2006/7 financial year.

**indicator family:** Sustainability Appraisal indicator. (Indicator uses the same information as the DCLG Core Output Indicator 4.)

Progress towards this target



Target of 90% not met, however there has been an increase in retail provisions in larger centres.

#### Note on definition:

As the UDP First Review does not identify town centre boundaries, mixed use area boundaries are used as a proxy (although this is not equivalent to a town centre boundary in policy terms). Policy TC 2 operates with reference to whether proposed retail development is in, adjacent to, or is well related to (or is capable of being so) to designated shopping frontages. The definition of boundaries is being considered as part of the LDF process.

The aim of this ambitious target is to establish the amount of floorspace steered into the major town centres. However, it continues to prove difficult to meet this target as incremental changes to retail provision are completed in smaller centres, which are not contrary to the development plan. It may be more appropriate to introduce a threshold for the target to apply to larger schemes only, however this is something that needs to be assessed further into the LDF process.

Gains and losses in this indicator are shown separately, as in the previous year's monitoring. This approach is more in line with the DCLG indicator that looks at new developments only and whether they are being steered into appropriate locations. The latter provides information on where and how much existing floorspace is being eroded.

There has been a moderate increase in the amount of retail provision in the borough; however there have not been any major schemes borough-wide. There have been some gains in the form of changes of use, which add to local centres.

Information is presented separately on losses. There has been no major loss in retail provision during the 2006/7 financial year. The majority are alterations to parts of shops, or have had retail areas lost in new housing developments. There have been no overall shop losses in town centres. Table 44 below shows the gains and losses of retail provision in A1 units within the main districts and local centres.

#### Policy development

Policy TC 2 has not been used to determine any large or medium scale retail developments and therefore its effectiveness has not been tested in any significant way. This was also the case in the last two AMR reports. Previous to that, in 2003/4 a Marks & Spencer food only store located in Teddington town centre was completed.

Due to the size and location of the borough, TC2 is unlikely to be widely used as there is a general lack of space to build large developments. The emerging LDF Core Strategy proposes a town centre hierarchy, whereby the five main centres have more targeted policies to promote retail use and the remaining local centres incorporate amenity needs as well as employment and office requirements. In addition to the evidence base for the LDF, a retail health check was carried out in April 2007 with data for the 2006/7 financial year. This information highlights that the centres are generally healthy however some of the older centres (such as Whitton) are showing signs of stress through an increase in vacancies.



**Table 43: A1 Completions in financial year 2006/7: Gains & Losses**
**Richmond and Districts**
**Gains**

	Address	Proposal	External Gross Floorspace (M <sup>2</sup> )	Gross Retail Sales area (M <sup>2</sup> )	Change in Retail sales (M <sup>2</sup> )	Within mixed use area?	Within Designated frontage?
05/3628	236 Upper Richmond Road West	Extension of shop, alterations to shopfront and conversion of one flat at first and second floors into three flats.	214	61	30	Yes	Key Frontage
03/3641	420 Upper Richmond Road West, East Sheen	Erection of three storey rear extension, loft conversion with rear dormer, erection of replacement rear staircase, part change of use from A3 to residential.	269	44	4	No	No
06/1124	20 Hill Rise, Richmond	Change of use from B1 to A1 retail	43	43	44	Yes	Key Frontage
06/0950	8 Church Road, Teddington	Extension to Ground floor shop to create lock up shop and 1 bed garden flat, reinstatement of residential use of 1st floor to 2 bed flat	132	26	17	No	Secondary Frontage
			<b>658</b>	<b>174</b>	<b>95</b>		

**Elsewhere**
**Gains**

	Address	Proposal	External Gross Floorspace (M <sup>2</sup> )	Gross Retail Sales area (M <sup>2</sup> )	Change in Retail sales (M <sup>2</sup> )	Within mixed use area?	Within Designated frontage?
06/3199	8 Ashburnham Road, Ham	Change of use from motorcycle shop to A1 retail shop	70	70	70	No	Key Frontage
05/3722	129 Kew Road, Barnes	Basement extension, ground floor extension, 2nd floor rear extension, mansard roof extension, conversion of upper floors to 3 self-contained flats	279	144	70	Yes	Secondary Frontage
			<b>349</b>	<b>214</b>	<b>140</b>		

new gross retail floorspace	<b>388</b>
percentage in Richmond & Districts	<b>44.85</b>
new retail sales floorspace in borough	<b>235</b>
percentage in Richmond & Districts	<b>40.43</b>

## Richmond & Districts

### Losses

	Address	Proposal	External Gross Floorspace (M <sup>2</sup> )	Gross Retail Sales area (M <sup>2</sup> )	Change in Retail sales (M <sup>2</sup> )	Within mixed use area?	Within Designated frontage?
06/0233	13 Nelson Road, Whitton	Alterations to shop premises and conversion of works to form three self contained flats and rear dormer window.	156	21	-18	No	No
04/3989	6 Broad Street, Teddington	Conversion and extension of rear office to form Live/Work unit	108	45	-10	Yes	Secondary Frontage
			<b>264</b>	<b>66</b>	<b>-28</b>		

### Elsewhere

	Address	Proposal	External Gross Floorspace (M <sup>2</sup> )	Gross Retail Sales area (M <sup>2</sup> )	Change in Retail sales (M <sup>2</sup> )	Within mixed use area?	Within Designated frontage?
04/3351	250 Upper Richmond Road West	Change of use and conversion of rear Retail storage rooms to Residential, and extension to form two storey house	120	75	-18	Yes	Key Frontage
03/2540	2-6 Park Road & 203-205 High Street, Hampton	Demolition of existing workshops and retail shops and redevelopment involving reinstatement of Retail shops at Ground Floor	1333	283	-48	Yes	Secondary Frontage
05/0150	101a Stanley Road, Fulwell	Conversion of ground floor into studio flat and first and second floor into a two bedroom flat	152	44	-3	No	Key Frontage
			<b>1605</b>	<b>402</b>	<b>-69</b>		

source: LBRuT decisions analysis system

### Indicator 45 : Proportion and number of retail uses in key frontages

**target:** (UDP) plan – Maintain proportion of retail uses in key frontages at existing levels

**data source:** 2001, 2002, 2004, 2005, 2006 and 2007 Town Centre Land Use Surveys

**indicator family:** LBRuT Sustainability Appraisal Indicator

Progress towards target:



Target not met- 2.6% decrease of A1 units in Key Frontage sites

Policy TC 5 restricts the loss of retail floorspace in key shopping frontages (KSF). However, some non-shop usages 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. This has particularly been the case where banks have left the high street, allowing for a change of use.

There is also a difference in the amount of KSF designated in centres. For example some, such as Richmond where demand for retail floorspace is very high, have mainly KSF and little non-designated frontage, whereas approximately a third of East Sheen's frontage is not designated as shopping frontage in the UDP First Review. This 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. The level of A1 use (shop) in retail frontages will be affected by economic buoyancy.

The council undertakes an annual Town Centre Land Use Survey in order to assess the change on 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 snap shot in time.

As has been the case for a few years, the figures reveal that in the majority of centres the level of A1 use is much the same as before and is reasonably high indicating a degree of success with the policy approach. On average, the proportion of A1 uses has remained at approximately 70% over the past few years, however for the financial year 2006/7, the figure dropped to just below 69%. The town centres that experienced the greatest A1 losses in KSF were Richmond and Teddington, where 4 units were lost. In Teddington this comprised a charity shop, a kitchen shop, a film shop and a motor shop. In Richmond, the A1 losses were in clothing and footwear. Conversely, East Sheen saw an increase in the number of A1 in KSF, with the introduction of two ladies clothes shops and a charity shop. This trend is also apparent within Secondary Frontage areas. In Whitton, 3 A1 shops within Secondary Frontage areas became vacant, however 4 new A1 units in Teddington have decreased the total number of vacant retail outlets along the High Street. It is expected that within the main shopping areas, there will be a certain amount of change between retailers- especially in Richmond and Teddington, with the increased numbers of vacant properties.

**Table 44: Proportion of A1 uses in Key shopping frontages.**

	Proportion of A1 (shop) uses in Key Shopping Frontages				Number of uses in Key Shopping frontage	Change in numbers 2006-7
	2007	2006	2005	2004	2007	
Ashburnham Road	62.5	62.5	75.0	75.0	5	0
Barnes	75.0	74.4	75.6	70.9	58	0
Castlenau	52.1	45.8	45.8	43.5	12	1
East Sheen	70.0	67.5	74.3	76.0	55	3
East Twickenham	68.4	68.4	68.4	73.7	13	0
Friars Stile Road	70.5	64.7	70.6	70.6	12	1
Fulwell	90.0	80.0	90.0	90.0	9	1
Ham Street / Back Lane	38.4	50.0	50.0	41.7	5	-1
Ham Common	69.8	70.0	70.0	72.4	23	2
Hampton Hill	80.0	80.0	80.0	80.0	20	-1
Hampton Nursery Lands	75.0	75.0	75.0	100.0	3	0
Hampton Village	60.0	69.2	69.2	68.0	18	-1
Hampton Wick	33.3	45.5	54.5	50.0	4	-1
Heathside	73.0	86.7	86.7	86.7	11	-2
Hospital Bridge Road	100.0	100.0	100.0	100.0	6	0
Kew Gardens Station	72.4	73.9	76.0	73.1	17	0
Kew Green	89.0	88.9	100.0	88.9	8	0
Kingston Road	68.8	60.0	66.7	55.6	11	2
Lower Mortlake Road	69.2	64.3	61.5	61.5	9	0
Nelson Road	66.7	63.6	72.7	72.7	8	1
Richmond	69.5	72.9	72.9	73.2	169	-4
St Margarets	63.6	64.5	67.7	64.5	20	0
Sandycombe Road	83.3	83.3	83.3	83.3	5	0
Sheen Road	77.8	66.7	66.7	66.7	7	1
Stanley Road	76.2	66.7	71.4	71.4	16	2
Strawberry Hill	52.9	64.3	64.3	64.3	9	0
Teddington	70.6	73.9	75.0	73.9	61	-4
Twickenham Green	64.7	64.7	70.6	64.7	11	0
Twickenham	66.4	67.9	64.9	66.4	89	0
Waldegrave Road	72.7	72.7	72.7	54.5	8	0
White Hart Lane	70.8	71.4	66.7	66.7	16	0
Whitton	72.0	70.8	72.6	74.7	51	0
Whitton Road	50.0	50.0	50.0	60.0	3	0
<b>Average Percentage</b>	<b>68.9</b>	<b>71.5</b>	<b>70.7</b>	<b>68.5</b>		

Source: LBRuT Annual Town Centre Land Use Surveys

On the whole policy TC 5 is strictly applied across the borough due to the relative health of the centres. Some change of use in Key Frontage is allowed rarely, as an exception. The council's Enforcement Section is advised where potential breaches of policy occur.

Numbers of vacancies varies quite significantly, and alters year upon year. The areas that have seen a general increase in the number of vacancies are Hampton Wick, Strawberry Hill, Sandycombe Road and Whitton. Whitton is a larger centre, whereas the others are local district centres. It might be useful to assess the amount of vacancies year upon year, in order to maintain a close eye on the vitality and viability of town centres, so that policies can be steered to help areas that are suffering from many closures. The 2005 GOAD publications indicated that the UK average in town centres for vacancies are 9.19%. Although the majority of the borough's town centres are better in terms of percentage vacancies, assessing the levels year upon year could be used as a measure to find whether our town and local centres meet the needs of the local residents and provide a range of goods and services.

### Indicator 46: number of basic convenience shopping facilities in smaller centres

**target:** No loss of basic convenience facilities in smaller centres

**indicator:** number of basic convenience facilities in smaller centres

**data source:** LBRuT 2007 Town Centre Land Use Survey

**indicator family:** Sustainability Appraisal indicator

progress towards target:



**Target not met- Loss of basic convenience in two smaller centres**

The Council undertakes an annual Town Centre Land Use Survey 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 snap shot survey.

The retention of specific types of shops cannot be controlled by planning policies. The UDP policies relate to the protection of shopping in Key frontages, and controlled diversification in secondary shopping frontages. Shops that serve communities that are more than 400 meters from a shopping centre are protected as well.

Planning policies cannot reverse the national trend of independent shops in the face of the supermarket sector's growing market share. The planning system has no control over the viability of individual retailers, nor can it control the brand of retailer present. A supermarket chain may occupy premises formerly occupied by an independent retailer without requiring planning permission for a change of use. Likewise, a butcher or greengrocer may vacate their premises to be replaced by a comparison good retailer without needing planning permission for change of use.

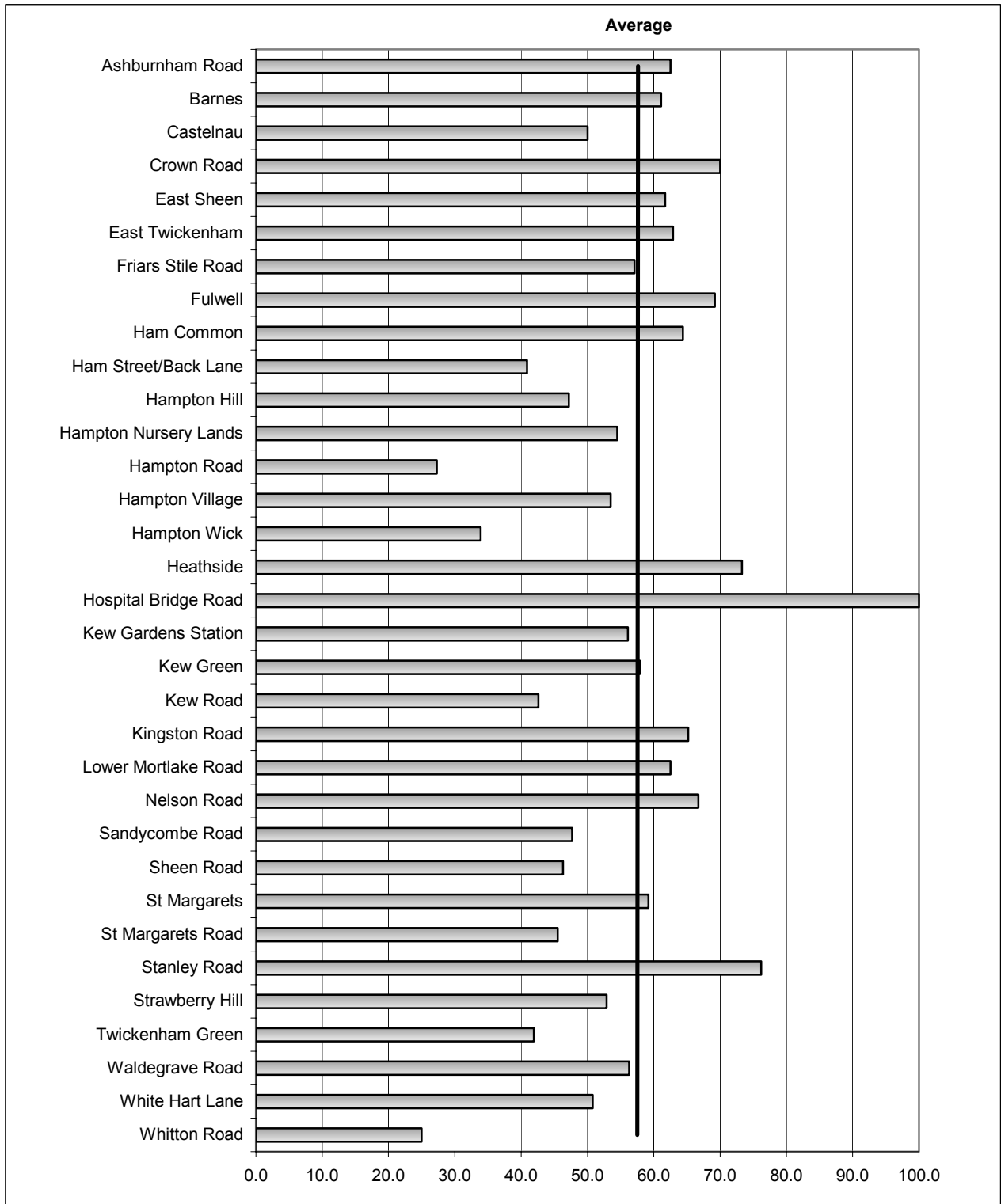
However, one of the key aims of the strategy towards the local centres is to ensure that there are shopping facilities in easy walking distance of people's homes in line with sustainable development objectives. It is therefore useful to monitor changes in local centres.

The following table shows the number of key services that were found in the local centres, and Appendix 3 shows a detailed breakdown of the shops and services in smaller centres in the borough at the time of the 2007, 2006, 2005 and 2004 Town Centre Land Use Surveys. Only 5 centres have a bank and only 6 centres have traditional greengrocers, whereas almost all have a small convenience store and the majority have a newsagent, hairdresser, off licence and pub/restaurant.

There is obviously a considerable range of facilities available, primarily based on the size of the centre. Larger centres such as Barnes and St Margarets have a good variety of services and shops. Other centres, such as Fulwell only have 10 units, but most are occupied by shops useful for top-up convenience shopping.

Of the larger shops in local centres, Tesco are represented in a number of local centres in the borough: Ashburnham Road, Ham, Hampton Hill, St Margarets, Kew and Castelnau.

**Figure 8: Percentage of A1 uses in smaller centres**



Source: LBRuT, 2007 Town Centre Land Use Survey

**Comparison with previous AMRs**

Changes since the 2006 Survey are highlighted in Appendix 3. The borough has not lost any more Post Offices this financial year. Even so, more than half of the small centres do not have a Post Office.

Since the 2006 AMR, there have been very few changes that have occurred within the smaller centres. The greatest change has occurred in Heathside, where the loss of a Baker's and a Butcher's has left the area with only 7 key services.

**Table 45: Key services in smaller centres in 2004-7**

	Number of key local shops / services			
	2007	2006	2005	2004
Ashburnham Road	5	5	5	5
Barnes	11	11	11	11
Castelnau	8	8	8	8
East Twickenham	8	8	8	8
Friars Stile Road	8	8	8	8
Fulwell	5	5	5	5
Ham Common	10	10	10	10
Ham Street / Back Lane	4	4	4	5
Hampton Hill	10	9	9	9
Hampton Nursery Lands	4	5	6	6
Hampton Village	10	10	10	10
Hampton Wick	5	5	6	7
Heathside	7	9	9	10
Hospital Bridge Road	6	6	6	6
Kew Gardens Station	10	9	9	9
Kew Green	3	3	3	3
Kew Road	7	6	6	6
Kingston Road	7	7	7	5
Lower Mortlake Road	6	6	6	5
Nelson Road	4	4	4	5
Sandycombe Road	3	3	3	5
Sheen Road	7	7	7	7
St Margaret's	8	8	9	10
Stanley Road	6	7	7	8
Strawberry Hill	6	7	7	7
Twickenham Green	8	8	8	8
Waldegrave Road	5	5	5	5
White Hart Lane	5	5	5	6
Whitton Road	4	4	4	4

Source: LBRuT Town Centre Land Use Surveys 2004-7

Over the past four years, the total number of amenities in the Heathside area decreased from 10 to 7. Since the last AMR, there have been few changes and the majority of Key services have remained in the local centres. In Hampton Hill, the introduction of a green grocer has helped increase the number of key services from 9 to 10.

### Analysis of Indicator

Despite the limitations of the planning system to influence these trends, this information is needed to inform the review of existing frontages. It also provides contextual information on access to services that adds to the data available on social exclusion in the borough.

### Analysis of appeals

The analysis of appeal decisions received in the financial year 2006/7 provides a snapshot for that year, which may not be representative of the performance of the policy over time. Decisions are sometimes particular to a site and do not necessarily have implications for the policy/ ies in question.

See Appendix 4 for the full report. Town centre policies were cited in 11 of the appeals, with 27.3% of the appeals being dismissed. **TC 3** was tested five times at appeal, with 3 appeals being dismissed using this policy. The main reason cited for dismissal was the inadequate and 'out of character' developments in local centres.



## Summary

The information suggests that in the most part retail policies are supporting town centres, allowing very little loss of convenience and amenities to local residents.

In accordance with the LDF, research was carried out to assess the borough's retail hierarchy. It concluded that Richmond was still the Major centre, followed by Twickenham, Whitton, Teddington, and East Sheen being smaller District centres.

