

LONDON BOROUGH OF RICHMOND UPON THAMES

Local Development Framework

UDP / LDF

Annual Monitoring Report for financial year 2005/6



*LONDON BOROUGH OF
RICHMOND UPON THAMES*

submitted

December 2006

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সেবা প্রদানের ব্যবস্থা করতে পারবো।

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ਕਰਨ ਲਈ ਇੰਟਰਪ੍ਰਿਟਰ ਦਾ ਪ੍ਰਬੰਧ ਕਰ ਸਕਦੇ ਹਾਂ।

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Urdu

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Borough of Richmond upon Thames is prepared
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London Borough of Richmond upon Thames

Annual Monitoring Report

for financial year **2005/6**

Published January 2007

Produced by Policy & Research Section. Contact ldf@richmond.gov.uk

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1 Introduction

This report is the third Annual Monitoring Report (AMR) produced by the Council updating those produced in September 2004 and December 2005, and covers the 2005/6 financial year.

The statutory plan for the 2005/6 financial year is the First Review Unitary Development Plan adopted 1st 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. Further details are set out in Regulation 48 of the Town and Country Planning (Local Development) (England) Regulations 2004.

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. Of the 31 indicators, the majority monitor the effectiveness of key plan policies. Others monitor implementation and quality of life issues. These indicators have been carried forward into subsequent AMRs to allow for comparison. The approach taken reflects the Government's objectives/indicators/targets approach. 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)¹. The approach taken is to present the data in an easily understandable form, illustrated where possible, and to provide a succinct commentary for each indicator.

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 2005-6 is used where possible unless data are not collected on this basis. If this is the case, the time period is identified in the text.

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.

¹ ODPM's Guidance on producing AMRs - Local Development Framework monitoring: A Good Practice Guide can accessed via the following link http://www.communities.gov.uk/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

Table 1: Key to indicator families

| | |
|------------|--|
| ODPM | ODPM/DCLG Core Output Indicators ¹ A national set of indicators required by the ODPM |
| BVPI | Audit Commission Best Value Performance Indicator ² 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 | Audit Commission Quality of Life Indicators ³ 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 | Greater London Authority Key Performance Indicators ⁴ As included in the London Plan Annual Monitoring Report 1 (January 05). |
| LSDC | London Sustainable Development Commission – Quality of Life Indicators ⁵ 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 | Community Plan indicators ⁶ 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 | Sustainability Appraisal indicators ⁷ as set out in the Draft Sustainability Appraisal Scoping Report (July 2005) plus revisions resulting from consultation. |

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

³ http://ww2.audit-commission.gov.uk/pis/quality-of-life-indicators_04.shtml

⁴ http://www.london.gov.uk/mayor/planning/docs/monitoring_report2.pdf

⁵ http://www.london.gov.uk/mayor/sustainable-development/susdevcomm_indicators.jsp

⁶ http://www.richmond.gov.uk/home/community_and_living/neighbourhood_information/community_plan_2003_to_2006.htm

⁷ http://www.richmond.gov.uk/saappendix_2_draft_baseline_information2.pdf

2 Non-technical summary

This report is the third Annual Monitoring Report (AMR) produced by the Council updating those produced in September 2004 and December 2005, and covers the 2005/6 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 ODPM/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 documents⁸.

Proposed revisions to the monitoring system, including those intended to assist in meeting the requirements of the ODPM/DCLG's Core Output Indicators are presented in Appendix 6.

Local Development Framework

The majority of milestones identified in the first Local Development Scheme (LDS) of 18th March 2005 were met in 2005/6 financial year. These included the LDF Issues & Options consultation stage and accompanying Sustainability Appraisal process, the Statement of Community Involvement and the production of the evidence base (see below).

The LDS was reviewed in May 2006 to include some new planning briefs and to slightly delay the Preferred Options stage to allow sufficient time to complete the detailed work required. However following the rejection of the first two LDFs to reach Inquiry stage nationally, the Borough has, in common with many other Councils, sought legal advice to ensure that the final plan will meet the tests of "soundness" as required before it can be formally adopted. In the light of this advice the LDS is likely to be further revised in early 2007.

Implementation

A significant number of proposal sites have been implemented (at 1/4/06). The number of departures is extremely small. 65% 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. More detailed analysis is presented throughout the report.