Whilst assessing the spatial distribution of convenience provision, research indicated that on the whole there was a good coverage throughout the borough and there are very few areas that are not within 400 meters from top-up shopping facilities. There were areas within the borough that were served less well by the local amenity centres. These were:

- south and west of East Sheen district area;
- west of Castelnau;
- parts of Ham and Petersham;
- north of Hampton Wick/ east and west of Kingston Road;
- east of Strawberry Vale (although served in part by an isolated store);
- west of Hampton Hill & around the catchment area of Hampton Nursery Lands generally;
- around the periphery of Whitton district centre's 400m buffer particularly east and south including to the south west of Heathside Centre, Powder Mill Lane.

The council therefore needs to try and maximise the offer in any local centres around these highlighted areas, to ensure that the centres do not deteriorate whilst encouraging growth in areas where it is required.

## 13 Sustainability Appraisal indicators

### Introduction

A set of Sustainability Appraisal indicators were agreed for the borough as part of the Sustainability Appraisal framework. The Draft Sustainability Appraisal Scoping Report (July 2005) lists them in Appendix 2<sup>19</sup>. The majority of the indicators are related to land use topics and have been included throughout this Report where relevant. The remainder are presented in this Section.

### Waste

#### Indicator 47: Capacity of new waste management facilities by type

**target:** BVPI for waste planning authority only. Richmond is part of West London Waste Authority  
**data source:** LBRuT Waste and recycling services. WLWA BVPPP 2006-07  
**indicator family:** **DCLG Core output indicator 6a**, GLA KPI 20, Sustainability Appraisal (similar)

There were no new waste management facilities of any type in the financial year 2006/07. The Council have been operating a materials recycling facility (MRF) 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 48: Total tonnage of household waste collected

**target:** Not expressed as a total tonnage but as BVPI 84 of 488 kgs per capita for 2006/7.  
**data source:** Best Value Performance Plan 2006/7  
**indicator family:** **DCLG Core Output Indicator 6b**, LSDC QoL 12 (ii), BVPI 84, Sustainability Appraisal

progress towards target:



**BVPI 84 target has been met**

**DCLG indicator 6b-** amount of municipal waste arising and managed by management type, and the percentage each management type represents of the waste managed. This indicator is partially met by data provided in BVPI 82a) & b) in Indicator 49. However, management information is not available for municipal waste arisings, but is presented for household waste arisings.

**Table 46: BVPI indicator 84: Comparison with selected neighbouring boroughs**

	household waste collected (kgs per capita)		
	2006/7	2005/6	2004/5
<b>Richmond upon Thames</b>	<b>425</b>	<b>470</b>	<b>489</b>
Kingston	446	432	545
Hounslow	450	494	501
Wandsworth	366	364	372

Source: Best Value Performance Plans (or equivalent title) 2005 and 2006\* may be pre-audit

In 2006/7 Richmond produced 102,184.9 tonnes of municipal waste arisings (MSW)<sup>20</sup>. This is a reduction from the 2005/6 figure which was approximately 109,000 tonnes. In 2006/7 80,000 tonnes were classified as household arisings<sup>21</sup> of which 23% was recycled and 9% was composted.

<sup>19</sup> [http://www.richmond.gov.uk/saappendix\\_2\\_draft\\_baseline\\_information2.pdf](http://www.richmond.gov.uk/saappendix_2_draft_baseline_information2.pdf)

<sup>20</sup> This includes waste produced by households, as well as trade wastes, fly-tipped materials and abandoned vehicles

<sup>21</sup> Waste from domestic properties, including waste from Refuse and Recycling centres, material collected for recycling and composting, plus waste from educational establishments, nursing and residential homes and cleansing waste.

**Table 47: Breakdown of municipal waste arisings in the borough 2006/07**

Breakdown	tonnes	
Household waste	53,593.68	
Non Household waste	16,853.80	
Total recycling from all sources	31,737.40	
of which rubble is	2,160.00	
Other (non household) recycling	2,802.10	
<b>Total</b>	<b>102,184.90</b>	<b>Minus rubble = 100,024.90</b>

Source: LBRuT Waste Management section

**Indicator 49 : Percentage of household waste arisings: i) recycled, and ii) composted**

**target:** GLA target is at least 25% by 2005, and 30% by 2010

**data source:** Best Value Performance Plan, Capital Waste facts

**indicator family:** BVPI 82a and 82b, also GLA KPI 19 and 20, LSDC QoL6, AC QoL

progress towards target:



Target for composting and recycling of 30% has been met.

**Table 48: Waste recycled and composted (BVPI indicators 82a, 82b, 82c and 82d), and a comparison with neighbouring boroughs.**

			Richmond		LBRuT target		Kingston		Hounslow		Wandsworth	
			05/06	06/07	05/06	06/07	05/06	06/07	05/06	06/07	05/06	06/07
			Percentage of the total tonnage of household waste arisings	Recycled	BVPI 82a	20.95	<b>22.78</b>	22	<b>23</b>	17.41	18.27	15.5
Composted	BVPI 82b	7.53		<b>8.98</b>	8	<b>8</b>	6.56	2.8	3.5	3.51	0.33	0.27
Used to recover other energy sources	BVPI 82c	0		<b>1.46</b>	0	<b>0</b>	0	0	-	-	-	-
Landfilled	BVPI 82d	71.52		<b>66.78</b>	72	<b>69</b>	76	76.03	-	-	-	-

Source: Best Value Performance Plans (or equivalent titles) 2006

The borough has a target to recycle or compost 30% of its household waste by 2010. In the financial year 2006/7, 31.8% of household waste was either recycled or composted. The recycled target remains considerably higher than those of the surrounding boroughs.

Whilst the target has been met, it is important to appreciate that these targets and performance figures must continue to rise if the UK is to curb its landfill problems. For this, the Borough must continue to increase its recycling capacities. By the end of 2007, the Borough will have implemented a new collection system that will allow the borough to:

- Collect plastic bottles and cardboard from the kerbside;
- Collect refuse and recycling on the same day through the creation of a zoning system;
- Increase education and awareness through a comprehensive programme.

These new initiatives will hopefully increase the amount of recycling and composting that the borough achieves, at the same time as reducing the amount of waste that is deposited in landfills.

### Indicator 50: Percentage of household waste to landfill

**target SA,** GLA target is at least 75% treated within London by 2010. BVPI target for landfill is 69%  
**data source:** LBRuT Best Value Performance Plan 2006/7  
**indicator family:** BVPI 82d Also GLA KPI 21

progress towards target



The BVPI target has been met

In accordance with the GLA Target of 75% of household waste to be sent to landfill sites, the LBRuT continues striving to reduce the amount of household waste sent to landfill. Some 66.8% of waste is now sent to landfill-surpassing the council's own target of 69%. The Council is to prepare a Joint Waste Development Plan in conjunction with the other West London Authorities.

## Flooding

### Indicator 51: Number of planning permissions granted contrary to the advice of the EA on either flood defence or water quality grounds

**data source:** Document prepared by Environment Agency : "LPA Planning application decisions contrary to Environment Agency Advice between 1/4/06 And 31/3/07" [http://www.environment-agency.gov.uk/commondata/acrobat/hlt5app3\\_0607\\_1903034.pdf](http://www.environment-agency.gov.uk/commondata/acrobat/hlt5app3_0607_1903034.pdf)  
**indicator family** **DCLG Core Output Indicator 7**, Sustainability Appraisal

progress towards target



Target has been met

The Environment Agency did not object to any planning applications determined within the borough on water quality grounds between 1/4/06 and 31/03/07 and no permissions were granted contrary to advice on flood grounds.

## Biodiversity

### Indicator 52: change in areas & populations of biodiversity importance.

**Target:** GLA Target is no net loss of designated Sites of Importance for Nature Conservation over the plan period.

Government's Public Service Agreement (PSA) target is to have 95% of the SSSI area in favourable or recovering condition by 2010.

Targets for priority species are being considered as part of the Local Area Agreement process.

**Indicator detail:** change in areas & populations of biodiversity importance, including i) changes in priority habitats and species (by type) & ii) to change in areas designated for their intrinsic environmental value including sites of international, national, regional, sub-regional and local significance

**Data source:** Natural England, GLA, GIGL - Greenspace Information for Greater London and Richmond Biodiversity Partnership)

**Indicator family:** **DCLG Core Output Indicator 8**, GLA KPI18

Progress towards target:



No land designated as a SSSI has been lost or destroyed. Only a small percentage of the borough is deficient in access to nature.

Since the last AMR, the proportion and change in areas of biodiversity importance has not altered significantly

### Nature conservation designations

The area of land designated as a SSSI in the London Borough of Richmond upon Thames is 876.45ha (29.84ha at Barn Elms Wetland Centre and 846.61ha in Richmond Park). The figure that is stated is different to last year's, however this was an error created through the mis-calculations of the OS maps. According to GIGL, the figure stated above is correct and has not altered at all during the 2006/7 financial year.

The London Ecology Unit identified a total 42 sites of Metropolitan, Borough and Local importance for Nature Conservation<sup>22</sup>. These sites were incorporated into the UDP proposals map under various designations such as Sites of Special Scientific interest (SSSI), Green Corridor and Other sites of Nature Importance (OSNI).

The Mayor uses the designation (Metropolitan/Borough/Local) Sites of Importance for Nature Conservation (SINCs) for sites which contain the best example's of London's habitats, sites that contain rare species and those that are important in a borough, and/or to local people. The GLA reviewed all of the SINCs within Richmond in 2005.

**Table 49: Coverage of SINCs in the Borough**

Name	Area (ha)
Richmond Park and associated areas	1063.46
The Crane Corridor	29.34
Kempton Waterworks	0.04
Hounslow Heath	0.83
Ham Lands	72.27
Bushy Park and Home Park	644.54
Stain Hill and Sunnyside Reservoirs	24.46
Barnes Common	51.40
The Wetland Centre	42.29
The Royal Botanic Gardens, Kew	121.79
Royal Mid-Surrey Golf Course	81.35
Lonsdale Road Reservoir	8.17
Hydes Field	15.69
Duke of Northumberland's River at Whitton	0.73
Hampton Court Water Works	41.07
Longford River in Richmond	5.78
Fulwell and Twickenham Golf Courses	83.22
Duke of Northumberland's River	0.63
Strawberry Hill Golf Course	20.39
Petersham Meadows	14.61
Occupation Lane and Kew Railway Embankment	2.23
Barn Elms Playing Fields	3.88
The Beverley Brook from Richmond Park to the River	3.86
The Copse and Holly Hedge Field	11.88
Kew Meadow Path	0.11
Petersham Lodge Wood	8.64
Oak Avenue Local Nature Reserve	1.80
Hatherop Burning Ground	4.20
Hounslow Junction	4.64
River Crane at St Margaret's	1.18
St James's Churchyard, Hampton Hill	0.43
Marble Hill Park and Orleans House Gardens	29.66
Pensford Field	0.82
Terrace Field	6.60
East Sheen and Richmond Cemeteries and Pesthouse Common	15.69
Hampton Court House Grounds	2.30
The Cassel Hospital	3.63
Mortlake Cemetery	1.47
Twickenham Junction Rough	4.54
Kew Pond and Kew Green	5.40
Barnes Green Pond	0.65
Ham Pond	8.51
Churchyard of St Mary with St Alban, Teddington	0.56
The Copse at Hampton Wick and Normansfield Hospital	13.02
Twickenham Road Meadow	2.16
Ormond Bank	0.60
North Sheen cemeteries	20.53
Hampton Cemetery	1.07
Portlane Brook and Meadow	4.33
Twickenham Cemetery	6.91
Hampton Nurseries District Park	13.15
Teddington Cemetery	5.49
<b>Total (excluding River Thames)</b>	<b>2512</b>

Note: River Thames not included. Data may contain some discrepancies depending on OS base maps.  
 Source: GIGL database, supplied September 2007

<sup>22</sup> Archer, J and Curson, D (1993) *Nature Conservation in Richmond upon Thames Ecology Handbook* 12, London Ecology Unit

The data in the previous table has altered since the last AMR, which only included the major sites. As data is not collated annually, it is not possible to check to see how well protected and maintained these SINCs are. However, planning policies are stringent and attempt to preserve open lands, especially those that are classified as being of some biodiversity importance. Only when absolutely necessary will open spaces be reduced. This issue will hopefully be resolved when monitoring sites becomes more commonplace and annual.

#### Access to Nature

In 2005, the GLA also reviewed areas of deficiencies in terms of access to nature. They are defined as built up areas more than one kilometre actual walking distance from an accessible metropolitan or borough site. The table below indicates that the borough has the smallest amount of land classified as deficient as a proportion of the total land area, although some boroughs such as Richmond upon Thames are naturally greener than others. It also shows the change in areas according to the Greenspace Information for Greater London (GIGL), 2007

**Table 50: Area in hectares of land in London's boroughs that are deficient in access to sites of nature importance.**

<b>BOROUGH</b>	<b>Area of Deficiency (ha) (2006)</b>	<b>Area of Deficiency (ha) (2007)</b>	<b>Change area 2005/6-2006/7 (ha)</b>
<b>Richmond upon Thames</b>	<b>317.37</b>	<b>317.37</b>	<b>0.00</b>
Barking & Dagenham	664.01	658.97	-5.04
Barnet	1007.04	992.96	-14.08
Bexley	670.15	670.15	0.00
Brent	783.01	635.20	-147.80
Bromley	1205.57	1149.69	-55.88
Camden	450.08	489.42	39.34
City	288.02	288.18	0.17
Croydon	1721.74	1620.64	-101.10
Ealing	743.57	1023.66	280.10
Enfield	1820.81	1820.81	0.00
Greenwich	522.27	522.28	0.00
Hackney	266.34	454.12	187.78
Hammersmith & Fulham	440.29	439.79	-0.50
Haringey	375.00	375.00	0.00
Harrow	1284.79	1230.18	-54.62
Havering	2171.21	1949.09	-222.12
Hillingdon	1508.30	871.96	-636.34
Hounslow	752.34	752.65	0.31
Islington	295.60	483.86	188.26
Kensington & Chelsea	139.30	98.50	-40.80
Kingston Upon Thames	757.29	757.29	0.00
Lambeth	858.26	843.53	-14.73
Lewisham	569.31	403.11	-166.20
Merton	411.52	388.99	-22.53
Newham	1054.24	1019.56	-34.68
Redbridge	644.89	640.80	-4.09
Southwark	697.04	696.94	-0.10
Sutton	904.57	904.63	0.05
Tower Hamlets	656.54	659.01	2.47
Waltham Forest	955.63	951.57	-4.07
Wandsworth	255.64	305.20	49.56
Westminster	276.18	364.19	88.02

Source: GIGL database, September 2007

There are two areas identified in the LDF Core Strategy as areas of relative deprivation which are also deficient in open space /nature: Heathfield and Mortlake.

#### Sites of Special Scientific Interest <sup>23</sup>

There are two SSSIs in the Borough; Richmond Park (which is owned and managed by the Royal Parks) and London's Wetlands Centre in Barnes (owned and managed by the Wildfowl and Wetlands Trust).

#### **Richmond Park** <sup>24</sup>

As stated in indicator 59, Richmond Park is almost 1000 hectares (2500 acres) and is the largest Royal Park in London. The Park is designated as a National Nature Reserve (NNR), a Site of Special Scientific Interest (SSSI)

<sup>23</sup> Link to SSSI information: [http://www.english-nature.org.uk/special/sssi/searchresults.cfm?sssi\\_name=&frmcounty=1017](http://www.english-nature.org.uk/special/sssi/searchresults.cfm?sssi_name=&frmcounty=1017)

<sup>24</sup> Link to Richmond Park information: <http://www.english-nature.org.uk/special/sssi/reportAction.cfm?report=sdr118&category=S&reference=1002388>

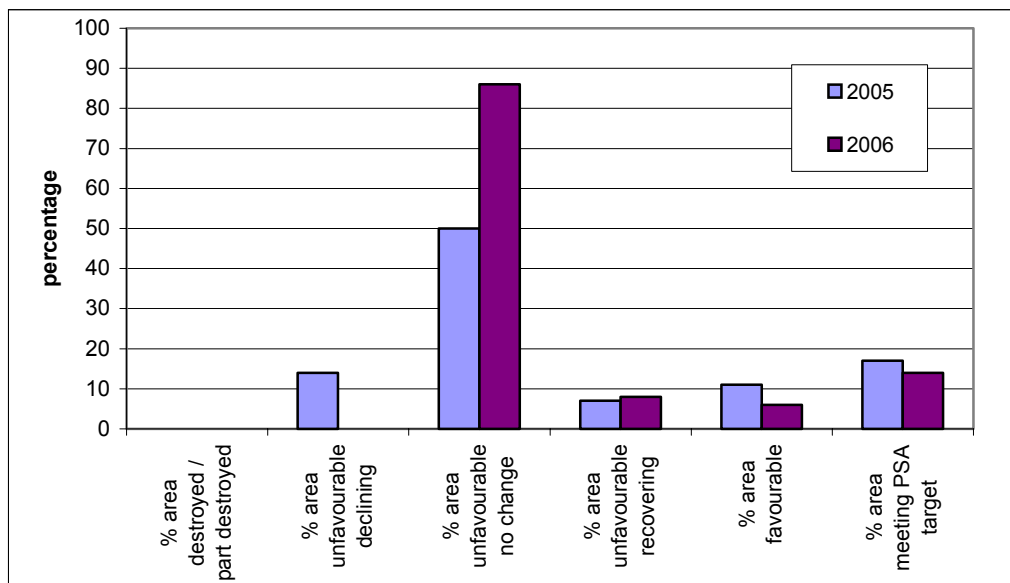
and a Special Area of Conservation (SAC). It was designated an SSSI in 1992, as Richmond Park has been managed as a royal deer park since the seventeenth century, producing a range of habitats of value to wildlife. In particular, Richmond Park is of importance for its diverse deadwood beetle fauna associated with the ancient trees found throughout the parkland. In addition, the park supports the most extensive area of dry acid grassland in Greater London.

The features of special interest of the SSSI relate to the acid grassland, the ancient trees and the invertebrate assemblages, in particular those associated with decaying wood. Condition assessments relating principally to the grassland by Natural England found that:

- 4 units are favourable;
- 5 units are unfavourable with no change;
- 6 units are unfavourable, however are recovering;
- None are in a declining condition.

Of the 15 units in Richmond Park, six were last assessed in 2006, 3 in 2003 and 6 in 2002.

**Figure 9: Condition of SSSIs in Richmond Park during 2005/6.**



Source: Natural England, Compiled 1<sup>st</sup> August 2006. For information on the glossary, please visit <http://www.english-nature.org.uk/Special/sss/glossary.cfm> for an explanation of the terms used in this figure

**Table 51: Detailed information on the condition of the SSSI units in Richmond Park.**

Unit No	Broad Habitat	Unit Area (ha)	Condition Assessment Description	Condition Assessment Date	Adverse Reason
1	Acid Grassland Lowland	114.67	Unfavourable No Change	21/06/2006	Undergrazing
2	Broadleaved, Mixed and Yew and Woodland Lowland	3.03	Favourable	07/02/2003	
3	Standing open water and canals	0.42	Unfavourable Recovering	21/03/2006	
4	Acid Grassland Lowland	153.18	Unfavourable No Change	21/06/2006	Undergrazing
5	Acid Grassland Lowland	194.86	Unfavourable No Change	21/06/2006	Undergrazing
6	Broadleaved, Mixed and Yew and Woodland Lowland	29.34	Unfavourable Recovering	29/06/2002	
7	Broadleaved, Mixed and Yew and Woodland Lowland	4.66	Unfavourable Recovering	07/02/2003	
8	Standing open water and canals	10.35	Unfavourable Recovering	28/06/2002	
9	Broadleaved, Mixed and Yew and Woodland Lowland	7.86	Unfavourable Recovering	29/06/2002	
10	Acid Grassland Lowland	205.12	Unfavourable No Change	21/06/2006	Deer Grazing/Browsing
11	Broadleaved, Mixed and Yew and Woodland Lowland	5.82	Favourable	29/06/2002	
12	Broadleaved, Mixed and Yew and Woodland Lowland	22.52	Favourable	29/06/2002	
13	Acid Grassland Lowland	57.27	Unfavourable No Change	21/06/2006	Undergrazing
14	Broadleaved, Mixed and Yew and Woodland Lowland	18.75	Favourable	29/06/2002	



15	Broadleaved, Mixed and Yew and Woodland Lowland	18.76	Unfavourable Recovering	07/02/2003	
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Source: Natural England, 2007

There has been no overall improvement in the assessed condition of these SSSI units in the Richmond Park. The latest assessments show that the conditions of 5 out of the 15 SSSI units are “unfavourable, no change”, which means that special interest of the SSSI unit is not being conserved and will not reach favourable condition unless there are changes to the site management or external pressures. However, no units are experiencing a decrease to condition “unfavourable declining” or “part area destroyed”. Experimental changes to the grazing management in targeting areas are being considered to decrease sward height increase and the frequency of positive indicator species. However, reasons for the lack of improvement in the condition of the site are a result of a combination of factors, including the effects of former land use, nutrient enrichment from nitrogen oxides present in diffuse air features of the site, and under-grazing. Whilst the Parks acid grassland is generally kept in equilibrium by the 650 deer (breeding population), they prefer to *browse* woody vegetation in preference to *grazing* lush grasses and have therefore kept the grassland as grassland. It is thought that additional grazing livestock (in particular cows) would help to improve the diversity of the acid grassland. Natural England is therefore supporting a trial period of cattle grazing on 4 hectares from the end of January 2008, to determine if the biodiversity can be improved. Plans are also underway to de-silt Adams pond (1 hectare). Although a very small compartment, this work should put the compartment to 'recovering' status.

### London Wetland Centre<sup>25</sup>

London Wetland Centre is a mosaic of wetland habitats supporting nationally important wintering populations of shoveler *Anas clypeata* and an assemblage of breeding birds associated with lowland waters and their margins<sup>26</sup>.

In February 2002 the centre was designated an SSSI, supporting nationally important members of Gadwall and Shoveler Duck and its diverse range of breeding wetland birds. It has been assessed annually by English Nature since 2002, who have found the site to be in a favourable condition each year. The assemblage and numbers of breeding birds and wintering populations of shoveler and gadwall have increased over the years as demonstrated by tables below showing the bird species recorded at the Wetland Centre from 1991-2006.

## Species data

### Birds

**Table 52: the total number of bird species recorded at WWT London Wetland Centre.**

Recording Year	Total n° of species (wild + feral + escapes)	N° of waterfowl species (wild + feral)	N° of wader species (wild)
1991-1995	130-140	24-30	18-25
1996	110	23	13
1997	122	24	16
1998	125	25	16
1999	134	29	18
2000	138	28	20
2001	149	29	22
2002	166	32	25
2003	170	31	24
2004	182	33	24
2005	181	31	24
2006	159	29	19

Source: WWT London Wetland Centre, December 2007

Overall the diversity of waterfowl and wader species has increased since 1996. Although there was a slight dip in numbers during 2006/7, species numbers still seem to be relatively high in comparison to earlier years prior to 1996. Total species numbers are expected to increase in 2007 (similar to 2004 and 2005) as there was a particularly good migration in 2007 and a number of new bird species recorded this year.

<sup>25</sup> Link to London Wetland Centre information

<http://www.english-nature.org.uk/special/sssireportAction.cfm?report=sdr18&category=S&reference=2000457>

<sup>26</sup> Natural England website –<http://www.naturalengland.org.uk> – see the SSSI glossary for an explanation of terms.

## Wintering waterfowl at WWW London Wetland Centre

**Table 53: Dabbling duck peak maxima number counts at London Wetland Centre over the past 10 winters.**

Winter	Wigeon	Gadwall	Teal	Mallard	Pintail	Shoveler
1996/97	4	23	120	92	8	61
1997/98	14	43	247	121	24	90
1998/99	6	56	255	137	30	124
1999/2000	10	85	369	181	20	152
2000/01	31	144	330	341	15	112
2001/02	82	240	537	320	14	240
2002/03	98	218	305	258	18	172
2003/04	200	165	359	334	12	153
2004/05	167	121	927	250	22	192
2005/06	165	128	477	270	11	216
2006/07	155	162	456	352	12	244
LWC 5 yr. Mean	157	159	505	293	15	195
*London	100	100	100	100	2	100
*Great Britain	4,060	171	1,920	3,520	279	148
*International	15,000	600	4,000	20,000	600	400

\* Note: these methods follow those described by Gilbert *et al* (1998)/ Pollitt *et al* (2003)

**Table 54: Other waterfowl peak maxima counts at London Wetland Centre over the past 11 winters.**

Winter	Little Grebe	Bittern	Grey Heron	Mute Swan	Water Rail	Moorhen	Coot
1996/97	1	0	13	24	0	6	88
1997/98	7	0	24	35	1	14	142
1998/99	24	0	34	32	4	38	146
1999/2000	22	0	35	35	10	82	208
2000/01	28	0	24	36	7	108	400
2001/02	32	3	29	27	13 (52)	208	523
2002/03	23	3	38	45	26	124	282
2003/04	20	2	23	39	6	137	304
2004/05	26	2	19	29	10	220	193
2005/06	22	2	25	17	14	239	333
2006/07	22	2	34	22	22	216	280
LWC 5 yr. Mean	23	2	28	30	16	187	278
*London	20	1	25	30	1	50	400
*Great Britain	78	2	50	375	10	7,500	1,730
*International	3,400	?	4,500	2,400	?	20,000	17,500

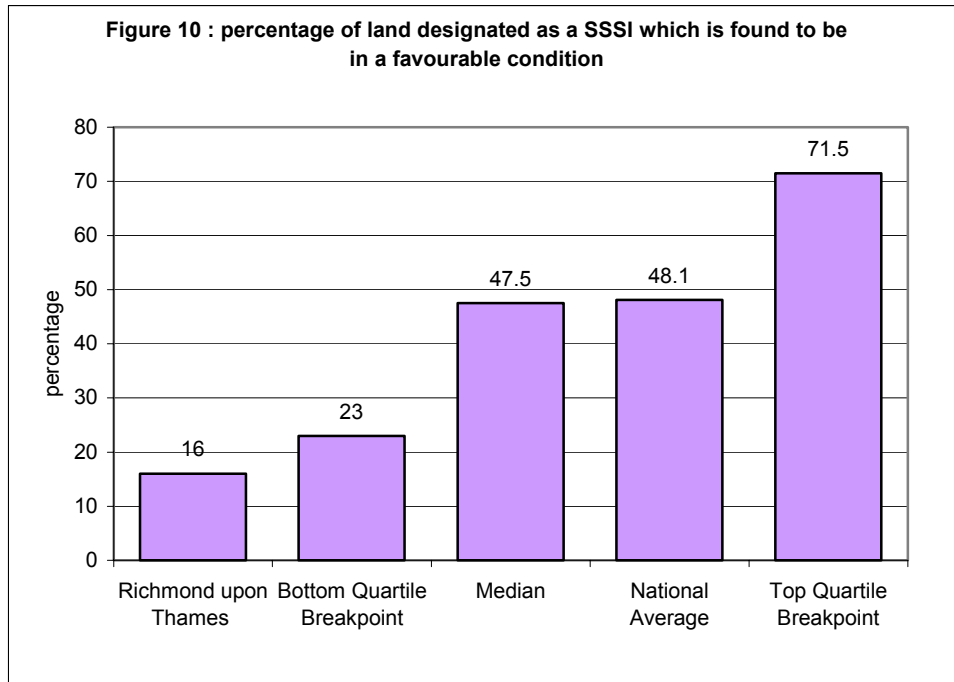
\*London = figures extracted from the LNHS *London Bird Report for 2001*; figures in *italics* indicating London important numbers (Self 2005); \*Great Britain = nationally important / qualifying numbers, and also \*International = globally important numbers; all in **bold**, extracted from *The Wetland Bird Survey 2000-2001 Wildfowl and Wader Counts* (Pollitt *et al.* 2003), *Biological Conservation* 111: 91-104 (Kershaw & Cranswick 2003). (52) = count made using special survey techniques in winter 2001/02.

Both tables previously show that there has been a marginal increase in the number of species at the WWT London Wetland Centre, as an average over the past 5 years. Whilst numbers tend to fluctuate over the years, providing a 5 year comparison is useful to checking the fluctuations of winter waterfowl and ducks.

### Overall figures for SSSIs in Richmond

The area of land designated as an SSSI within the Local authority area, found in 2005 to be in favourable condition, was 16% somewhat below the national average of 48%.

The Local Authority has only a limited influence on this indicator. Whilst the Local Authority can protect SSSIs and their surroundings under the planning system from any development which would have an adverse impact, it has little direct influence over the management regime. In addition both of these SSSIs are in private ownership, so the Local Authority does not have any role as a land-owner either. However, both SSSIs are subject to management plans which have to be agreed with English Nature and these are very influential with respect to the condition.



Source: Natural England, 2007

**Indicator 53: Extent and condition of key habitats for which BAPS have been established including the percentage of SINCs and SSSIs in good condition**

**data source:** Natural England, GLA, GIGL- Greenspace for Greater London and Richmond Biodiversity Partnership.

**indicator family:** Sustainability Appraisal Indicator

The UK's Biodiversity Action Plan (BAP) was set up in 1992 following the Government's response to the Convention on Biological Diversity. There followed a London Biodiversity Action Plan and a Borough Action Plan which is "an evolving strategy and delivery mechanism for the conservation of biological diversity and the sustainable use of biological resources". The BAP lists details of prioritised actions for protecting, conserving and enhancing those species and habitats within Richmond that are of importance and of local value.

Data that GIGL has regarding the habitat areas was collated in 2007. Within the London Borough of Richmond are 8.17% of the London Biodiversity Action Plan habitats. The following table highlights the different areas within Richmond and the type of habitats.

**Table 55: Different types of BAP habitats within the LBRuT.**

Type of BAP Habitat area	Area specifics	LBRuT	London	Percent (%)
Urban managed greenspaces	Urban managed greenspaces Area (ha)	324.48	13383.222	2.42
	Of which Amenity grassland	250.06	7274.06	3.44
Standing Open Water and canals	Standing water (includes canals) plus Wet marginal vegetation	73.2	1460.96	5.01
	Ditches (water filled)	1.35	63.35	2.13
	Total	74.55	1524.31	4.89
Acid Grasslands	Area (ha)	75.02	819.8	9.15
Hedgerows	Area (ha)	6.17	550.72	1.12
Quarries mines and gravel pits	Area (ha)	0	445.67	0.00
Fen, marsh and swamp	Area (ha)	5.32	109.8	4.85
Built environment	Area (ha)	2597.28	87071.53	2.98
Canals	Area (ha)	62.25	1331.65	4.67
Chalk Grassland	Area (ha)	0	165.33	0.00
Gardens and allotments	Area (ha)	21.52	492.85	4.37
Heathland	Area (ha)	0	40.06	0.00
Meadows	Area (ha)	6.24	671.09	0.93
deciduous woodland	Area (ha)	159.15	3633.29	4.38
Mudflats	Area (ha)	27.41	229.08	11.97
Reedbeds	Area (ha)	0.36	125.37	0.29
Rivers + streams	Area (ha)	160.4	160.4	100
Orchard	Area (ha)	0.18	16.31	1.10
Churchyards + Cemeteries	Area (ha)	62.32	1112.913	5.60
	Of which parcels with Vegetated walls, tombstones etc.	59.55	440.219	13.53
Eutrophic standing waters	Area (ha)	1.33	290.19	0.46
Coastal grazing marsh	Area (ha)	11.2	302.16	3.71
Neutral grasslands	Area (ha)	164.68	6872.44	2.40
	Neutral grassland (herb-rich)	6.24	671.09	0.93
	Neutral grassland (semi-improved)	158.44	6201.35	2.55
Brownfield	Total Area (ha)	223.64	5092.34	4.39
	Roughland (intimate mix of 9, 14 and 6)	64.67	878.43	7.36
	Bare artificial habitat	128.54	2881.25	4.46
	Ruderal or ephemeral	16.93	746.32	2.27
	Bare soil and rock	13.5	586.34	2.30
Wet woodland	Total Area (ha)	30.77	327.27	9.40
	Fen carr (woodland or scrub over fen)	5.26	14.85	35.42
	Native broadleaved woodland or Non-native broadleaved woodland with Wet woodland qualifier	25.51	312.42	8.17

Source: GIGL database, September 2007. In order to define the separate areas, it was necessary to translate the GLA Habitat definitions.

Within these BAP areas in the borough, there are areas that have been earmarked as areas of special natural interest. Below, is a map depicting these areas within the borough.

**Figure 11: BAP areas in the borough**



Source: LBRuT Biodiversity Action Plan, 2007

## Change in priority habitats and species

### **Biodiversity Action Plan: Priority Species and Habitats**

The Biodiversity Action Plan for Richmond upon Thames was launched on 17<sup>th</sup> June 2005. There are 5 Habitat Action Plans and 6 Species Action Plans. The priority habitats within this borough, which are also of regional and national importance, are: Acid Grassland, Ancient Parkland, and Veteran Trees, Broadleaved Woodland, Reedbeds and Tidal Thames. The priority species, which are also of regional, national and international importance, are: Bats, Mistletoe, Song Thrush, Stag Beetles, Tower Mustard and Water Voles.

### Priority Habitats

**Acid Grassland** – The London Borough of Richmond has the largest total area of acid grassland in Greater London with 620 hectares. This accounts for almost half of this habitat in Greater London (46%)- London estimated 1300 hectares contribute about 4% to the national resource.

**Ancient Parkland and Veteran Trees** –Veteran trees can be found throughout the London Borough of Richmond – in Richmond and Bushy Parks, the Copse in Ham, in residential gardens in Hampton, the playing field at Barn Elms and the willows along the River Crane.

**Broad-leaved Woodland** – Richmond is fortunate to have 396 ha (978 acres) of native woodland- the 4<sup>th</sup> highest of the London Boroughs, and 78 ha (192 acres) of non-native woodland (the 3<sup>rd</sup> highest of the London Boroughs), 396 ha of native woodland and 78 ha of non-native woodland.

**Reedbeds** – there are estimated to be over 4 hectares of reedbed within Richmond Borough. The habitat in London is estimated at 43.5 ha, covering a fraction (0.03%) of the Capital's surface area. London Borough of Richmond has three principal sites, notably London Wetland Centre (2ha), Lonsdale Road Reservoir LNR (0.5 ha) and Richmond Park's Pen Ponds (0.5 ha). LB Richmond reedbeds thereby form 7% of the Greater London reedbed audit although there are many other sites such as Ham Lands LNR, Kew Pond, Barnes Green Pond, Crane Park Island LNR and Barnes Waterside Pond.

**Tidal Thames**- The riverbanks within the Richmond Tidal Thames Habitat Action Plan are:

#### **Non-tidal**

- The north bank upstream (12 km) of Teddington Lock, to the west end of Hampton Water Works.

#### **Tidal**

- The north and south banks downstream (8km) to the confluence with the River Crane (the boundary with the London Borough of Hounslow).
- The south bank downstream (12km) to the confluence with the Beverley Brook (the boundary with the London Borough of Wandsworth).

The borough boundary runs along the centre of the river except where it moves around islands. Some Islands, such as Taggs Island are included and others, such as Isleworth Ait, excluded.

The lateral extent of the plan area includes:

- The river bed and the 11 Thames Islands within the borough.
- The (short) tidal reaches of associated tributaries but excludes their main fluvial channels.
- The banks, towpaths and other riverside pathways and associated food channels, back channels and backlands. This includes rare marginal habitats of flooded forest and wet woodland.
- The floodplain.

## Priority Species

Table 56: BAP species known to occur in the borough

SCIENTIFIC NAME	COMMON NAME	GROUP	PROTECTION STATUS BAP PRIORITY	NEW FOR 2006/7 GIGL DATA	RECORD COUNT 2006/7* (if available)
<b>Bufo bufo</b>	<b>Common Toad</b>	<b>amphibian</b>	<b>National</b>	<b>Yes</b>	
<b>Botaurus stellaris</b>	<b>Bittern</b>	<b>bird</b>	<b>National; London</b>	<b>Yes</b>	
<b>Vanellus vanellus</b>	<b>Lapwing</b>	<b>bird</b>	<b>National</b>	<b>Yes</b>	
<b>Cuculus canorus</b>	<b>Cuckoo</b>	<b>bird</b>	<b>National</b>	<b>Yes</b>	
<b>Prunella modularis</b>	<b>Dunnock</b>	<b>bird</b>	<b>National</b>	<b>Yes</b>	
Ardea cinerea	Grey Heron	bird	London	No	
Caprimulgus europaeus	Nightjar	bird	National	No	
Dendrocopos minor	Lesser Spotted Woodpecker	bird	National; London	No	
Alauda arvensis	Skylark	bird	National; London	No	
Riparia riparia	Sand Martin	bird	London	No	
Acrocephalus palustris	Marsh Warbler	bird	National; London	No	
Muscicapa striata	Spotted Flycatcher	bird	National London	No	
Parus palustris	Marsh Tit	bird	National; London	No	
Sturnus vulgaris	Starling	bird	National; London	No	
Passer domesticus	House Sparrow	bird	National; London	No	
Carduelis cannabina	Linnet	bird	National; London	No	
Pyrrhula pyrrhula	Bullfinch	bird	National; London	No	
Emberiza schoeniclus	Reed Bunting	bird	National; London	No	
Turdus philomelos	Song Thrush	bird	National; London	No	904 (between 1998-2005)
<b>Dryopteris cristata</b>	<b>Crested Buckler-Fern</b>	<b>Fern</b>	<b>National</b>	<b>Yes</b>	
<b>Arabis glabra</b>	<b>Tower Mustard</b>	<b>Flowering plant</b>	<b>National; London</b>	<b>Yes</b>	
<b>Arnoseris minima</b>	<b>Lamb's Succory</b>	<b>Flowering plant</b>	<b>National</b>	<b>Yes</b>	
<b>Carex divisa</b>	<b>Divided Sedge</b>	<b>Flowering plant</b>	<b>National</b>	<b>Yes</b>	
<b>Chamaemelum nobile</b>	<b>Chamomile</b>	<b>Flowering plant</b>	<b>National; London</b>	<b>Yes</b>	
<b>Chenopodium vulvaria</b>	<b>Stinking Goosefoot</b>	<b>Flowering plant</b>	<b>National</b>	<b>Yes</b>	
<b>Leersia oryzoides</b>	<b>Cut-Grass</b>	<b>Flowering plant</b>	<b>National; London</b>	<b>Yes</b>	
<b>Limosella aquatica</b>	<b>Mudwort</b>	<b>Flowering plant</b>	<b>London</b>	<b>Yes</b>	
<b>Minuartia hybrida</b>	<b>Fine-Leaved Sandwort</b>	<b>Flowering plant</b>	<b>National</b>	<b>Yes</b>	
<b>Ranunculus arvensis</b>	<b>Corn Buttercup</b>	<b>Flowering plant</b>	<b>National</b>	<b>Yes</b>	
<b>Scilla autumnalis</b>	<b>Autumn Squill</b>	<b>Flowering plant</b>	<b>London</b>	<b>Yes</b>	
<b>Silene gallica</b>	<b>Small-Flowered Catchfly</b>	<b>Flowering plant</b>	<b>National</b>	<b>Yes</b>	
Centaurea cyanus	Cornflower	Flowering plant	National	No	
Fallopia dumetorum	Copse-Bindweed	Flowering plant	National; London	No	
Viscum Album	Mistletoe	Flowering plant	London	No	314 (between 1991-2004)
Lucanus cervus	Stag Beetle	Insect- beetle (coleoptera)	London; National	No	1672 (between 1997-2006)
<b>Tyria jacobaeae</b>	<b>Cinnabar</b>	<b>insect - moth</b>	<b>National</b>	<b>Yes</b>	
<b>Amphipoea oculaea</b>	<b>Ear Moth</b>	<b>insect - moth</b>	<b>National</b>	<b>Yes</b>	
Anguis fragilis	Slow-Worm	reptile	National; London	No	
Lacerta vivipara	Viviparous Lizard	reptile	National; London	No	
Natrix natrix	Grass Snake	reptile	National London	No	
<b>Erinaceus europaeus</b>	<b>Hedgehog</b>	<b>terrestrial mammal</b>	<b>National</b>	<b>Yes</b>	
Vespertilionidae	Bats	terrestrial mammal	London	No	660 (between 1983-2006)



SCIENTIFIC NAME	COMMON NAME	GROUP	PROTECTION STATUS BAP PRIORITY	NEW FOR 2006/7 GIGL DATA	RECORD COUNT 2006/7* (if available)
<i>Eptesicus serotinus</i>	Serotine	terrestrial mammal	London	No	15 (between 1994-2006)
<i>Myotis</i>	Unidentified Bat	terrestrial mammal	London	No	18 (between 1995-2006)
<i>Myotis daubentoni</i>	Daubenton's Bat	terrestrial mammal	London	No	87 (between 1994-2006)
<b><i>Nyctalus leisleri</i></b>	<b>Leisler's Bat</b>	<b>terrestrial mammal</b>	<b>London</b>	<b>Yes</b>	
<i>Myotis nattereri</i>	Natterer's Bat	terrestrial mammal	London	No	7 (between 2005-2006)
<i>Nyctalus noctula</i>	Noctule	terrestrial mammal	National; London	No	101 (between 1994-2006)
<i>Pipistrellus</i>	Pipistrellus	terrestrial mammal	London	No	1 (between 2003)
<b><i>Pipistrellus pipistrellus</i></b>	<b>Pipistrelle</b>	<b>terrestrial mammal</b>	<b>London</b>	<b>Yes</b>	
<i>Pipistrellus nathusii</i>	Nathusius Pipistrelle	terrestrial mammal	London	No	7 (between 1999-2006)
<i>Pipistrellus pipistrellus 45kHz</i>	45 Khz Pipistrelle	terrestrial mammal	London	No	69 (between 1994-2006)
<i>Pipistrellus pipistrellus 55kHz</i>	55 Khz Pipistrelle	terrestrial mammal	London	No	
<i>Plecotus auritus</i>	Brown Long-Eared Bat	terrestrial mammal	London	No	4 (between 1994-2006)
<i>Muscardinus avellanarius</i>	Common Dormouse	terrestrial mammal	National; London	No	
<i>Arvicola terrestris</i>	Water Vole	terrestrial mammal	National London	No	14 (between 1997-2006)

Source: GIGL database September 2007. Note that those highlighted are new to this years AMR table. This does not mean that they have been sited this financial year, however that we have records that they have been sited in the borough since 1997. This data is different from last years AMR as there has been a consolidation of databases. \*Note: data counts may differ from previous years due to different data collection and collation of information.