Effectiveness of key UDP policies:

- Data suggests that the 1997-2016 and 2007/8 to 2016 housing targets will be met. The annual net dwelling requirement of 270 units was exceeded in 2005/6.
- Affordable housing (completions) made up only 27% of additional housing built in the last financial year, which although an improvement on the previous year (24%) is still well short of the target of 40%.
- policies to protect the borough's open spaces are working well;
- the Council continues to be pro-active in terms of conservation of the built environment by designating Conservation Areas and undertaking a programme of their review. Policies to protect the built environment continue to be effective;
- 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 not located in mixed use areas, much is the redevelopment of existing sui generis (see Appendix 5), industrial and storage premises which are historically dispersed throughout the borough. There was little change to the retail provision in the borough.
- The majority of employment land lost to other uses is developed for housing.

⁸ http://www.richmond.gov.uk/home/environment/planning/local_development_framework/sustainability_appraisal_ldf.htm

- There was little change in retail provision, although the majority of new retail floorspace was not being steered into the main town centres, additions to provision were either in existing centres or within designated frontages and are welcomed as minor additions in retail floorspace which help to sustain local centres.
- the proportion of retail uses (Use Class A1) in key shopping frontages remains high at approximately 70%.

Progress towards meeting sustainability objectives is encouraging, although there is room for improvement.

Contextual indicators show that the borough fares well compared to other boroughs in terms of health indicators 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 website⁹.

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.

Table 2: Population estimates and projections

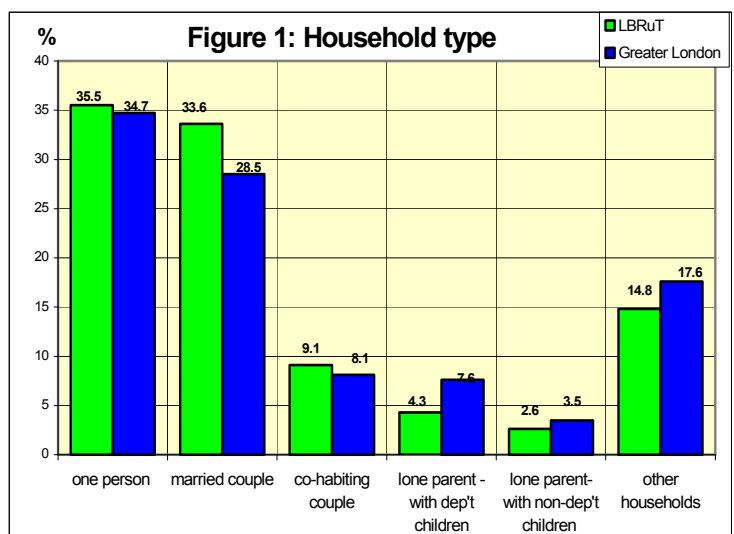
| Age | ONS 2005 Mid Year Estimates | | | GLA 2005 Round Interim Projections (Scenario 8.07 for year 2006) | | |
|--------------|-----------------------------|---------------|----------------|--|---------------|----------------|
| | Male | Female | Total | Male | Female | Total |
| 0-4 | 6,100 | 6,000 | 12,100 | 5,854 | 5,677 | 11,531 |
| 5-14 | 10,600 | 10,100 | 20,700 | 10,380 | 9,893 | 20,273 |
| 15-24 | 10,300 | 10,400 | 20,700 | 9,000 | 9,060 | 18,060 |
| 25-34 | 16,700 | 16,400 | 33,100 | 15,332 | 15,854 | 31,186 |
| 35-44 | 17,500 | 16,800 | 34,300 | 15,554 | 15,580 | 31,134 |
| 45-54 | 11,700 | 11,900 | 23,600 | 11,383 | 11,859 | 23,242 |
| 55-64 | 9,200 | 9,800 | 19,000 | 9,164 | 9,660 | 18,824 |
| 65-74 | 5,100 | 5,900 | 11,000 | 4,958 | 5,599 | 10,557 |
| 75+ | 4,500 | 7,500 | 12,000 | 4,285 | 7,137 | 11,422 |
| Total | 91,600 | 94,600 | 186,300 | 85,911 | 90,319 | 176,230 |

source: © ONS Mid Year Estimates 2004 (subject to rounding), GLA projections - © Greater London Authority