In comparison to the previous years AMR, two species have not been cited in information provided by GIGL this year. These are *Asparagus officinalis* (Asparagus) and *Hieracium* (Hawkweed). A much larger number of BAP species were newly cited this year, and the total number of BAP species cited has increased from 34 to 56 in total.

**Bats** – See Table 58. At least eight bat species are known to breed in Richmond upon Thames. The two pipistrelles (Common and Soprano) are by far the most widespread, while the Noctule, Brown Long-Eared bat and Daubenton's bat are more localised but regularly recorded. Much rarer species include the Serotine, Nathusius' Pipistrelle and Leisler's and Natterer's bats. Important sites in the Borough for bats include the London Wetland Centre in Barnes, the River Crane Valley, Richmond and Bushy Parks, Stain Hill reservoirs, as well as various sites within the River Thames corridor, such as Petersham Lodge Woods and Lonsdale Road reservoir.

There has been a significant decline in Greater London's bat populations since the mid-1980s, particularly for the Noctule and the Serotine (Guest *et al.*, 2000).

**Mistletoe** This grows profusely in Bushy Park., Seventy, of the limes or about a third in the Great Avenue are hosts to mistletoe. About 150 of the hawthorns have good growths. Home Park is abundant with mistletoe. Of the 199 hybrid lime trees in the East Front Canal Avenue in Home Park, which was replanted in 1987, 75 had mistletoe growths in 2004 and 94 (almost half) had growths in 2006. This is an increase of 25% from 2004 to 2006.

**Song thrush** - In the Borough, monitoring of song thrush numbers has been undertaken at several specific sites. Information about song thrush numbers can also be extracted from a number of 'standard walk' surveys being conducted in the borough at Bushy Park, Ham Lands, Barnes Common and Crane Valley. Between 1998 and 2005, there were a reported 905 sightings of song thrush.

**Stag beetle** – The GIGL database has records of 1672 sightings of stag beetles between 1997 and 2006 in the Borough. The stag beetle has been recorded from most of London but as gardens appear to be the most important habitat for the beetle, accurate results and monitoring has been difficult to acquire. However London Wildlife Trust undertook a London-wide stag beetle survey in 2005 and the results are shown below:



**Table 57: Stag Beetle: Male, Females, Larvae and Unknown.**

Sex/Stage	Number of Records
Male	420
Female	175
Larvae	27
Unknown	213
<b>Total</b>	<b>835</b>

Source: London Wildlife Trust (2005)

In this survey, within the London Borough of Richmond, there were fifty recorded stag beetles in 2005.

The significance of parklands for stag beetles in areas such as this borough is unclear as until recently there have been no systematic surveys in parks. The figures below are stag beetle results undertaken from transect walks in Richmond Park.

**Table 58: Stag beetle figures in Richmond Park (2005)**

Live Beetle	Sightings	Predated Remains	
Male	16	Male	52
Female	10	Female	46
Unknown	10	Unknown	101
Total	36		
25 were seen flying- all associated with transect walks		Total	199

Source: <http://www.jwhs.co.uk/sb/rsbp.html>

Live beetle sightings were made during the transect walks when all the flying beetles were observed. Predated remains are defined as "body parts, which we record as an equivalent number of whole beetles that would explain the presence of those parts found at the time". Volunteers following set routes across the Park made most of the sightings and findings.

**Tower Mustard** – There is one large population of tower mustard in Greater London, at Stain Hill reservoir within the London Borough of Richmond. This is one of the largest populations in the country. The population of Tower Mustard at Stain Hill Reservoir in Hampton was recorded as 71 plants in 2003, and over 1000 plants in 2004 (recorded by Plantlife).

**Water Vole** - see Table 58 above. In Greater London, the Water Vole has disappeared from over 72% of the sites it occupied previous to 1997 (LGM Greater London Water Vole Survey 1997). Although the species still retains a widespread distribution in LB Richmond it is confined to a few sites including the Longford River, Crane Park Island reserve on the Crane Corridor. Recently, a population was introduced at the Wildfowl and Wetlands Trust's (WWT) London Wetland Centre.

#### Monitoring:

Monitoring of habitats and species is carried out by members of the Richmond Biodiversity Partnership and will indicate whether the aim to reverse the decline of priority habitats and species within the borough has been achieved. All information and data collated is stored at GIGL. Information on habitats and species is provided by GIGL for the AMR. Biodiversity Action Reporting System (a national reporting database) will also be used to produce progress reports and measure our contribution to the delivery of relevant regional and national Biodiversity Action Plans. As the BAP was only launched in June 2005, the Biodiversity Group are also aware of the need to establish the condition of and monitor each of the above habitats and species.

The information provided is again substantial and detailed for this year, as it was for last year. However, there are still sections that do not fully meet the DCLG Indicator requirements. More accurate and relevant information is likely to be forthcoming once the BAP has been in place longer and the monitoring of habitats and species such as described in Table 58 (with the BAP), becomes a regular occurrence.

### Indicator 54: Percentage of eligible open spaces managed to green flag award standard

**Target:** No target is defined by DCLG

**data source:** Royal Parks Agency website, LBRuT Parks and Open Spaces

**indicator family:** **DCLG Core Output Indicator 4c**

The percentage amount is increasing



The Green Flag Award is the national standard for parks and green spaces in England and Wales administered by the Civic Trust. The award scheme began in 1996 as a means of recognising and rewarding the best green spaces in the country. Awards are given on an annual basis and winners must apply each year to renew their Green Flag status. The Green Flag Award is open to any freely accessible park or green space, including: town parks, country parks, formal gardens, nature reserves, local nature reserves, cemeteries and crematoria, water parks, open spaces, millennium greens, sites of special scientific interest (SSSIs), woodlands and allotments.

Since last year, the number of open areas that hold the green flag status increased from one (Bushy Park), to four. The additional Green Flag open spaces are:

- Twickenham Green (3.20 ha)
- Hatherop Park (9.40 ha)
- Richmond Park (973.6 ha)

Note that Bushy Park and Richmond Park are managed by Royal Parks.

The amount of open space accessible to the public (i.e. eligible open spaces for the purposes of this indicator) has been calculated using the Borough's Sport, Open Space and Recreation Needs Assessment and the Council's Geographical Information System. It includes the total amount of land designation in the UDP as a Public Open Space (2093.7 ha), allotments (27.85 ha) and cemeteries (61.7 ha). Open space that is in educational establishments is excluded from this calculation. Therefore 64% of publicly accessible open space has received and is managed to the Green Flag status.

There are other areas that the council considers are also managed to the Green Flag award standard, however they have yet to receive this status. Marble Hill Park (26.2 ha) and Barnes Green (3.45) are both areas that the council believe would meet the national standard. If these spaces were also included in the above summation, the total areas managed to Green Flag standards would increase to 67%.

## Energy

### Indicator 55: Renewable energy capacity installed by type

**Target:** local target/ GLA target of 10% of new developments' energy needs to come from renewable energy generated on site. London's renewable energy targets aim to generate at least

- 665GWh of electricity and
- 280GWh of heat, from up to 40,000 renewable energy schemes by 2010.

UK target of 10% of electricity from renewables by 2010

**data source:** LBRuT Energy Efficiency Co-ordinator, BERR – RESTATS data

**indicator family** **DCLG Core Output Indicator**, Sustainability Appraisal

Currently, the data is not collected at a local authority level and therefore a complete picture is not available. In the last financial year, 7 solar water-heating systems are known to have been installed in domestic properties, with a total area of 16.32m<sup>2</sup> and an expected yield of 13000kWh annually (Source: Energy Efficiency Co-ordinator, Housing Services, Residential Team).

Creative Environmental Networks (CEN) are still running a discounted solar installation scheme called the Sun Rise Scheme ([http://www.cen.org.uk/renewable/sun\\_rise.asp](http://www.cen.org.uk/renewable/sun_rise.asp)). Sun Rise offers householders a one-stop route to discounted solar hot water and solar PV systems, including impartial advice and full support in accessing government grants. Despite a number of enquiries, CEN have not installed any domestic solar installations through their scheme over the past year. The enquirers either lost interest after the quote, the sites were not suitable or the areas were too difficult from the planning perspective (listed buildings/Conservation Areas).

The following community-scale scheme has been completed since the last monitoring report:

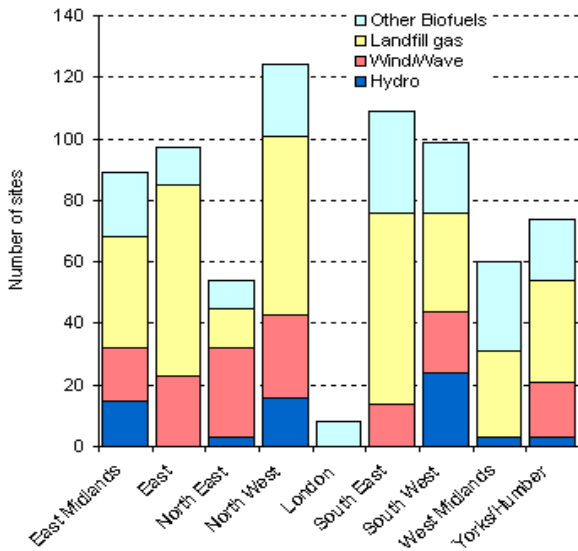
- 5 kWp PV installation at Stanley Junior School (December 2006)

The collection of renewable energy statistics began in 1989 via a project carried out by ETSU (now [FES](#) - a part of AEA Technology Environment) on behalf of the UK Department for Business, Enterprise and Regulatory Reform. RESTATS, the Renewable Energy Statistics Database for the UK currently holds information on heat and electricity generated from all the following sources:

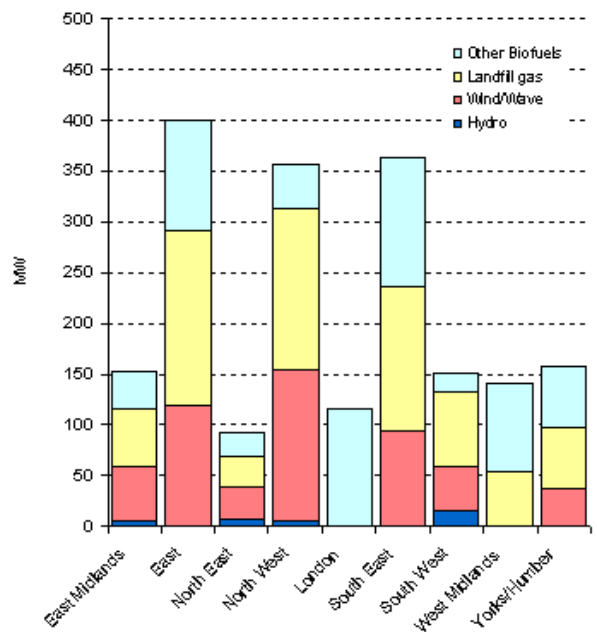
- **Biofuels**, including the combustion of biomass and wastes, co-firing, gas from landfill sites and digestion processes
- **Hydro-electricity**, both large and small-scale
- **Wave power**
- **Wind turbines and wind-farms** - onshore and offshore
- **Solar** - active solar heating and photovoltaics
- **Geothermal** aquifers

According to RESTATS data, in 2006 25% of electricity generated from renewables was from hydro sources, 24% from landfill gas, 23% from wind, 13% from biofuels and 14% from co-firing<sup>27</sup>. As a result, renewable sources provided 4.5% of electricity generated in the UK in 2006, 0.32% higher than in 2005. RESTATS data also shows that the London Region (excluding solar) trails the other English regions in terms of sites for, and generation of electricity from renewables, see figures 12 - 14.

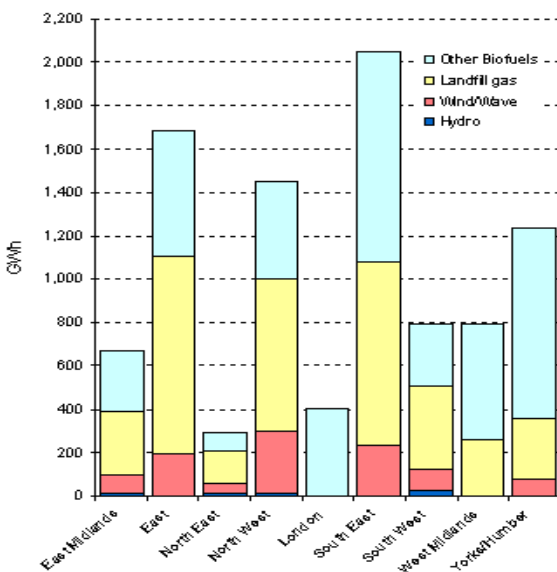
**Figure 12: Renewable Energy: Number of sites (2006)**



**Figure 13: Renewable Energy: capacity 2006**



**Figure 14: Renewable Energy: Power generation 2006**



In 2006, there was an increase of 10% in the installed generation capacity of renewable energy, essentially due to an increase in onshore wind energy (RESTATS data). The government has also set a 10% increase target of renewable energy, which will be achieved through the Renewables Obligation (which includes the Non Fossil Fuel Obligation).

Source: BERR, RESTATS

<sup>27</sup> RESTATS data- <http://www.restats.org.uk/electricity.htm>

**Indicator 56: Energy use per household**

**target** SA target: to reduce energy use over time

**data source:** Department for Business, Enterprise and Regulatory Reform (BERR)- Energy Trends, (published quarterly since June 2001) BRE. <http://www.statistics.gov.uk/statbase/ssdataset.asp> BERR website: [www.berr.gov.uk/energy](http://www.berr.gov.uk/energy)

Gas consumption data and **experimental** electricity consumption data at local authority level for 2005. Data are collected by calendar year.

**indicator family:** Sustainability Appraisal

**Advice for use of baselines for historical data series - In terms of making historical comparisons for the electricity data, 2005 data should ideally be used as a baseline. Using the 2005 data would have the advantage of greater comparability with the forthcoming 2005 gas consumption data (collected at meter point level) and the significant improvement in the quality of the postcode address file for the electricity data for that year.**

**Electricity**

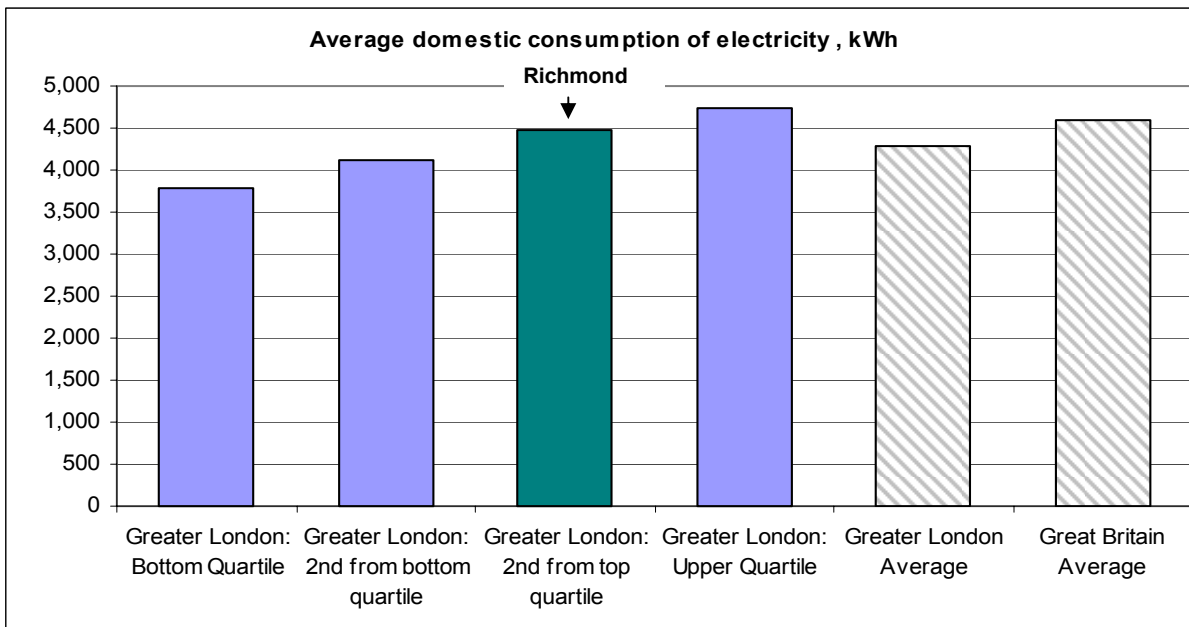
Borough residents appear to be using slightly less electricity than the national average according to the experimental data produced by the DTI and RESTATS. As the data is not comparable, it is difficult to ascertain if levels have increased or decreased, however Richmond’s position in the quartile range has changed from the second best quartile, down a level to the second highest consumption rate.

**Table 59: Average annual domestic consumption of electricity in borough (kWh)**

	2005	2004	2003
<b>Richmond upon Thames</b>	<b>4607</b>	<b>4554</b>	<b>4603</b>
Bottom Quartile Breakpoint	4564	4314.3	4258.5
National Median	4754	4758.6	4734.2
Top Quartile Breakpoint	6601	5222	5193.5

Note Audit commission data is only up to 2004. For 2005 figures, data is manipulated in order to achieve the quartile and national averages.  
Source: BERR Energy Trends, November 2007.

**Figure15: Average domestic consumption of electricity within Greater London and Great Britain.**



Source: BERR Energy Trends, November 2007

## Gas

In December 2003 DTI published the results of an exercise that converted gas consumption provided by National Grid Transco (NGT) at postcode sector level (i.e. the full postcode less the last 2 letters) into estimates of gas consumption at a local level<sup>28</sup>.

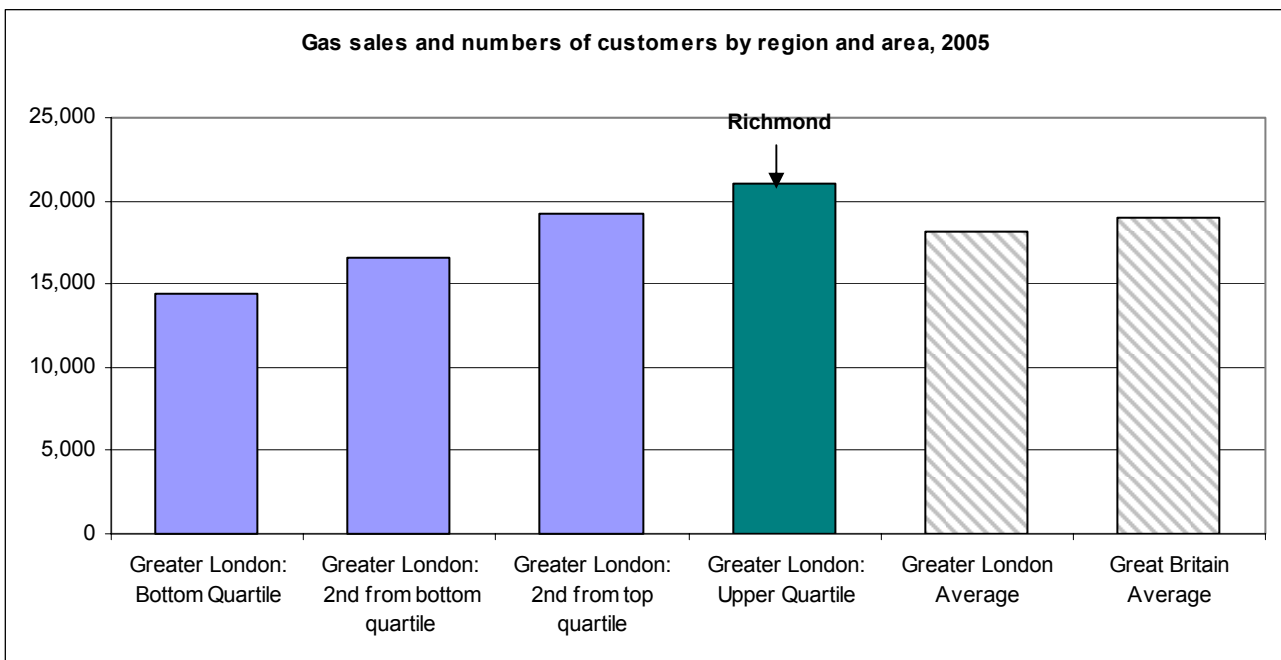
In terms of gas utilised, Richmond just falls within the upper quartile of boroughs that use the most gas. Nationally, Richmond also falls higher than the national average. Table 61 and Figure 16 depict this usage.

**Table 60: Average annual domestic consumption of gas in kWh**

	2005	2004	2003	2002	2001
<b>Richmond upon Thames</b>	<b>21109</b>	<b>21355</b>	<b>21109</b>	<b>21235</b>	<b>21084</b>
National Median	19115	20429	20126	20121	19924
Bottom Quartile Breakpoint	16084	19321	19104	19096	18947
Top Quartile Breakpoint	22411	21426	21159	21231	20889

Note Audit commission data only up to 2004. For 2005 figures, data is manipulated in order to achieve the quartile and national averages. Source: BERR Energy Trends, November 2007.

**Figure 16: Gas consumption in Greater London, in comparison to Great Britain.**



Source: BERR Energy Trends, November 2007

As guidance to data users BERR is not advising that the historical gas consumption datasets are used for time series analysis, as changes in consumption recorded in the figures, particularly at local authority level are mainly caused by data quality improvements rather than real changes in consumption. The user should also recognise that the National Grid and revised gas industry datasets are two distinct series and therefore they should not be combined to make annual comparisons from 2001 to 2005. In terms of making historical comparisons for the gas consumption data, the 2005 data, which are more reliable, should ideally be used as a baseline year. The main advantage of using the 2005 data is the improved comparability with the 2005 electricity consumption data, which are also collected at meter point level. The combined electricity and gas will provide a good indication of overall household energy consumption at local authority level, based on mapped consumption from good quality postcode information.

<sup>28</sup> NUTS 1 & NUTS 4 areas

**Table 61: Regional and local electricity consumption statistics, 2005 (experimental)**

	Borough	Domestic consumers		Commercial and industrial consumers		All consumers		Sales per consumer	
		Sales GWh	Number of MPANs (thousands)	Sales GWh	Number of MPANs (thousands)	Sales GWh	Number of MPANs (thousands)	Average domestic consumption kWh	Average industrial and commercial consumption kWh
<b>2003</b>	Richmond upon Thames	363	78.9	379	9.2	742	88.1	4,603	41,027
<b>2004</b>	Richmond upon Thames	358	78.7	400	9.2	758	87.8	4,554	43,540
<b>2005</b>	Richmond upon Thames	368	80.0	424	9.4	792	89	4,607	45,200
	Hammersmith and Fulham	303	79.0	690	14.4	993	93	3,840	47,694
	Hounslow	402	92.4	942	8.5	1,344	101	4,355	110,366
	Kingston upon Thames	296	63.3	347	7.0	643	70	4,680	49,338
	Wandsworth	516	128.1	666	16.8	1,182	145	4,027	39,596
	TOTAL GREATER LONDON	13,886	3,246	27,550	440	41,436	3,686	4,278	62,605

Source: BERR Energy Trends, November 2007

 Meter point administration numbers (MPANs) every metering point has there own unique reference number. Please go to <http://www.berr.gov.uk/files/file36068.xls>
**Table 62: Gas sales and numbers of customers by region and area, 2005**

	Borough	Domestic consumers		Commercial and industrial consumers		All consumers		Sales per consumer	
		Sales GWh	Number of MPANs (thousands)	Sales GWh	Number of MPANs (thousands)	Sales GWh	Number of MPANs (thousands)	Average domestic consumption kWh	Average industrial and commercial consumption kWh
<b>2003</b>	Richmond upon Thames	1,878	88.95	836	2.41	2,713	91.36	21,109	347,233
<b>2004</b>	Richmond upon Thames	1,907	88.97	821	2.39	2,728	91.36	21,355	343,815
<b>2005</b>	Richmond upon Thames	1,526	75.76	511	1.66	2,037	77.42	20,145	307,135
	Hammersmith and Fulham	1,183	73.34	678	1.37	1,861	74.70	16,128	496,505
	Hounslow	1,493	79.93	878	1.55	2,371	81.47	18,684	567,862
	Kingston upon Thames	1,145	57.44	309	1.16	1,454	58.60	19,938	266,846
	Wandsworth	2,003	115.37	937	2.10	2,940	117.47	17,361	446,113
	TOTAL GREATER LONDON	52,635	2,901.38	27,214	60.80	79,849	2,962.18	18,141	447,582

 Source: BERR Energy Trends, September 2007 & BERR Regional Energy Consumption Statistics (accessed Nov. 2007) Please go to <http://www.berr.gov.uk/files/file37898.xls>

## Land & Soil quality

### Indicator 57: Number of sites identified as potential contaminated land

**target:** BVPI target of 1,495

**data source:** Best Value Performance Plan 2006/7

**indicator family:** Sustainability Appraisal, BVPI 216a

progress towards target:



number of sites exceeds target

Current performance figures from the Best Value Performance Plan indicates that the total number of sites identified as a concern was 1,520. This figure is 10 more than last years' AMR figures. The table below shows the last 3 years.

**Table 63 : BVPI indicator 216a: Sites of potential concern**

	Number of sites of potential concern (contaminated land)		
	2004/5	2005/6	2006/7
Richmond upon Thames	1,473	1,510	1,520

Source: LBRuT Special Projects Team

The table above highlights that for the past three years, there has been a steady increase in the identification of sites that could potentially be contaminated

### Indicator 58: Number of contaminated land sites remediated

**target:** The BVPI target relates to the number of sites with information to decide whether remediation is necessary, whereas the data presented are for sites which have been remediated.

**data source:** LBRuT Special Projects section

**indicator family:** (related to BVPI 216b), Sustainability Appraisal

progress towards target:



1% sites with information to decide whether remediation is necessary

Table 65 shows the number of sites that were remediated in the last three years, within the London Borough of Richmond.

**Table 64: Number of remediated sites in the borough of Richmond**

	Number of sites remediated
2006/7	6
2005/6	9
2004/5	35

Source: LBRuT Special Projects Team



**Indicator 59: area of derelict land available for reuse (previously developed) (ha)**

**data source:** ODPM NLUD statistics May 2005 and Audit Commission Area Profiles

**indicator family:** Sustainability Appraisal

progress towards target:



The amount of developed land that is derelict in the Borough is extremely small.

**Figure 17 and Table 65: The area of derelict land available for reuse (previously developed) (ha) in the borough**

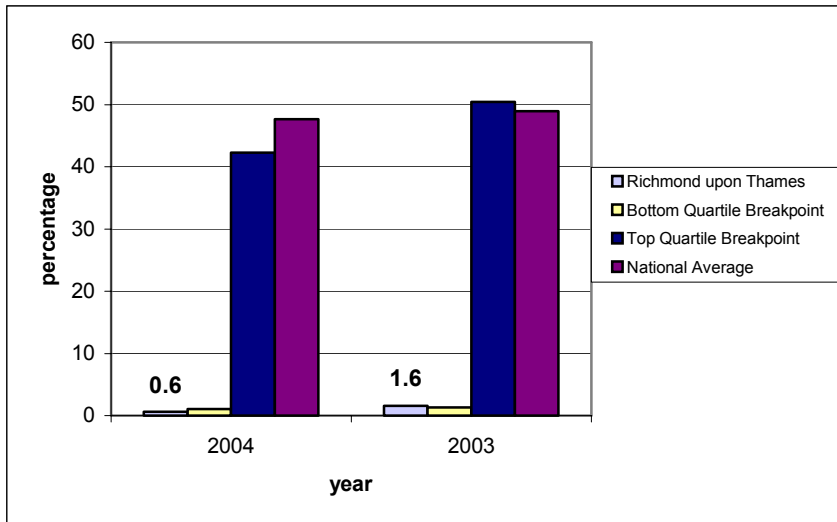


Table 65

	2004 (%)	2003 (%)
Richmond upon Thames	0.6	1.6
National Average	47.66	48.96
Bottom Quartile Breakpoint	1.1	1.35
Top Quartile Breakpoint	42.25	50.45

Source: Audit Commission

The last data collection for this indicator was in 2004 – however even so, the amount of derelict land that is available for reuse is extremely small in the borough compared to the national average.

**Figure 18 & Table 66: the proportion of developed land that is derelict in the borough**

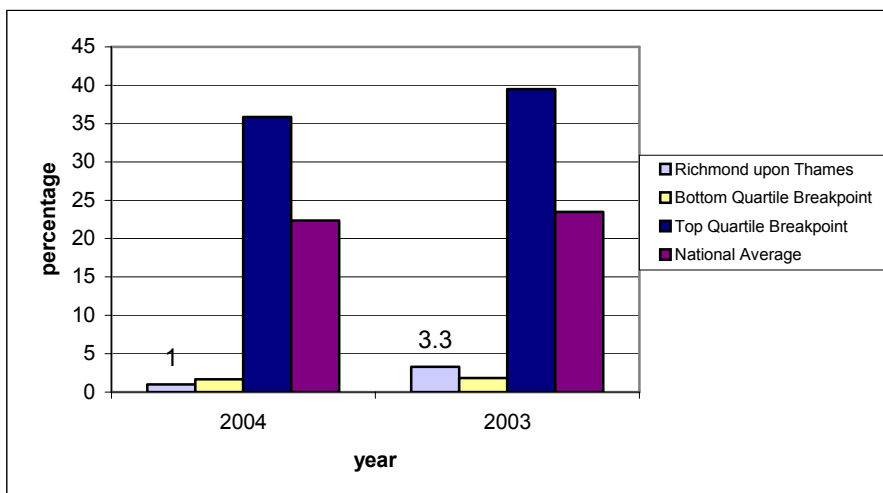


Table 66

	2004 (%)	2003 (%)
Richmond upon Thames	1	3.3
National Average	22.35	23.5
Bottom Quartile Breakpoint	1.65	1.85
Top Quartile Breakpoint	35.85	39.5

Source: Audit Commission

Looking at the proportion of land that is derelict the overall figures for the London Borough of Richmond is within the lowest quartile (25%) compared to the national average. This is not surprising considering that the borough is a built up environment with relatively high land values.

## Air Quality & Noise

### Indicator 60: Number of days p.a. when air pollution is moderate or high for PM10

**target:** The national *Air Quality Strategy*<sup>1</sup> 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 exceedances each year.

**data source:** LBRuT figures

**indicator family** LSDC QoL 14, Sustainability Appraisal

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 outside Castlenau Library and the other is at the Wetlands site, Barnes. The mobile unit is moved around the borough to different locations. Continuous monitoring is carried out for the following pollutants: nitrogen dioxide NO<sub>2</sub>, sulphur dioxide SO<sub>2</sub>, Ozone O<sub>3</sub>, Carbon Monoxide CO, Particulates PM<sub>10</sub>'s, Benzene BTX and Polycyclic Aromatic Hydrocarbons (PAHs).

Air quality data for 2006/7<sup>29</sup> is shown in the table below:

**Table 67: Air quality data for the past 3 years, in the three sites where monitoring occurs.**

Location	Number of 'moderate' days (50-74 ug/m3)			Number of 'high' days (75-99 ug/m3)		
	Barn Elms Wetland Centre	Castlenau	Mobile unit	Barn Elms Wetland Centre	Castlenau	Mobile unit
2006/7	14	10	8	0	2	2
2005/6	2	4	0	0	0	0
2004/5	1	1	n/a	0	1 (plus 1 day 'very high')	n/a

Source: LBRuT Special Projects team

Generally, the number of days that air pollution is moderate or high is increasing, especially around the Wetland Centre and Castlenau. This could be caused by a number of reasons, such as increased traffic created by roadworks, an increase in the number of lorries and cars travelling within and through the borough, as well as an increased dependence on private transport in general and an exceptionally warm summer could all be indicators that have seen this increase in days where air pollution is increasing.

The Unitary Development Plan, First Review, planning policies restrict the number of parking spaces that are available within new housing developments. However, more actions could be considered which reduce air pollution within the borough.

#### National trends:

There are no trends apparent for increasing or decreasing air pollution at specific sites, although rural areas tend to have more days of moderate or higher air pollution.

- The majority of air quality problems, such as those in 2003, are mainly the result of elevated concentrations of ozone caused by hot and sunny conditions over the summer, and elevated concentrations of particulate matter (PM<sub>10</sub>)
- Although some air quality problems are caused by pollutants transported into the region by air masses moving across Europe and elsewhere in the UK, pollution emissions within the region (especially transport emissions) contribute significantly to air pollution problems.
- Emissions from road traffic and industrial sources contribute to air pollution levels with particulate concentrations being highest at kerbside and industrial monitoring sites.

<sup>29</sup> Figures are provisional and will not be ratified for several months.

### Indicator 61: Numbers of transport-related noise complaints & requests for compensation (not air transport)

**data source:** LBRuT Environmental Health, commercial and residential database  
**indicator family** Sustainability Appraisal

During the 2006/7 financial year there were, in total, 119 transport related noise complaints. Omitting car alarm complaints (the largest occurrence of complaints at 45), the council received 62 noise complaints. A breakdown of these figures is shown below.

**Table 68: Number of transport related noise complaints, by type.**

Complaint cause by:	Number
Commercial Delivery/Collections	38
Domestic Delivery/Collections	7
Car alarm	45
Vehicle – amplified music	1
Vehicle – street	7
Road Traffic Noise	2
Railway Noise	7
(Aircraft noise)	(12)
<b>Total</b>	<b>119</b>

Source: LBRuT Commercial Environmental Health Team

The total number of requests for compensation is not recorded by the council, as it is up to the individuals to seek legal action against the offender. It may therefore be advisable to alter the indicator and omit the section regarding compensation.

## Water quality

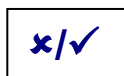
### Indicator 62: river water of good or fair chemical and biological water quality

**target:** Sustainability Appraisal Target, wherein 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. No local target is set as it is difficult to influence water quality at a borough level.

**data source:** Environment Agency and OFWAT

**indicator family:** Sustainability Appraisal

**Progress towards target:**



improving

The government's target is to increase River Quality Objectives (RQO) compliance in England and Wales from 82% in 1997 to at least 91% by 2005. By 2004, RQO compliance stood at 89.3%

#### National Trends:

- Throughout England and Wales compliance with RQOs has fallen in recent years, with 85% of assessed river length compliant in 2002-2004, compared to a peak of 91% in 1999-2001 and 1998-2000
- This decline has been attributed to two main factors- localised drought conditions in 2003 and problems with measuring new technology in the field at some sites during low flow conditions.
- Results for 2002-2004 show an improvement over 2001-2003 but continued vigilance is needed to ensure compliance improves.

The current performance data is shown in Tables 69 and 70 below

**Table 69: River quality (chemistry)**

River Quality: Chemistry	2004-06	2002-04
Crane	C	B
Duke of Northumberland's River	B	B
Thames (Hogsmill- Teddington)	C	D

Source: OFWAT in Audit Commission Area Profile September 2007

**Table 70: River quality (biology)**

River Quality: Biology	2006	2000-03
Crane	C	C
Duke of Northumberland's River	C	C
Thames (Hogsmill- Teddington)	C	B-C

Key  
A = Very Good  
B = Good  
C = Fairly Good  
D = Fair  
E = Bad

Source: OFWAT in Audit Commission Area Profile September 2007

Unfortunately, due to the sporadic collection of data, the latest figures produced are at 2005. However, data supplied by OFWAT shows that the proportion of river length in the Borough assessed as a good chemical quality had improved from 2000-2002 and remained broadly static in 2003 (66.01%) above the national average of 51.32%). However having improved, the figure for 2004 fell to 49.34%, which is very slightly below the national mean value of 49.44% and this figure remained the same in 2005.

From 2000-2002 the proportion of the river length in the borough assessed as good biological quality improved to just over 50%. This fell in 2003 and has remained at 34.45% during 2004 and 2005. This figure is still below the national average (53.13%).

## Efficient use of land/ sustainable construction practices

### Indicator 63: Proportion of new build and retrofit homes meeting EcoHomes "very good" standard

**data source:** Building Research Establishment (BRE)

**indicator family:** Sustainability Appraisal

According to BRE, Ecohomes 'balances environmental performance with the need for a high quality of life and a safe and healthy internal environment'<sup>30</sup>

In last years AMR, the statistics obtained were for the whole of the UK as a whole, for the period that the scheme had been implemented (from 2000 to August 2006). The information provided from the table below provides a good indicator of the progress that has been made during the 2006/7 financial year.

**Table 71: Ecohomes Assessments carried out across the whole of the UK from 2000-2006**

Rating	Approx No. of Assessments (UK)	Percentage (UK)
Excellent	69	3%
Very Good	436	17%
Good	1207	47%
Pass	712	33%
Unclassified	4	0%
Total	2528	100%

Source: BRE database 2007 (note: figures stated are only estimates)

The following table shows the uptake of EcoHomes assessments within London.

<sup>30</sup> BRE Ecohomes website- <http://www.breeam.org/page.jsp?id=21>

**Table 72: Ecohomes Assessments carried out in London during the 2006/7 financial year.**

Rating	Approx No. of London Assessments
Excellent	15
Very Good	109
Good	255
Pass	114
Total	493

Source: BRE database 2007 (note: figures stated are only estimates)

Within the LBRuT, only 5 Ecohomes were rated. Please note that the data provided in the tables above, and more specifically for the LBRuT is only guideline data and therefore cannot be stated as a precise figure or exact numbers.

In due time, the data available for EcoHomes should increase and be more readily available as the uptake of homes that seek accreditation increases. As this is an area of growth that is being encouraged by Central Government and the London Mayor, monitoring will become easier with time and resources. It is important that this area is assessed as every altered home has the potential to reduce LBRuT's overall environmental footprint.

#### **Indicator 64: Proportion of commercial buildings meeting BREEAM very good standards**

**data source:** Building Research Establishments (BRE)

**indicator family:** Sustainability Appraisal

In contrast to the previous indicator that specifically looked at household alterations/applications for EcoHomes status, BREEAM looks specifically at commercial developments.

During 2006/7, there were no commercial buildings that met the 'Very Good' standard as set out by the BRE within the London Borough of Richmond.

However, for the whole of London, the table below depicts the number of BREEAM applications that were certified in 2006/7.

**Table 73: BREEAM Assessments carried out in London during the 2006/7 financial year.**

Rating	Approx number of schemes in London 2006/7
Excellent	49
Very Good	140
Good	32
Pass	7
Unclassified	0
Total	228

Source: BRE database 2007

As stated previously, this data is merely guidance and cannot be ratified. It is also important that the monitoring of this is maintained as this is a field that is increasing in dominance and importance. As with EcoHomes, monitoring will become easier with time and resources. It is vital that both EcoHomes and BREEAM standards increase in emphasis over time, to try and minimise the negative impact buildings have on sustainability.