Table 3: Household and family type (2001)

| type of household | number | % | London % | E & W % |
|--|---------------|------|----------|---------|
| one person | 27043 | 35.5 | 34.7 | 30 |
| married couple | 25596 | 33.6 | 28.5 | 36.5 |
| co-habiting couple | 6927 | 9.1 | 8.1 | 8.3 |
| lone parent –with dependent children | 3297 | 4.3 | 7.6 | 6.5 |
| lone parent - with non-dependent children only | 2014 | 2.6 | 3.5 | 3.1 |
| other households | 11269 | 14.8 | 17.6 | 15.6 |
| lone pensioner households- | 10490 | 13.8 | 12.7 | 14.4 |
| number of households with residents: | 76,146 | | | |
| average household size | 2.23 | - | 2.35 | 2.36 |

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



⁹ www.richmond.gov.uk

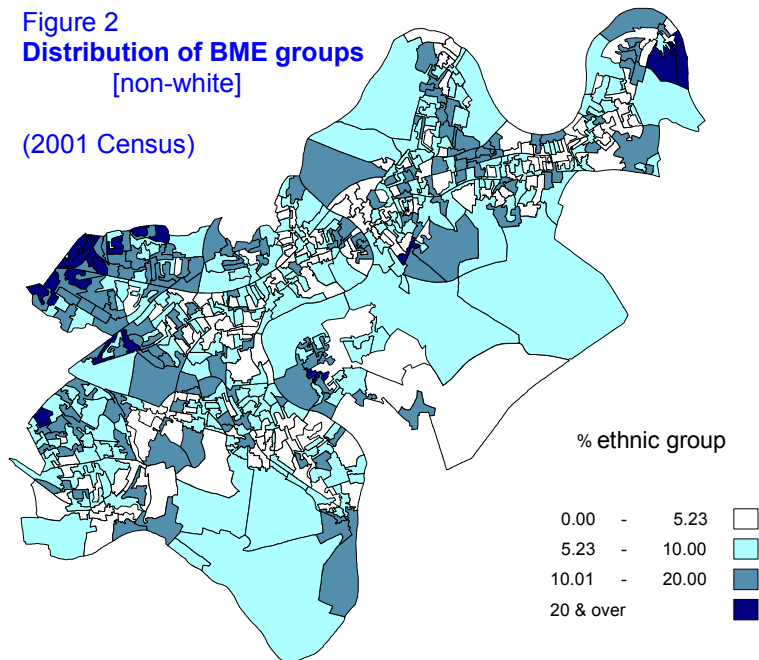
Ethnicity

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)



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”.

* BME = Black & Minority Ethnic

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

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

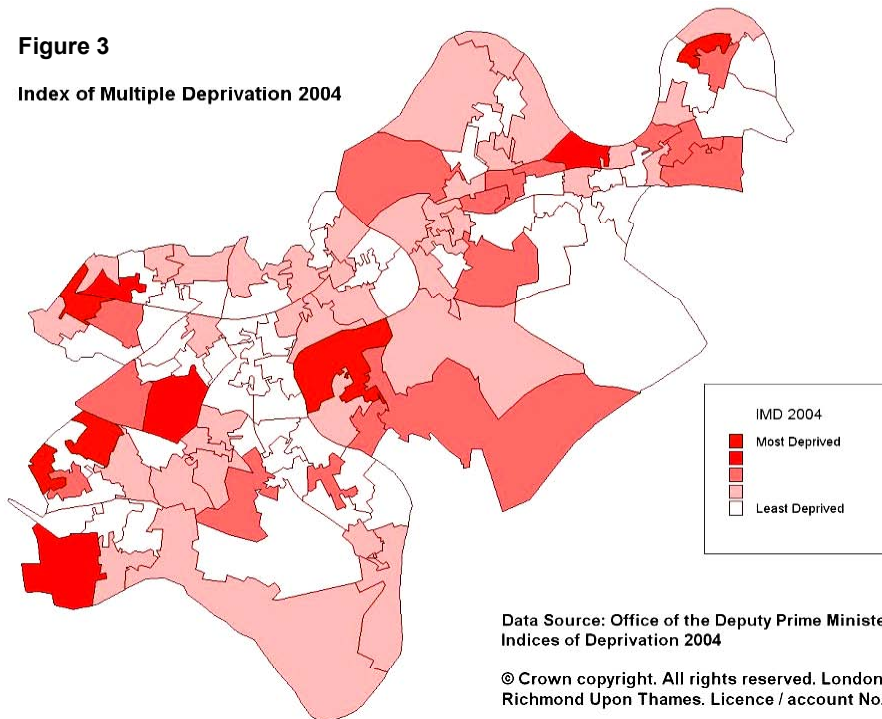
The ODPM’s Index of Multiple Deprivation 2004 (IMD 2004) was constructed by combining seven “domain” scores, using the following weights: income (22.5%), employment (22.5%), health deprivation and disability (13.5%), education, skills and training (13.5%), barriers to housing & services (9.3%), crime (9.3%), living environment (9.3%). The IMD 2004 is at Super Output Area¹⁰ (SOA) level. There are no Lower Layer SOAs