## **Crime**

#### **Indicator 65: Number of recorded crimes per annum, violence against the person; burglary from a dwelling; theft from a motor vehicle.**

**target** Sustainability Appraisal Target for this is 17.5 % reduction in all crime by 2008.

**data source:** Metropolitan Police, Home Office; British Crime Survey, LBRuT figures

**indicator family:** SA , BVPIs 126,127a,127b,128, 174 175, 198, 225. BVPI 215 a & b

**progress towards target:**

**Improving, however targets narrowly missed.**

For the 12 months to April 2007 there were 13,408 recorded offences in total. This continues the trend in reduction in crime on the previous year's figures of 14,891 in 2006 and 15,320 in 2005. Three types of crime are selected for monitoring purposes that are of particular concern to residents.

Home office comparative crime statistics are available for April 2004 – March 2006, however data for 2006/7 is newly formatted and not comparable. The figures show that the borough has fewer crimes than the national average.

**Table 74: Number of recorded crimes per annum for 2006/7, according to offence.**

	LBRuT		Greater London		England & Wales	
	2006/7 figures per 1,000 of the population	% change from 2005/6	2006/7 figures per 1,000 of the population	% change from 2005/6	2006/7 figures per 1,000 of the population	% change from 2005/6
Violence against the person	11	-10	24	-8	19	-1
Sexual offences	1	-7	1	-10	1	-7
Robbery	2	-10	6	1	2	4
Burglary (dwelling)	6	-24	19	8	5	-3
Theft of motor vehicle	2	-9	5	-14	4	-10
Theft from a vehicle	8	8	12	-2	9	-1
Interfering with a motor vehicle	1	149	0	-7	1	-3
Recorded crime BCS comparator offences	45	-12	71	-7	61	-2

Source: Home office, Research Development Statistics 2007<sup>31</sup>

**Note:** "Offences": These are confirmed reports of crimes being committed. All data relates to "notifiable offences" - which are designated categories of crimes that all police forces in England and Wales are required to report to the Home Office

The alteration in recordings of crime means that greater reliance is placed upon the borough's BVPI indicator information.

**Table 75: Target and Performance figures for LBRuT, for offences per 1,000 households**

	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	13.2	13.4	17.7	14.4	14.09
Violent crimes per 1,000 population	16.1	14.4	Amended	16.1	n/a	n/a
Robberies per 1,000 population	1.3	2.2	Amended	2.5	n/a	n/a
Vehicle Crimes per 1,000 population	21.9	11.0	9.79	10.6	10.47	9.58

Source: LBRuT Best Value Performance Plan 2005-2007

As shown in the Table above, crime figure are improving however more needs to be done to reduce the amount of robberies and domestic burglaries, in order to bring them in line with LBRuT targets.

The Metropolitan Police Service publish monthly statistics and summary data for financial years starting from January 2000. Reporting years run from April to March. As can be seen from the Table below, the Borough has relatively low crime figures compared to other London Boroughs. The total number of crimes has decreased from 2005/06, burglary from dwellings and violence against persons has fallen but theft from motor vehicles has risen slightly (8%).

<sup>31</sup> <http://www.homeoffice.gov.uk/rds/crimeew0607.html>

**Table 76: Offences by borough, Financial Year 2006/07**

Borough	Violence Against the Person Total	Burglary in a Dwelling	Theft From M/V	Grand Total 2006/07	Total 2005/6	Total 2004/5
Heathrow Airport	524	0	206	<b>5,053</b>	6,024	6,168
Kingston upon Thames	3003	515	870	<b>13,105</b>	15,141	15,690
<b>Richmond Upon Thames</b>	<b>2122</b>	<b>1053</b>	<b>1578</b>	<b>13,408</b>	<b>14,891</b>	<b>15,320</b>
Sutton	2989	657	1662	<b>15,408</b>	16,077	16,942
Harrow	2870	1334	2104	<b>15,837</b>	17,481	18,107
Merton	3361	997	1388	<b>16,078</b>	17,299	17,281
Bexley	3742	1105	1191	<b>16,997</b>	20,011	18,859
Havering	3639	1175	2442	<b>19,997</b>	21,772	21,431
Barking & Dagenham	5150	1196	1839	<b>21,384</b>	22,062	21,442
Kensington & Chelsea	3597	1385	2368	<b>24,328</b>	24,731	26,812
Hounslow	5502	1671	3085	<b>24,485</b>	27,233	27,908
Redbridge	4323	2107	3190	<b>24,646</b>	24,679	26,173
Hammersmith & Fulham	5054	2118	3477	<b>25,334</b>	25,861	27,139
Enfield	5342	2390	2683	<b>27,058</b>	27,473	28,131
Hillingdon	5911	1874	3729	<b>28,144</b>	28,377	27,800
Bromley	5697	1996	3064	<b>28,424</b>	30,793	30,761
Waltham Forest	6052	1854	3743	<b>28,927</b>	30,143	29,491
Greenwich	7486	1929	2195	<b>29,829</b>	31,354	31,186
Barnet	5512	2467	3938	<b>29,920</b>	34,871	37,887
Wandsworth	5647	2634	3109	<b>30,039</b>	30,130	31,641
Brent	6216	2289	3343	<b>30,474</b>	35,140	35,582
Haringey	5651	2709	3081	<b>30,595</b>	35,367	35,553
Hackney	7148	1841	2836	<b>31,160</b>	34,630	36,492
Croydon	6741	2099	2670	<b>31,510</b>	34,859	35,004
Lewisham	8062	2492	2171	<b>32,150</b>	33,387	34,833
Tower Hamlets	7727	1638	2965	<b>32,627</b>	33,756	36,329
Islington	6289	2450	3581	<b>35,248</b>	37,050	37,956
Newham	7578	2155	4519	<b>35,597</b>	39,020	36,460
Ealing	7641	2693	4910	<b>36,734</b>	37,295	36,418
Lambeth	8344	2774	2896	<b>38,868</b>	41,968	45,784
Southwark	8435	2373	3409	<b>39,713</b>	41,432	43,771
Camden	6586	2515	4328	<b>42,435</b>	42,236	45,432
Westminster	8414	1448	3567	<b>66,267</b>	71,582	79,338
<b>Total</b>	<b>182355</b>	<b>59933</b>	<b>92137</b>	<b>921,779</b>	<b>984,125</b>	<b>1,015,121</b>

Source: Metropolitan Police Service

## Contribution towards sustainable development objectives

The sustainability appraisal indicators track progress towards a number of targets, some set by the relevant organisations such as Natural England and the Environment Agency and others set locally. Data for some indicators such as waste minimisation and recycling and amount of vacant and derelict land show an encouraging trend. Many indicators are not related to land use and are influenced by factors other than planning policies. River water quality may depend on discharges upstream, and number of days when air quality is poor may be caused by metrological and other factors rather than local traffic. Other targets are not necessarily under the direct control of the local authority for example the condition of SSSIs is the responsibility of the owner/land manager.



Whilst the Council has no monitoring of the householder's use of renewables it broadly supports the reduction of CO2 emissions. National and local incentives such as the provision of grants may increase the use of renewables, which in turn may reduce the high level energy consumption by households and contribute to reducing emissions.

The Council's recently published Sustainable Design and Construction Checklist should encourage sustainable construction practices and may lead to not only the best use of previously developed land and existing buildings, but improved energy efficiency, increased use of renewable energy, improved health and well being through warmer and drier homes and reduced waste and energy consumption.

Much of the information provided in this section is not collected locally and is often not available at local authority level. The problem with data availability, especially with regard to time series data, is one of the reasons why targets have not been set for all sustainability appraisal indicators.

## Appendix 1: Use of policies in determining planning applications for development completed in the 2006/7 financial year.

The frequency with which case officers cited policies in determining planning applications has been calculated, for completions for the financial year 06/07. This information relates to the adopted plan (1 March 2005) policies since these policies were in use for the majority of the period. Where a 1996 adopted plan policy is cited as well as the equivalent Review Draft policy, it has been removed from the analysis to avoid duplication. Because a policy has not been used in the last financial year, it does not mean that it is no longer required.

UDP Policy	Name	number of times used
BLT01	Designation of conservation areas	0
BLT02	Protection and enhancement of conservation areas	58
BLT03	Preservation of listed buildings and ancient monuments	6
BLT04	Protection of buildings of townscape merit	30
BLT05	Use of historic buildings	5
BLT06	Architectural salvage	1
BLT07	Archaeological sites	1
BLT08	Evaluation of archaeological sites	1
BLT09	Development of archaeological sites	2
BLT10	Vernacular buildings	0
BLT11	Design considerations	128
BLT12	Accessible environment	6
BLT13	Planning guidance	1
BLT14	Landscape and development	18
BLT15	Daylighting and sunlighting	96
BLT16	Unneighbourliness	141
BLT17	Crime and public safety	1
BLT18	High buildings	4
BLT19	Provision of art schemes in new development	0
BLT20	Shop-fronts of architectural interest	0
BLT21	New and altered shop-fronts	3
BLT22	Signs and illumination	0
BLT23	Advertisements and hoardings	0
BLT24	Telecommunications	1
BLT25	Street furniture and townscape materials	0
BLT26	Environmental improvements	1
BLT27	Vacant buildings and vacant land	0
BLT28	Forecourt parking	11
BLT29	Existing injurious uses	0
BLT30	Protection from pollution in new development	4
BLT31	Energy and resource conservation	3
CCE01	Supply of land for public services	3
CCE02	Provision of new public services	1
CCE03	Use of surplus sites and premises	1
CCE04	Provision of health facilities	2
CCE05	Loss of health facilities	0
CCE06	Location of doctors' and dentists' surgeries	4
CCE07	Provision of social services and day centres	0
CCE08	Educational premises	10
CCE09	Dual use of facilities	2
CCE10	Children's play facilities	0
CCE11	Provision for early years	0

UDP Policy	Name	number of times used
CCE12	Youth centres	0
CCE13	Nature study facilities	0
CCE14	Libraries	0
CCE15	Retention of indoor recreation, cultural and enter	7
CCE16	Provision of new indoor recreation facilities	3
CCE17	Provision of new arts facilities	0
CCE18	New or extended entertainment facilities	3
CCE19	Local studies museum	0
CCE20	Community centres and public halls	1
CCE21	Public conveniences	0
CCE22	Waste collection and disposal	0
CCE23	Recycling and kerbside collection	0
CCE24	Location, design and landscaping of recycling facilities	0
CCE25	Anaerobic digestion schemes and home composting	0
EMP01	New development	2
EMP02	Business developments	9
EMP03	Provision, improvement and expansion of industrial and storage and distribution premises	2
EMP04	Retention of employment uses	24
EMP05	Homeworking	6
EMP06	Live and work units	2
EMP07	Small and growing businesses	2
EMP08	Development of tourism	3
EMP09	Hotels and guest house	3
ENV 08 deleted from 05 adopted plan	Camping and caravan sites	0
ENV01	Metropolitan open land	2
ENV02	Green belt	0
ENV02A	Major Developed site in the Green Belt	0
ENV03	Other open land of townscape importance	10
ENV04	River Crane Area of Opportunity	1
ENV05	Protection of views and vistas	2
ENV06	Green chains	2
ENV07	Contaminated land	1
ENV08	Cemeteries and crematoria	14
ENV09	Trees in town and landscape	23
ENV10	Historic parks, gardens and landscapes	26
ENV11	Retention and improvement of public open space	7
ENV12	Provision of public open space	1
ENV13	Lighting including floodlighting	16
ENV14	Sports stadia/spectator sports	3
ENV15	Retention of recreation facilities	1
ENV16	Bridleways	1
ENV17	Retention and provision of allotments	1
ENV18	Sites of special scientific interest and other sit	3
ENV19	Nature conservation and development proposals	56
ENV20	Green corridors	3
ENV21	Management for nature conservation	0
ENV22	Aims for public information and promotion of nature conservation	10
ENV23	Aims for monitoring and liaising with other nature conservation authorities	40
ENV24	Species protection	51
ENV25	Local nature reserves	2
ENV26	Thames Policy Area	4

<b>UDP Policy</b>	<b>Name</b>	<b>number of times used</b>
ENV27	Access to the River Thames (including foreshore) and the Thames Path	1
ENV28	Encouragement of the recreational use of the River	2
ENV29	Jetties & Pontoons	0
ENV30	Passenger and hire boats	1
ENV31	Riverside uses	1
ENV32	Permanent mooring of houseboats and other craft	0
ENV33	Nature conservation on the river	5
ENV34	Protection of the floodplain and urban washlands	2
ENV35	Surface water run-off	4
ENV36	Tidal defences	0
ENV37	Culverting of water courses	1
ENV38	Riverbank and water pollution	0
ENV39	Clean water, foul sewers and sewage treatment	0
ENV40	Quality of groundwater	0
ENV42	Evaluation of Archaeological Sites	2
ENV43	Development of Archaeological Sites	2
ENV46	Micro recycling centres and can banks	2
HSG01	Overall amount of housing	49
HSG02	Existing housing	13
HSG03	Retention of residential use	6
HSG04	Residential areas	52
HSG05	Residential in areas of mixed use	21
HSG06	Affordable housing	17
HSG07	Mobility standards	8
HSG08	Wheelchair standards	7
HSG09	Sheltered housing	3
HSG10	Hostels and homes	0
HSG11	Residential density and mix	122
HSG12	Backland & Infill Development	36
HSG13	Conversions - suitability of property	44
HSG14	Conversions - design considerations	27
HSG15	Non self-contained accommodation	3
HSG16	Condition of housing stock	1
HSG17	Quality of the residential environment	35
HSG18	Additional residential standards	19
HSG19	Community facilities	1
HSG20	Gypsies and travellers	0
IMP01	Reuse of buildings and land	3
IMP02	Mixed uses	11
IMP03	Provision of planning advantage	4
IMP04	Environmental assessment	0
IMP05	Working in partnership	0
RIV01- NO EQUIVALENT Mar 05 policy	PROTECTION OF SPECIAL CHARACTER	1
STG01	Opportunity for all	1
STG02	The environment	9
STG03	Conservation of resources and pollution	1
STG04	Town and local centres and retailing	2
STG05	Mixed use development	11
STG06	Housing	14
STG07	Public open space	4
STG08	Employment	0
STG09	Recreation, culture and entertainment	0

<b>UDP Policy</b>	<b>Name</b>	<b>number of times used</b>
STG10	Tourism	1
STG11	Transport	1
STG12	Air transport	0
STG13	Liaison and self help	0
STG14	Monitoring and review	0
TC01	Improvements to centres	0
TC02	New shopping development in Richmond and the four district centres	1
TC03	Development in small centres	0
TC04	Facilities in new retail developments	0
TC05	Key shopping frontages	12
TC06	Change of use in secondary frontages	11
TC07	Isolated shops and small groups of shops serving local needs	1
TC08	Change of use in other shopping frontages	14
TC09	Other considerations and conditions non-A1 uses	8
TC10	Motor vehicle sales and showrooms	0
TRN01	Location of development	8
TRN02	Transport and new developments	79
TRN03	Travel plans	5
TRN04	Car and bicycle parking standards	109
TRN05	Retention of off-street parking	5
TRN06	Traffic management and road safety	1
TRN07	Pedestrian safety	0
TRN08	Pedestrian routes and security	3
TRN09	Pedestrian environment	1
TRN10	Public rights of way	0
TRN11	Cycling	0
TRN12	Public transport improvements	1
TRN13	Public transport movement	0
TRN14	Transport interchanges	0
TRN15	Coaches	0
TRN16	Road hierarchy	0
TRN17	Traffic congestion	0
TRN18	Highway improvement and safeguarding lines	0
TRN19	Local area treatments	0
TRN20	Traffic in Royal Parks	0
TRN21	On-street parking	1
TRN22	Off-street parking	39
TRN23	Station parking	28
TRN24	Parking charges	3
TRN25	Heavy lorries - lorry route network	0
TRN26	Heavy lorries - traffic management/parking	0
TRN27	Rail and waterborne freight	0
TRN28	Air transport	0
TRN29	Promotion/publicity	0

## Appendix 2: Implementation of Proposal sites

Proposal site		Description	progress
<b>Barnes</b>			
B2	Barnes Station and Former Goods Yard	car park, transport interchange facilities public open space	not implemented
B3	Hammersmith Bridge-Putney: cycle route	cycle route	implemented
B4	Mill Hill/ Rocks Lane	junction improvement, highway drainage	not implemented
B5	Barn Elms Sports Ground	rationalisation of sports use, indoor sports hall, upgrading sports pitches, enhancement of landscape	not implemented
B6	Beverley Brook	pedestrian access to Richmond Park	not implemented
B7	Barnes Bridge Station	interchange improvements	not implemented
<b>East Sheen &amp; Mortlake</b>			
S4	Budweiser Stag Brewery	conversion and part redevelopment	partially implemented
S5	Post Office Sorting Office/Signal House/ Public House	reducing width of High Street, bringing forward of building line	not implemented
S6	Mortlake Station	interchange improvements	not implemented
S7	North Sheen Station	interchange improvements	not implemented
<b>Ham &amp; Petersham</b>			
P2	Reservoir Land	agriculture	implemented
P3	Grey Court School, Ham Street	Alteration, extension and improvement of school premises, increased public use of school facilities including sports hall	not implemented
P4	King George's Pavillion	Housing/Employment/Community Use	not implemented
<b>Hampton &amp; Hampton Hill</b>			
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
H2	Sunnyside Reservoir, Lower Sunbury Road	use for water-based sport	Implemented
H3	Hydes Fields, Upper Sunbury Road	short stay camping and caravanning	not implemented
H4	Fulwell Park adjoining Twickenham Golf Course	intensification of sports use, indoor & outdoor facilities, children's playground	implemented
H5	Hampton Station	interchange improvements	not implemented
H6	North end of Oak Avenue, Hampton	recreation use	not implemented
H7	Open space, north end of Oak Avenue	bridle path	not implemented
H9	Beveree, Beaver Close	children's playground	not implemented
H12	Page's Green, Hampton Nursery Lands	children's playground	not implemented
H13	Hampton Nursery Lands. Land adjacent to Buckingham School playing fields	hospice	implemented
H14	Hatherop Recreation Ground	public open space improvement	partially implemented
H15	Platts Eyot, Lower Sunbury Road	mixed use B1, B2, leisure & residential subject to character of island.	not implemented
H16	Church Street/High Street	road closure, environmental improvement	not implemented
H17	Church Street	reduction in carriageway width	not implemented
H18	Station Road/ Ormond Ave/ Tudor Rd/ Oldfield Road	junction improvement	Not implemented
H19	High St/ Thames St	junction improvement	not implemented
H20	Thames Street/ Church St	traffic signals	not implemented
H21	Hampton Court Road/ Chestnut Avenue	junction realignment & improvement	not implemented
H22	Fulwell Bus Garage/ BR Station	interchange improvements	Not implemented
H23	Hampton Water Works	operational water works development	implemented
H24	Former Council Depot Oldfield Rd	Housing	implemented
<b>Kew</b>			
K1	Kew sewage works	housing, community use, open space, primary school, business, recreation, nature conservation, pedestrian and cycle route link	implemented
K2	Kew Riverside	housing/ nature conservation	under construction
K4	Kew Gardens Station	interchange improvements	not implemented