¹⁰ 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. Only the take-up of the State Pension is lower than in other authorities.

House prices & income

Table 5: House price data for Apr-Jun 2006

| | Detached | | Semi-Detached | | Terraced | | Flat/Maisonette | | Overall | |
|----------------|------------|-------|---------------|-------|------------|-------|-----------------|-------|------------|-------|
| | Av Price £ | Sales | Av Price £ | Sales | Av Price £ | Sales | Av Price £ | Sales | Av Price £ | Sales |
| Borough | 836305 | 63 | 560508 | 216 | 447738 | 402 | 269531 | 443 | 420951 | 1124 |
| Greater London | 600218 | 1431 | 348620 | 5352 | 336077 | 10440 | 270146 | 16031 | 317768 | 33254 |

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 data¹¹ 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

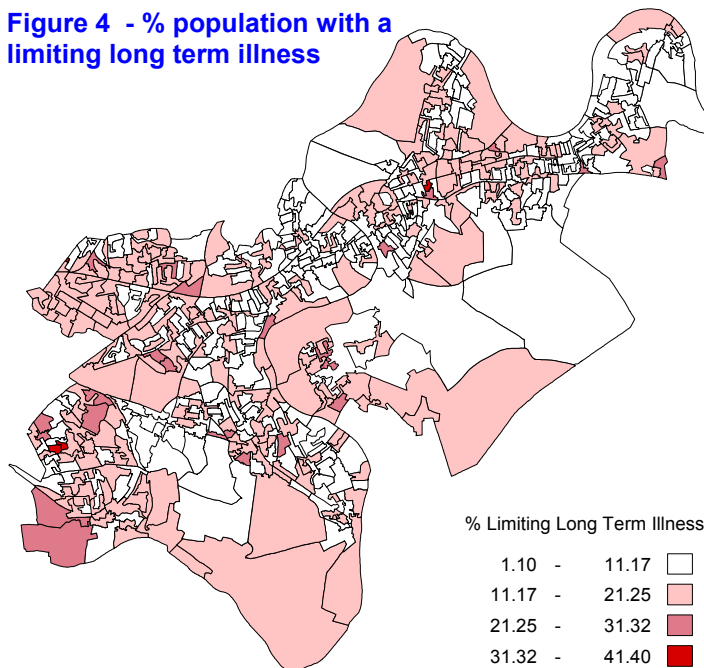
Life expectancy at birth is considered to be a good summary indicator of the health status of an area. Borough residents have amongst the highest life expectancy at birth in the UK according to the ONS 2002-4 data. Life expectancy for women is 82.4 years (ranked 56th highest out of 432 local authorities in the UK) and for men is 78.8 years (ranked 37th highest). There is some variation between wards. Ham, Petersham and Richmond Riverside has the lowest life expectancy in the borough.

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

¹¹ gross household income - no deductions for housing or other costs

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 schools are high and far above the national average. Pupils with special educational needs represent around 3% of the total. There is a low level of exclusion from school.