Proposal site	Description	progress	
<b>Richmond</b>			
R1	George Street	improved conditions for pedestrians, feasibility of pedestrianisation	partially completed
R2	The Quadrant	service road extension	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
R4	Friars Lane car park	housing	not implemented
R5	Lower Mortlake Road/ Sandycombe Road/ Manor Road	junction modifications	implemented
R6	Richmond Station & air track rights	transport inter-change, railtrack concourse, comprehensive retail/ business use/ community/ entertainment / residential / parking	not implemented
R7	Land at rear of 10 Kings Road	housing	not implemented
R8	Pools on the Park	intensification of sports use	not implemented
R10	Christs School	primary school	implemented
R11	Terrace Yard, Petersham Rd	housing	not implemented
<b>Teddington &amp; Hampton Wick</b>			
D1	Normansfield	institution use/ hotel/ training centre, leisure, open space, nature conservation, housing	Partially completed
D2	Hampton Wick Station	station redevelopment, business use	not implemented
D3	Teddington Library	library extension	not implemented
D4	Teddington station	station car park & environmental improvements	not implemented
D5	Manor Road Recreation Ground	open space improvement	implemented
D6	Queens Road Clinic	rebuild clinic	not implemented
D7	The Causeway, Teddington	pedestrian enhancement	not implemented
D8	Former playingfield, School House Lane	children's playground	Not implemented
D9	Collis Primary School	Extension & improvement of school. In long term possible rebuilding of primary school	implemented
D10	St John the Baptist C of E School, Lower Teddington Road	Possible extension of school, use of playground out of hours supervised by a suitable community group	not implemented
D14	Teddington School	Rebuild school etc	not implemented
D15	Kingston Bridge via Bushy Park	London Loop Outer Orbital Walking Route	not implemented
<b>Twickenham</b>			
T1	Twickenham Riverside	enhancement of riverside and shopping area, leisure uses, housing, improvements to rear servicing, car parking, public conveniences	permanent scheme not implemented
T2	Stable Block, Orleans House	art gallery extension, local studies museum	implemented
T3	Post Office Sorting Office, London Road	public service/ mixed use	not implemented
T4	Oak Lane Cemetery	public open space	implemented
T5	Garfield Road	pedestrian priority area, shared use, landscaping	Not implemented
T6	Church Street	limited pedestrianisation	implemented
T11	The Embankment, Twickenham	passenger boat landing stage	not implemented
T14	Craneford Way Depot	depot facilities/ residential	not implemented
T15	Holly Road	improvements to rear servicing	not implemented
T16	Fountain Public House	hotel	not implemented
T17	Twickenham Railway Station	town centre mixed use, interchange improvements, booking hall, riverside walk	not implemented
T18	Marble Hill Park	landscaping improvements	partially implemented
T19	Chertsey Road/ London Road	junction improvement	implemented
T20	Whitton Road/ Rugby Road	roundabout improvement	partially implemented
T21	St Margarets Road/ Richmond Road/ Rossllyn Road	junction improvement	implemented
T22	Chertsey Road/ Hospital Bridge Road	junction improvement	implemented
T23	Station Yard	car free housing/ business use	not implemented
T24	Brunel University College, Twickenham	redevelopment for mixed use scheme.	under construction
T25	St Margarets Station	interchange improvements	not implemented



Proposal site		Description	progress
T26	Strawberry Hill Station	interchange improvements	not implemented
T28	Harlequins	Contd use of sports ground with associated facilities, enabling devt & new road	Under construction
T29	RuT College	Redevelopment of college etc	not implemented

**Whitton & Heathfield**

W1	Twickenham Rugby Ground	increased sports and recreational use	implemented
W3	Nelson Primary School, Nelson Road	Redevelopment of school, affordable housing, use of playground out of hours supervised by a suitable community group	not implemented
W6	Hospital Bridge Road north of Montrose Avenue	highway widening	not implemented
W7	Hanworth Road	railway bridge reconstruction with footways	not implemented
W8	Powder Mill Lane	heavy goods vehicles restriction	not implemented
W9	Whitton School, Percy Road	Increased public use of school facilities and playing fields	not implemented
W10	High Street	environmental improvements	not implemented
W11	A316 near Hospital Bridge Road	footbridge extensions	not implemented
W12	Hanworth Road/ Powder Mill Lane	junction improvement	not implemented
W13	Mill Farm Site	Housing	implemented
	Mill Farm Site	Industrial	not implemented
W14	Whitton Station	interchange improvements	not implemented
W15	Heathfield School & Heathfield Rec ground (part)	Rebuild existing schools & add secondary school	not implemented

## Appendix 3: Key shops & services in local centres

Local Service/ Shop	Year	Ashburnham Road	Barnes	Castlenau	East Twichen-ham	Friars Stile Road	Fulwell	Ham Common	Ham Street/ Back Lane	Hampton Hill	Hampton Nursery Lands	Hampton Village	Hampton Wick	Heathside	Hospital Bridge Road	Kew Gardens Station
Chemist	2005	*	*	*	*	*		*	*	*	*	*	*	*	*	*
	2006	*	*	*	*	*		*	*	*	*	*	*	*	*	*
	2007	*	*	*	*	*		*	Note 1	*	*	*	*	*	*	*
Newsagents	2005	*	*	*	*	*	*	*	*	*	*	*	*	*	*	*
	2006	*	*	*	*	*	*	*	*	*	*	*	*	*	*	*
	2007	*	*	*	*	*	*	*	*	*	*	*	*	*	*	*
Hairdresser	2005		*	*	*	*	*	*	*	*	*	*	*	*	*	*
	2006		*	*	*	*	*	*	*	*	*	*	*	*	*	*
	2007		*	*	*	*	*	*	*	*	*	*	*	*	*	*
Pub/ Restaurant	2005		*	*	*	*	*	*		*	*	*	*	*	*	*
	2006		*	*	*	*	*	*		*	*	*	*	*	*	*
	2007	Note 2	*	*	*	*	*	*	Note 2	*	*	*	*	*	*	*
Post Office	2005		*	*	*	*	*	*		*	*	*	*	*	*	?
	2006		*	*	*	*	*	*		*	*	*	*	*	*	*
	2007		*	*	*	*	*	*		*	*	*	*	*	*	*
Bank	2005		*					*		*		*				*
	2006	ATM	*					*		*		*				*
	2007	ATM	*					*		*		*				*
Off Licence	2005	*	*	*	*	*		*		*		*		*	*	*
	2006	*	*	*	*	*		*		*		*		*	*	*
	2007	*	*	*	*	*		*		*		*		*	*	*
Bakers/ Patisserie	2005	*	*	*		*		*		*		*	*	*		
	2006	*	*	*		*		*		*		*	*	*		
	2007	*	*	*		*		*		*		*	*	*		
Butchers	2005		*			*		*				*		*	*	*
	2006		*			*		*				*		*	*	*
	2007		*			*		*				*		*	*	*
Green Grocer	2005		*		*	*		*								*
	2006		*		*	*		*								*
	2007		*		*	*		*		*						*
Small General Store	2005	*	*		*	*	*	*	*	*	*	*	*	*	*	*
	2006	*	*		*	*	*	*	*	*	*	*	*	*	*	*
	2007	*	*		*	*	*	*	*	*	*	*	*	*	*	*
Modest Supermarket (c.250m2 gfa+)	2005	*	*	*							*					*
	2006	*	*	*							*					*
	2007	*	*	*							*					*
<b>Total of 11 Key Services</b>	2005	5	11	8	8	8	5	10	4	9	6	10	6	9	6	9
	2006	5	11	8	8	8	5	10	4	9	5	10	5	9	6	10
	2007	5	11	8	8	8	5	10	4	10	4	10	5	7	6	10

Local Service/Shop	Year	Kew Green	Kew Road	Kingston Road	Lower Mortlake Road	Nelson Road	Sandy-combe 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			*	*			*	*	*	*	*				20
	2006			*	*			*	*	*	*	*				20
	2007			*	*			*	*	*	*	*				20
Newsagents	2005	*	*	*	*	*		*	*	*	*	*		*	*	27
	2006	*	*	*	*	*		*	*	*	*	*		*	*	26
	2007	*	*	*	*	*		*	*	*	*	*		*	*	26
Hairdresser	2005		*	*	*	*	*	*	*	*	*	*	*	*		24
	2006		*	*	*	*	*	*	*	*	*	*	*	*		24
	2007		*	*	*	*	*	*	*	*	*	*	*	*		24
Pub/Restaurant	2005	*	*	*			*	*	*	*	*	*	*	*	*	24
	2006	*	*	*		Note 2	*	*	*	*	*	*	*	*	*	25
	2007	*	*	*		Note 2	*	*	*	*	*	*	*	*	*	23
Post Office	2005							*	*		*	*				13
	2006							*	*		*	*				14
	2007		*					*	*		*	*				15
Bank	2005								ATM							5
	2006								ATM							5
	2007															5
Off Licence	2005		*	*	*	*		*	*	*	*	*	*	*	*	23
	2006		*	*	*	*		*	*	*	*	*	*	*	*	23
	2007		*	*	*	*		*	*	*	*	*	*	*	*	23
Bakers/Patisserie	2005		*	*						*				*		13
	2006		*	*						*				*		12
	2007		*	*						*				*		11
Butchers	2005				*				*				*			11
	2006				*								*			10
	2007				*								*			9
Green Grocer	2005															5
	2006															5
	2007															6
Small General Store	2005	*	*	*	*	*	*	*	*	*	*	*	*	*	*	28
	2006	*	*	*	*	*	*	*	*	*	*	*	*	*	*	28
	2007	*	*	*	*	*	*	*	*	*	*	*	*	*	*	28
Modest Supermarket (c.250m2 gfa+)	2005								*							6
	2006								*							6
	2007								*							6
<b>Total of 11 Key Services</b>	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	6	8	5	5	4	

\*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.

\*Note 2 Take away available

## Appendix 4: Report of Appeal Decisions Monitoring 2006/7

London Borough of Richmond upon Thames

# Appeals Decision Monitoring for financial year 2006-07

**Analysis period – 01/04/06 to 31/03/2007**

### Introduction

The following report summarises policy usage and support in appeals decided between April 2006 and March 2007. The Unitary Development Plan: First Review was adopted in March 2005, so applies to the appeal decisions in the period of this analysis.

The analysis is divided into topic sections, which include:

1. General and Strategic policies and Implementation;
2. Open land and the Environment;
3. The Built Environment;
4. Transport and Development;
5. Housing and Population;
6. Employment and Economic Activity;
7. Community, Culture and Entertainment;
8. Town Centres and Shopping;
9. The Historic Environment.

Further analysis is carried out looking at Supplementary Planning Guidance (SPG), Supplementary Planning Documents (SPDs), the London Plan and Enforcement appeals. Decisions that were of significant importance are also highlighted in the analysis.

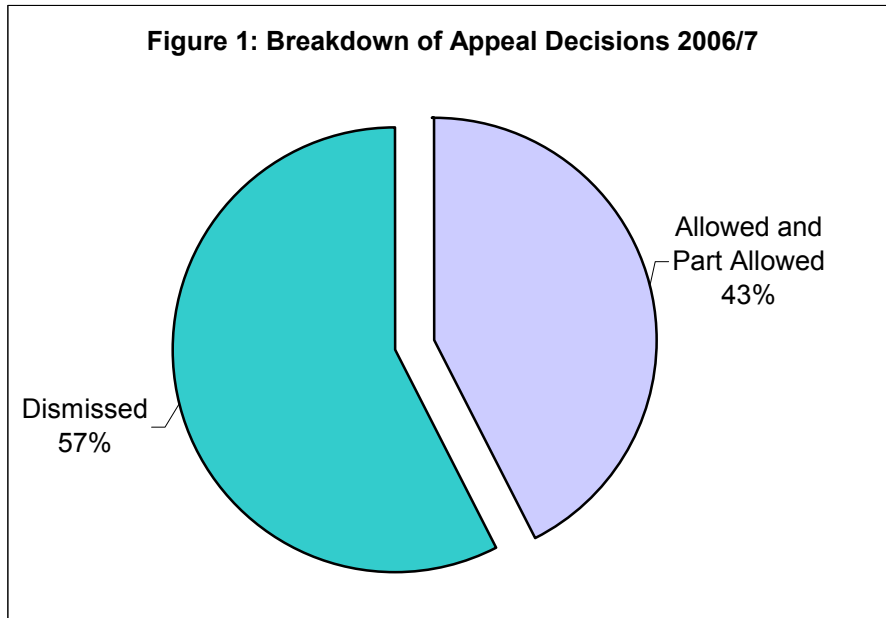
The detailed spreadsheet with individual appeal details can be obtained by contacting the Policy and Research team.

### Summary

In the financial year 01/04/06 to 31/03/07, 169 appeals were determined. Of those appeals, 97 (57.3%) were dismissed and 72 (42.6%) were allowed or part allowed. Only one application was withdrawn for the financial year, in comparison to 8 from 2005/6.

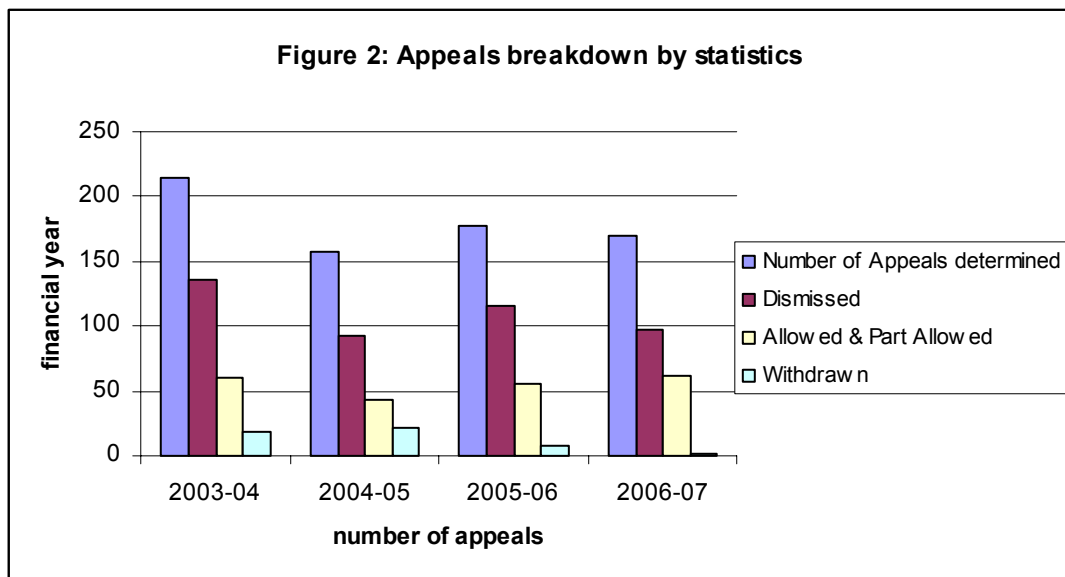
The number of appeals received has fluctuated over the last 4 years. The table below shows the number of appeals that have been determined since 2003/4.

Financial Year	Number of appeals	Total number dismissed	Percentage dismissed
2006/7	169	97	57.3%
2005/6	178	115	64.6%
2004/5	158	93	58.9%
2003/4	215	136	63.3%



Source: LBRuT Appeals Section Monitoring

Compared with the previous year, the number of dismissed appeals has decreased. The number of allowed and part allowed appeals has, as a percentage, increased by over 10% from 31% in the previous financial year to 43% in 2006/7.



source: LBRuT Development Control Annual Review

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 had allowed appeals, the decision was due to specific circumstances rather than a flaw in policy.

## 1. General, Strategic policies and Implementation.

Policy	Cited in allowed appeals	Cited in dismissed appeals
STG2 <i>The Environment</i>	1	9
STG3 <i>Conservation of resources and pollution</i>	0	1
STG5 <i>Mixed use developments</i>	0	1
STG6 <i>Housing</i>	0	1
STG8 <i>Employment</i>	0	2
STG9 <i>Recreation, culture and entertainment</i>	1	0
STG11 <i>Transport</i>	0	1

IMP1 <i>Reuse of Buildings and Land</i>	0	2
IMP2 <i>Mixed Uses</i>	1	1
IMP3 <i>Provision of Planning Advantage</i>	1	2

Overall, the strategic policies were not referred to many times at appeal.

**STG2** titled 'The Environment' was cited the most in dismissed appeal decisions, with 7 of these dismissed appeals referring to residential applications. STG2 was cited in the dismissal of Newland House School (04/3882 & 05/3679), as the proposed developments would harm the character and appearance of the locality and the setting of the Conservation Area. STG2 was cited in the allowed appeal of a residential fourth floor extension, as the development was set in from the roof with no visual intrusion. **STG3** was cited in reference to the renovation of a dwelling. **STG5** was referred to a proposed development of 8 residential units, where the loss of employment space and mixed-use development was seen to be detrimental to the surrounding area. **STG6** was used to determine a residential dwelling that would be out of character and was liable to flooding. **STG8** was referred in 2 commercial developments where in addition to commercial amendments; residential units were being added to the development. **STG9** was cited with regards to opening hours of a snooker hall and the inspector deemed that the additional hours would not cause harm to the area, allowing the appeal. **STG11** was used as the focal reason in determining the case of the land at the rear of Heath Road in Twickenham (05/1431) where the narrow access roads would have caused issues for the nine proposed flats.

The implementation policies were cited in 7 appeals. **IMP1** was cited in 2 dismissed appeals. **IMP2** was used in 1 allowed case and 1 dismissed appeal. **IMP3** was used in 2 dismissed appeals and 1 allowed appeal, where the development of existing property, as well as the erection of a block of 9 flats, was found that there would be no loss of light, nor would the development be overbearing.

In comparison to the previous financial year, the number of implementation policies and strategic policies has increased slightly. However they could be more widely used by the council to reinforce the more detailed policies within the plan, when making a case for an appeal.

## 2. Open Land and the Environment

Policy	Cited in allowed appeals	Cited in dismissed appeals
ENV1 <i>Metropolitan open land</i>	2	1
ENV3 <i>Other open land of townscape importance</i>	2	0
ENV7 <i>Contaminated land</i>	0	1
ENV9 <i>Trees in town and landscape</i>	2	1
ENV11 <i>Retention and improvement of public space</i>	2	0
ENV26 <i>Thames Policy Area</i>	2	1
ENV34 <i>Protection of floodplain and urban washlands</i>	1	1

Open Land and Environmental policies are rarely the subject of appeals as many of these policies are protected and tend to deter applications for development.

**ENV1**, the policy protecting Metropolitan Open Land was cited in 2 allowed decisions and 1 dismissed appeal. In the case of 05/2868 (Land opposite 245 Petersham Road), the inspector found that the telecom mast would not adversely affect the character of the area. In 05/3424 (Land To Rear 23 To 35 Fellbrook, Ham) the inspector concluded that the new boundary fences would not detract from the openness of the MOL.

**ENV7** Contaminated land, was cited just once- 05/3068 (84A&B & Pouparts Yard, Hampton Road) the inspector found that the development would not make suitable provisions to deal with potentially contaminated land.

Policy **ENV 9** concerns trees and the inspectors approved 2 applications and dismissed a proposed house that would have harmed the trees in the area, and would have appeared out of character with the surrounding area (06/0140). In the 2 allowed appeals, inspectors deemed that the applications would not harm the surrounding trees (06/0430- 14 Gloucester Road, Hampton) and that the felling of a sycamore tree was acceptable as it would never reach full bloom due to specific site constraints (06/1029- 104 Sherland Road, Twickenham).

**ENV26** Thames Policy Area was cited twice in approved appeals and once for dismissed cases. **ENV3** regarding other open land of townscape importance was referred to in 2 allowed cases, as was **ENV11** Retention and improvement of public space. In these instances, the inspectors found that the alteration of a boundary fence and a side extension would both be acceptable as neither would detract from the openness of the area and the plot sizes would be sufficiently retained.

**ENV34** was noted in 2 appeals. In the case of 05/1855 (14 Craneford Close), it was found that the absence of a Flood Risk Assessment was no reason for a refusal, hence allowed the appeal. In contrast, 06/0140 (1 Duncan Road), the inspector concluded that in the absence of evidence stating the contrary, the area would flood.

### 3. Built Environment

Policy	Cited in allowed appeals	Cited in dismissed appeals
BLT11 <i>Design consideration</i>	42	59
BLT12 <i>Accessible Environment</i>	1	0
BLT14 <i>Landscape and development</i>	1	4
BLT15 <i>Daylighting and sunlighting</i>	3	2
BLT16 <i>'Unneighbourliness'</i>	33	38
BLT21 <i>New and altered shopfronts</i>	0	1
BLT23 <i>Advertising and hoardings</i>	1	0
BLT24 <i>Telecommunications</i>	3	1
BLT28 <i>Forecourt Parking</i>	2	2

Policies BLT11 and BLT16 were the most frequently cited policies in all appeal decisions and were mainly being used in the cases of residential developments and extensions.

Policy **BLT11** seeks to preserve good design and to protect the character and appearance of the area. Of these, 56 were dismissed wholly or part on grounds of design and impact on the character and appearance of the area. In 06/0547 (Norland, Mount Arafat Road) the inspector concluded that the eclectic mix of roof forms within the neighbourhood contrasted with the uniform proposal.

Policy **BLT16** seeks to protect adjoining properties from unreasonable loss of privacy, pollution, visual intrusion, noise and disturbance. Using this policy, 38 applications were dismissed.

Of the 169 appeals received, 73 were for residential extensions (totalling 43.2%). Overall, just under half of the residential extensions were dismissed, (47.9%). The majority of these were dismissed on design grounds.

Policy **BLT14** focuses on Landscape and development whereby the retention of existing trees and other important landscape features will be sought. Here, BLT14 was cited in the dismissal of 4 appeals. In the appeal at 107 High



Street (05/1149), the inspector found that the proposed development would result in little opportunity for landscaping.

In policy **BLT23** Advertising and Hoardings, only 1 appeal was received for the last financial year, which was allowed.

**BLT24** Telecommunications was cited in 4 appeal decisions and was used in the approval of 3. Within the allowed appeals, the inspectors were satisfied that no harm would be caused to the street scene. In the dismissed appeal 06/0038 (Junction of Sandy Lane and Bushy Park Road), the inspector concluded that the mast would be clearly distinguishable in contrast to the surrounding area and would therefore be intrusive.

Policy **BLT28** relates to Forecourt parking and was cited 4 times in appeals, with 2 applications being allowed and 2 dismissed. In 05/2806 (317 Staines Road), the inspector found that the vehicular crossing would be prejudicial to highway safety.

#### 4. Transport and Development

Policy	Cited in allowed appeals	Cited in dismissed appeals
TRN2 <i>Transport and other new developments</i>	5	13
TRN4 <i>Car and cycle standards</i>	4	5
TRN5 <i>Retention of off-street parking</i>	0	3

Transport and development policies have been widely utilised in the determination of appeal cases, in comparison to the last financial year. In 2005/6, 14 applications cited these policies, however in 2006/7 this figure has more than doubled to 30.

Policy **TRN2** relates to new transport and new developments. It was utilised in dismissing 13 applications in total. In 06/0775 (64 Vicarage Road), the proposal of a freestanding detached garage was deemed by the inspector to significantly reduce the visibility for pedestrians, as well as drivers and other road users.

**TRN 4** was cited in 5 dismissed appeals and 4 allowed appeals. In 06/0650 (758 Hanworth Road) the inspector found that in the alteration of the existing highway, as buses stop close to the area the alterations would prove dangerous to the safety of bus users, as well as other drivers and pedestrians resulting in the appeal being dismissed. Similarly, in the proposed development 05/3363 and 05/3364 (80-82 Sheen Road, off Dunstable Road) the inspector found that the erection of two, two storey live/work units would perpetuate the issue of poor visibility and so would compromise highway safety.

**TRN 5** was cited 3 times in the dismissal of the proposal to 05/1051, 05/2860 and 05/1910 (8 Friar Stile Road). In all 3 dismissals, the inspector found that the parking impact to the proposed townhouse would be unacceptable, without a Section 106 agreement in place. The policy was not cited for any other site application.

#### 5. Housing and Population

Policy	Cited in allowed appeals	Cited in dismissed appeals
HSG1 <i>Overall amount of housing</i>	1	0
HSG2 <i>Existing housing</i>	0	1
HSG4 <i>Residential areas</i>	1	1
HSG6 <i>Affordable housing</i>	3	2
HSG11 <i>Residential density and mix</i>	8	12
HSG12 <i>Backland and infill development</i>	3	7
HSG13 <i>Conversions – suitability of property</i>	0	1
HSG19 <i>Community Facilities</i>	1	5

Out of the 45 appeals that cited Housing and Population policies, 41 were for residential developments. Of this, 9 were for a mixture of flats and houses, 32 were for housing developments and 6 were for flat developments. The

majority of residential dismissed appeals centred on the grounds of design, affect on the character and appearance of the area or unneighbourliness. Overall, 64.4% of appeal decisions that cited housing and population policies were dismissed.

The most commonly used policy was **HSG11** where 20 appeals dealt with Residential Density and mix. Section A of HSG11 was cited in 11 of the dismissed appeals and 8 were cited in allowed cases. Section B was cited in 5 appeal decisions, with 3 being dismissed and 2 allowed. In the 2 allowed cases, 05/2611 and 05/0998 (22 Lower Teddington Road and 70 High Street, Teddington), the Inspectors concluded that they would not prejudice HSG11 (B) due to the case specifics of the development, as well as the benefits that the developments would bring. However, in the three dismissed appeals that cited Section B- 05/3598 (24a Grove Road), 05/1149 (107 High Street) and 06/1899 (73-79 High Street, Hampton Hill) were dismissed, as the small units provision was not met. With regards to Section B, the site specifics rather than the policies themselves, lead to the inspectors allowing 2 of the appeals. This was also the case of Section A HSG11 appeals.

**HSG12** deals specifically with Backland and Infill development. During the financial year of 2006/7, 7 appeals were dismissed citing this policy, whilst 3 were allowed. In appeals 05/1051, 05/2860 and 05/1910 (56B Friars Stile Road), the inspector deemed that the 'lightweight top floor' was incongruous and detracted from the setting or appearance of the conservation area. Similarly 05/3068 (84a, 84b and Pouparts Yard, Hampton Road) was found by the Inspector to 'unduly intensify' the spacious setting which would be overlooked by the adjacent properties.

**HSG13** deals with conversions and the suitability of the property. This policy was only cited once within a dismissed appeal (05/3502- 215 Lower Mortlake Road), where the extension was deemed to be out of character with the surrounding area and would be too overbearing in consideration with the adjacent properties.

Policy **HSG19** was cited in 6 appeal decisions, 5 of which were dismissed. However, these appeals were dismissed on the combination of many policies, not solely on HSG19 alone.

Policy **HSG6** specifically refers to Affordable housing and was cited in 3 allowed appeals and 2 dismissed appeals. In 04/3612 (106-108, & 1-8, Gordon Court, High Street) the inspector deemed that the level of affordable housing was acceptable, having regard to local housing values. In the case of 06/6045 and 05/0098 (both 70 High Street, Teddington) the inspector concluded that the scheme did not have to comply with the affordable housing provision. Conversely, in the 2 appeals that were dismissed were not dismissed on grounds of contravening HSG6, as these criteria were met, but both were refused due to highway safety issues. This highlights that the policy itself is relatively robust, in that applications that are going to appeal are not being allowed due to the criteria of the policy, but because of the site specifics.

**HSG4** (Residential Areas) was referred to in one allowed appeal and one dismissed appeal. Similarly, **HSG1** was only cited in 1 allowed appeal.

## 6. Employment and Economic Activity

Policy	Cited in allowed appeals	Cited in dismissed appeals
EMP2 <i>Business development</i>	1	1
EMP4 <i>Retention of employment uses</i>	0	9
EMP6 <i>Live and work units</i>	0	1

The policy direction is to protect and ensure the provision of employment land within the borough. The inspectors predominantly supported this view. Of the 9 appeals dismissed regarding the retention of employment (**EMP4**), 7 of these directly concerned the loss of employment space. In 05/3070 (61-69 Mortlake High Street), the inspectors found that the loss of economic floor space, as well as the absence of marketing report on the second and third floor, was grounds for a dismissal to change the use of the site from B1 use, to D2. Similarly, in appeal 06/0303 (St Margaret's Business Centre, Unit 2 Drummond Place) the change of use was also dismissed due to a lack of marketing evidence to support the proposal, as the inspector cited that the proposal would adversely affect employment opportunities.

Policy **EMP2** regarding Business developments, was cited in 2 appeal cases with 1 being allowed and 1 dismissed. In 05/1994 (119-123 Sandycombe Lane) the inspector concluded that the scheme would have an unacceptable impact on the amenities of adjoining properties on the grounds of visual intrusion. In contrast, 05/2716 (Westminster House, Kew Road) the inspector cited that the fourth floor extension would be set in from the roof, therefore would not have any impact on the adjoining Building of Townscape Merit.

**EMP6** relates to the live/work units, and encourages the retention and development of live/work units. In the appeal of 05/0924 (35-37 Grosvenor Road), the inspector concluded that the application of a live/work unit would result in the unacceptable loss of employment land.

## 7. Communities, Culture and Environment

Policy	Cited in allowed appeals	Cited in dismissed appeals
<i>CCE8 Educational premises</i>	0	5
<i>CCE16 Provision of new indoor recreation facilities</i>	1	0
<i>CCE18 New or extended entertainment facilities</i>	3	2
<i>CCE23 Recycling and Kerbside collection</i>	0	1

The majority of appeals that concerned Communities, Culture and Environment were dismissed. **CCE8** deals with Education premises; in 04/3882 and 05/3679 (Newland House School, Waldegrave Road) the inspector deemed that the design was not to a high enough standard and would harm the appearance of the surrounding area. In 06/2631 (38 Cranmer Road), the inspector highlighted that even though no educational contribution was required, the overall contributions of the development needed to be finalised between the appellant and the council, which was something that the Inspector felt was beyond his remit as not all financial information was supplied.

**Policy CCE18** seeks to maintain that entertainment facilities serve the local communities in mixed-use areas. In total, 3 appeals were allowed and 2 were dismissed. In 06/0836 (98 Staines Road), the inspector concluded that the change of use from A3 to A5 would result in an unacceptable level of noise. The inspector who assessed 04/3699 (Colours Snooker Club, 1 Heath Road) found that the extended opening hours would not cause harm to the surrounding area, therefore allowed the appeal.

**Policy CCE16** ensures that the provision of indoor recreation facilities will be provided for, and was cited in the allowed appeal on the Colours Snooker Club application (04/3699).

**CCE23** Recycling and Kerbside seeks to provide recycling sites in all areas of the Borough. In the proposed development of 05/0924 (35-37 Grosvenor Road), the inspector concluded that not enough consideration was given to the recycling facilities required.

## 8. Town Centre and Shopping

Policy	Cited in allowed appeals	Cited in dismissed appeals
<i>TC2 New shopping development in Richmond and 4 district centres</i>	0	1
<i>TC3 Development in small centres</i>	2	3
<i>TC5 Key shopping frontage</i>	0	2
<i>TC6 Change of use in secondary frontages</i>	0	1
<i>TC9 Other considerations and conditions – Non A1 uses</i>	1	1

Town centre policies featured in 11 appeals, with 73% of appeals being dismissed. **TC3** is cited the most, with 3 appeals being dismissed and 2 being allowed. Of these dismissed appeals, all designs cited by the inspectors were described as 'out of character' with the surrounding amenities, albeit residential or commercial. In the allowed appeal sites, both 05/0747 and 06/1345 applications regarded the same site – 9, 13 & 13A White Hart Lane, Barnes – the demolition of a car showroom and the construction of nine residential units. Within these applications, the inspectorate concluded that there would be very little detrimental impact created from the loss of employment space, as well as little traffic generation or congestion would be created through the development. **TC6** considers the change of use of shops that are within Appendix B of the UDP, concerning Secondary Frontages. In 05/2838 (98 Kew Road) the Inspector deemed that the change of used from A1 (Office Furniture) to

A3 (Restaurant) would detract from the character and vitality of the shopping frontage and consequently, the appeal was dismissed.

Policy **TC2** was cited in application 04/3441 (29 Sheen Lane) where the proposed development of nine residential units, with commercial space on the ground floor was dismissed as the inspector deemed that the proposal design was inadequate to preserve the character and appearance of the conservation area, as well as the inadequate access for A3 use.

**TC5** concerns shops that are within a key frontage area. In both dismissed cases (05/1529 and 05/0618 concerning 29 High Street, Whitton and 200 Kingston Road, Teddington respectively), the inspector deemed that the change of usages would reduce the retail vitality, as well as an overall net loss of shopping area. In the latter case, the appeal was being sought in response to an enforcement notice and the inspector concluded that whilst the shop had to return to A1 use, the enforcement notice would be extended to 3 months to allow all the necessary changes to be facilitated.

**TC9** is the policy that deals with other considerations for non-A1 uses. The proposed alterations in 05/3552 (The Red Room Ltd, 14 Red Lion Street) were deemed to be acceptable, in that the alterations would not cause harm to the surrounding area, but the Inspector did place a condition to restrict opening hours until 11pm every night. However, in 05/3925 (56-58 Barnes High Street) the inspector deemed that the reduction in floor space, alongside a proposal of a restaurant would detract from the local amenities and cause traffic problems, contravening TC9.

## 9. Historic Environment

Policy	Cited in allowed appeals	Cited in dismissed appeals
BLT2 <i>Protection and enhancement of conservation areas</i>	20	20
BLT3 <i>Preservation of listed buildings and ancient monuments</i>	2	5
BLT4 <i>Protection of buildings of townscape merit</i>	10	12

Policies concerning the preservation of conservation areas and buildings of townscape merit have been widely used in the appeal decisions from the Inspectorate. Whilst the number of allowed appeals utilising these policies is high, there are more policies that are cited in dismissed appeals.

**BLT2** concerning Conservation Areas was widely utilised in appeal decisions with 40 appeals in total referring to the policy. Of these, half of appeals were dismissed. Within the dismissed appeal, all were concerning proposals to residential dwellings. In 05/2249 (30 St Leonard's Road), the proposed extension above a garage to form a studio would have conflicted with BLT2 as the development would have visually damaged the conservation area. Similarly, 05/3741 (Land r/o 569 Upper Richmond Road West) the inspector concluded that the proposed detached house would 'erode the existing sense of openness' and would therefore fail to preserve the character and appearance of the conservation area. In 06/1215 (74b Queens Road) the proposed installation of French Doors in a basement flat and replacement of windows, the inspector's dismissed decision cited that the large glazed area divided by the frames would result in the loss of attractive proportions of front elevation of building, as well as the UVPC windows being unsympathetic to the surrounding area.

Whilst the majority of allowed appeals were concerning residential dwellings, there were a few change of use applications, as well as telecommunication applications that were considered and allowed using BLT2. In 06/1849 (Lion House, Red Lion Street) the installation of three antennas to match the brickwork were approved by the inspector who concluded that painting the antennas would considerably reduce their visual impact and therefore, would not have an effect on the surrounding conservation area. Similarly, 06/2439 (70 Sheen Road), the change of use to A2 was deemed not have an adverse affect on the surrounding area.

In terms of residential dwellings, 05/0513 (36 Leyborne Park) the appeal was allowed as the inspector deemed that the development (erection of a single storey studio-storage building) was not visible from the streets, and was not intrusive or incongruous, especially as the eaves lines were set further back from the house. The proposed development at 05/3753 (Land r/o Brooklyn Lodge, Mill Hill Road) of a detached house, the inspector concluded that the proposed development would not be harmful to the amenities or surrounding area.

Policy **BLT3** seeks to preserve listed buildings and ancient monuments. In terms of appeals, 5 appeals were dismissed and only 2 were allowed. In 05/3844 (Richmond Hill Hotel, Richmond Hill) the inspector deemed that

the conversion of the staff room into twelve guest rooms was not viable due to the result in the loss of valuable 18<sup>th</sup> Century features, consequently dismissing the application. In the replacement of rotting windows (06/1957 and 06/1958- The Victoria Inn, 78 Hill Rise) the inspector found that the visual weight from the new windows would contrast noticeably with the glazing bars, thus the proposed replacement would diminish the architectural character of the building.

**BLT4** (protection of buildings of townscape merit) was utilised in many appeal decisions, with more appeals being dismissed than approved. In 06/1510 (1 Kingston Lane) the inspector concluded that the part single and part two-storey extension would be extremely dominant in size and sitting, and this would considerably harm the conservation area. Conversely, the proposed demolition and erection of a block of nine flats in 05/2675 (2 Cromwell Road) was found to have no effect on the overall loss of light, or that it would affect the overall area by being too overbearing. The inspector found that the development would sit well within the street scene.

## 10. Supplementary Planning Guidance

### *SPG Design guidelines for House Extensions and External Alterations*

This SPG was given significant weighting in the appeals decisions, appearing in 27 dismissed appeals, and 18 allowed cases. In 06/0597 (84 St. James Avenue), 06/0390 (30 Cambridge Road) and 06/1440 (175 Hanworth Road), the inspectors placed great significance on the SPG when deciding the individual cases. In total, the councils SPG on house extensions and external alterations were noted in 24.5% of all appeal decisions.

### *SPG Small and Medium Houses*

This relatively new SPG was cited only 3 times in appeal decisions, in cases 05/1149 (107 High Street), 06/1280 (Selmond-Ray, Oak Avenue) and 05/3081 (Land Adj 2A Somerset Road), however no significant weighting was placed on these dismissed appeals.

### *SPG Building of Townscape Merit*

This SPG was utilised within 2 allowed appeals, however the inspectors did not place a large significance upon the document in comparison to the other policies that were highlighted in each individual case.

### *SPG Planning Obligations Strategy*

This SPG was referred to twice in dismissed appeals; in 06/1280 (Selmond-Ray, Oak Avenue) and 06/2631 (38 Cranmer Road), however, the inspectors did not place a great significance on their application to the decision.

### *SPG Front gardens and other Off-street Parking Standards*

This SPG was only cited once by an Inspector in the determination of 06/0775 (64 Vicarage Road) whereby it was deemed that the proposed construction of a freestanding detached garage would cause visibility problems for pedestrians as well as other road users. The SPG carried only a normal weighting on this decision.

## 11. The London Plan

Policy	Cited in allowed appeals	Cited in dismissed appeals
3A.4 Housing choice	1	0
3A.7 Affordable housing targets	0	1
3A.21 Education facilities	0	2
3B.2 Office demand and supply	0	1
3C.1 Integrating transport and development	0	1
3C.22 Parking strategy	0	1
3D.9 Metropolitan Open Land	0	1
4B.1 Design principles for a compact city	5	5
4B.3 Maximising the potential of sites	1	1
4B.7 Respect local context and communities	1	3
4B.10 London's built heritage	1	2
4B.11 Heritage conservation	0	1
4C.6 Flood plains	0	1
4C.20 Design – starting from the water	1	1

In 31 appeals the London Plan was mentioned. Within this, 67.7% of those were within dismissed appeals. In comparison to the last financial year, the number of policies that were utilised had increase from 6, to 14, even though the total number of each policy citing was low and very little weighting was attributed to these policies.

## **12. Enforcement Appeals**

There were 13 enforcement appeals in total, the majority of which (69.2%) were upheld by the Inspectors. Only 4 were allowed and none were part allowed. However, in the case of 05/0584 (219 Fulwell Park Avenue) the inspector deemed that the enforcement period was too short, thereby extending the deadline for a year.



## Appendix 5: Guide to the Use Classes Order

Use Classes Order 2005	Description	permitted change
<b>A1</b>	<b>Shops</b> , retail warehouses, hairdressers, undertakers, travel and ticket agencies, post offices, dry cleaners, Internet cafes, sandwich bars, funeral directors	No permitted change.
<b>A2</b>	<b>Professional and financial services</b> , banks, building societies, estate and employment agencies, betting offices	Permitted change to A1
<b>A3</b>	<b>Restaurants &amp; cafes</b> – sale of hot food for consumption on the premises	Permitted change to A1 or A2.
<b>A4</b>	<b>Drinking Establishments</b> – public house, wine bar or other drinking establishment	Permitted change to A1, A2 or A3.
<b>A5</b>	<b>Hot food takeaways</b> – sale of hot food for consumption of the premises	Permitted change to A1, A2 or A3.
<b>Sui Generis</b>	Retail warehouse clubs, Shops selling and/or displaying motor vehicles, laundrettes, taxi or vehicle hire businesses, amusement centres, petrol filling stations.	No permitted change.
<b>B1 (a) (b) (c)</b>	Offices not within A2 Research and development, studio, laboratories, high tech Light industry	Permitted change to B8 (where no more than 235m <sup>2</sup> )
<b>B2</b>	General Industry	Permitted change to B1 or B8. (B8 limited to 235m <sup>2</sup> )
<b>B8</b>	Wholesale warehouse, distribution centres, repositories	Permitted change to B1 (where no more than 235 m <sup>2</sup> )
<b>Sui Generis</b>	Any work registrable under the Alkali, etc, Works Regulation Act, 1906	No permitted change
<b>C1</b>	Hotel, boarding and guest houses where no significant element of care is provided.	No permitted change
<b>C2</b>	Residential schools and colleges. Hospital and convalescent/ nursing homes	No permitted change
<b>C3</b>	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
<b>Sui Generis</b>	Hostels	No permitted change
<b>D1</b>	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
<b>D2</b>	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
<b>Sui Generis</b>	Theatres, nightclubs	No permitted change