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/ LSDC 4 | | BVPI 41/ LSDC 4 | | BVPI 38/ LSDC 4 | |
| | 2004/5 | 2005/6 | 2004/5 | 2005/6 | 2004/5 | 2005/6 |
| Richmond upon Thames | 83 | 85 | 87 | 88 | 55 | 55 |
| LBRuT target | 89 | 89 | 90 | 90 | 63 | 63 |
| Kingston | 80 | 82 | 85 | 86 | 64 | 68 |
| Hounslow | 73 | 75 | 77 | 79 | 52 | 58 |
| Wandsworth | 71 | 72 | 75 | 80 | 49 | 54 |

Source: Best Value Performance Plans 05. Note: * schools maintained by LEA. Wandsworth figures are preliminary,

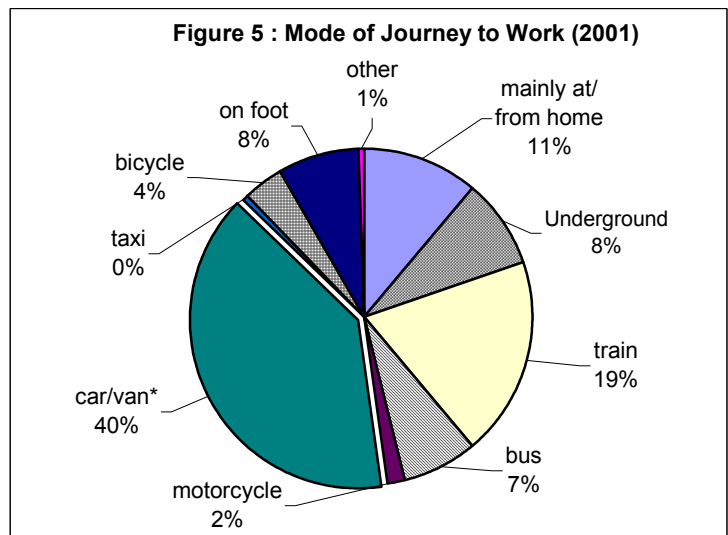
Journey to work of residents

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 (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. 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 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 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 |
| Danaher UK Industries Limited | Hydrex House, Richmond |
| 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 (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 some 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

| | % half days missed due to total absence in secondary schools maintained by the LEA | |
|-----------------------------|--|------------|
| | BVPI 45 | |
| | 2004/5 | 2005/6 |
| Richmond upon Thames | 8.7 | 8.5 |
| Kingston | 6.8 | 6.7 |
| Hounslow | 7.1 | 6.8 |
| Wandsworth | 7.8 | 7.8 |

LBRuT 05/06 target:
7.5%

Source: Best Value Performance Plans (or equivalent title) 2005

Absenteeism from LEA maintained secondary schools is marginally higher than neighbouring boroughs, and has decreased slightly since 2004/5.

4 Progress with Unitary Development Plan and Local Development Framework

4.1 Progress with plan making in financial year 2005/6

The first Local Development Scheme was submitted on 18th March 2005 and became operative on the 18th April 2005, in line with Government requirements. During the first year the majority of milestones were met.

Up to March 2006 the key milestones were met for the preparation of the Development Plan Documents, with the Issues/Options consultation and accompanying Sustainability Appraisal Progress Report, taking place during October and November 2005 as planned. The production of the Statement of Community Involvement was on target. It was formally submitted in September 2005 as planned and was subsequently adopted.

Most of the Supplementary Planning Documents were also on target, two briefs which had not been identified when the LDS was written, Friars Lane and Terrace Yard, both in Richmond, were adopted in Spring 2006 and June 2006 respectively. In response to members' requests, draft SPD for Telecommunications Masts was also been produced in June 2006. The Design Guidelines for Small Housing sites and Design Quality Guidelines were adopted in February 2006. Adoption of the SPD "Sustainable Construction Checklist" was delayed until August 2006 in order to give more careful consideration to representations and emerging Government policy. The only brief to be delayed slightly was that for Barnes Goods Yard, as consultation led to a need for a review of parking in the area. This was eventually agreed in Spring 2006.

Progress with Local Development Scheme of 2005 at March 2006

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: Sept-Oct 2006 Publication of DPD and submission to Secretary of State: May 2007, Pre-examination meeting July 2007 Examination in public: Sept - Oct 2007 Adoption by April 2008 | ✓ |
| 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: Sept-Oct 2006 Publication of DPD and submission to Secretary of State: May 2007 Pre-examination meeting July 2007 Examination in public: Sept - Oct 2007 Adoption by April 2008 | ✓ |
| 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: Sept-Oct 2006 Publication of DPD & submission to Secretary of State: May 2007 Pre-examination meeting July 2007 Examination in public: Sept - Oct 2007 Adoption April 2008 | ✓ |
| Proposals Map | Illustrates DPD policies and proposals. | With all other DPDs | Publication of DPD and submission to Secretary of State: May 2007 Pre-examination meeting July 2007 Examination in public: Sept - Oct 2007 Adoption April 2008 | ✓ |

| B. SUPPLEMENTARY DEVELOPMENT DOCUMENTS TO BE PREPARED OR UPDATED AND RE-ISSUED | | | |
|---|---|---|--|
| SPD title | Role and position of SPD | Conformity | Key milestones |
| Planning Contributions Strategy | Details of Council's requirements for Planning Contributions | London Plan, UDP | Already drafted, to be finalised 2005 |
| Site briefs | Site brief - details of Council's requirements for specific sites | London Plan, UDP | <p>Barnes Goods Yard Consultation on draft Summer 2005 Adoption Autumn 2005</p> <p>Other site briefs yet to be determined</p> |
| Richmond Design Guide | Guidance on design aspects of applications: NEW – Phase 1 Small housing sites including infill development Detailed Design Guidelines | With the core strategy DPD, and the London Plan | <p>✓ Friars Lane – consultation Nov/Dec 05, adoption Spring 06</p> <p>✓ Terrace Yard – consultation Dec/Jan 06, adoption Spring 06</p> <p>✓ Small housing sites. Adopted Feb 2006</p> <p>✓ Design Guidelines. Adopted Feb 2006</p> |
| | Sustainable Construction Checklist | | <p>X consultation delayed until New Year</p> <p>X Adopted August 2006</p> |

C. STATEMENT OF COMMUNITY INVOLVEMENT

| DPD title | Role | Conformity | Key milestones | milestone met? |
|--|---|-------------------------------|--|---|
| 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 Progress up to end 2006

Review of 2005 Local Development Scheme adopted May 2006

It was decided to review the programme for the following reasons:

1. New Policy Guidance Statements and SA/SEA guidance issued during 2005, mean that additional requirements that will mean the process will take longer than anticipated;
2. It is necessary to take into account the consultative version of the London Plan review (to be issued for consultation in Autumn) to enable main themes to be taken into account and to avoid consultation on both documents taken place concurrently which would leads to confusion for the public;
3. The experience of the pioneer authorities has helped to clarify the level of detail to be included within the preferred options. In particular it is recognised that there are benefits from having greater policy detail incorporated than previously anticipated;

The Local Development Scheme was therefore reviewed early in 2006, in consultation with the Government Office for London to include some new planning briefs referred to above as Supplementary Planning Documents and to postpone the Preferred Options stage (and all subsequent phases) by a few months. The revised Local Development Scheme was effective from May 2006.

The key milestones have been met for the preparation of Development Plan Documents in accordance with the revised LDS (2006).

The preferred options for the Core Strategy, Development Control policies and Site Allocations were being prepared for Cabinet approval in December prior to consultation in Jan/Feb 2007 in accordance with the revised Local Development Scheme 2006, but were then put on hold in October 2006 following legal advice. 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 thought to be "sound". Further advice was sought from the Council's barrister and the Government Office for London.

Review of the 2006 Local Development Scheme

Following advice it has been decided to carry out further focussed consultation on certain topics to ensure that all possible options have been properly considered prior to the Preferred Options stage, which will be postponed. A detailed revised LDS has yet to be agreed with the Government Office for London.

4.3 Evidence Base

Work has been progressing on the evidence base for the LDF with the following major pieces of research completed this year: a retail capacity study, employment land survey, and a Joint Strategic Flood Risk Assessment (carried out with the boroughs of Kingston and Elmbridge). Other research is on going including a Local Housing Assessment, and a recreation and open space assessment both due to be finalised by the end of the calendar year.

SUMMARIES OF LOCAL DEVELOPMENT FRAMEWORK RESEARCH

(a) OPEN LAND STUDY - January 2006

Allen Pyke Associates were commissioned in June 2005 to carry out a review of open land designations. They reviewed existing areas of Green Belt, Metropolitan Open Land and Other Open Land of Townscape Importance against criteria for designation to ensure that these areas remain appropriately designated.

They then reviewed approx 100 other open areas. Assessments took account of the physical elements of the site – size, vegetation, boundaries, current uses, level of public access; the existing landscape/townscape character and the areas contribution to it, views in and out of the site, proximity to other open areas, consequences if area were to be developed, nature conservation value, other designations, value to local people. As a result of the survey the consultants put forward approximately 35 highly recommended areas for designation as Other Open Land of Townscape Importance, and a further 65 possible areas. The sites were either incidental open spaces, large individual or groups of gardens and larger landscaped areas.

(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, whereupon a transfer to other employment generating uses such as health, sports, leisure, hotels and childcare facilities should be considered.

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. Premises last in B1 use (ie offices/light industry) should remain in this use class.

Industrial & warehousing: A net demand for industrial land 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. A transfer of B2 (general industrial) to B8 (storage and distribution) should be considered in the first instance, subject to traffic and neighbourhood issues.

New development: Where appropriate the Council should encourage new developments to provide premises suitable for small firms and start-up companies. Redevelopment for employment led mixed-use development should be encouraged subject to providing at least the same amount of employment floorspace.

River related: As they contribute to the local economy and distinct quality of the Borough there is a case for a stronger policy in the LDF to protect river related uses.

(c) RETAIL STUDY – March 2006

GVA Grimley carried out a retail study in order to assess the Borough's capacity for further retail growth for convenience and comparison goods and to analyse the for scope for new development in the main centres and suggest possible strategies for the LDF. Capacity projections were made using a model which predicts the amount of shopping floorspace required based on variables including the predicted level of population growth and expenditure. Several sets of projections were produced.

Convenience goods (food) net figures for 2013

Overall capacity for the borough is estimated to be 2,535 m2 of floorspace. Much of the capacity is in the East of the Borough. For town centres capacity is estimated as: Richmond: 1351 m2, East Sheen: 502 m2, Twickenham: -891 m2, Teddington: -341 m2, Whitton: 67m2.

The performance of out of centre foodstores generates capacity for a further 1,847 m2 (in 2013). However, this does not justify the development of further out-of-centre convenience goods provision and any applications would need to meet policy tests.

Comparison goods (non-food) (all figures are net for 2013)

Overall capacity for the borough is 7,222 m2 floorspace. In terms of the east/west split – in the east of the borough there is 5662m2 capacity & in the west a capacity for 1560m2. For town centres, capacity is estimated as, Richmond: 3646 m2, East Sheen: 495 m2, Twickenham: 651 m2, Teddington: 303 m2, Whitton: 272 m2.

Out of centre development generates 1,854 m2. However the same caveats apply as above.

A number of possible sites for retail/ mixed use allocations were also considered as part of the study. Viability assessments are to be commissioned were necessary.

(d) PLAYING FIELD AND OPEN SPACE NEEDS ASSESSMENT – December 2006

Study being carried out jointly by Planning and Education, Arts & Leisure Department and 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 stages are

1. Assessment of local needs (by various means including present usage, consultation with clubs/users, priorities for funding etc.)
2. A quantitative and qualitative audit of existing open space, sports and recreation facilities.
3. Set provision standards

4. Identify deficiencies
5. Feedback from interest groups
6. Finalise assessment
7. Develop policies and proposals to make up deficiencies, take forward into Local Development Framework

The report to be finalised by December 2006. Work was carried out in tandem with the production of the Borough Strategy for Sport and Physical Activity 2006-2010.

(e) In progress – LOCAL HOUSING ASSESSMENT

Fordham Research have been commissioned jointly by the Planning and Housing and Social Services Departments. The Study will:

- Analyse and assess the demand/need and supply of housing in all tenures.
- Provide a housing needs forecast for the next five years
- Assess levels of affordability
- Assess the appropriate mix of dwelling types and sizes for affordable housing
- Consider size (in terms of number of bedrooms) and tenure of new homes, housing needs of particular household types, and of minority and ethnic groups, The future housing demand/needs of older people across all tenures
- The level of demand for housing to wheelchair standards across all tenures
Key workers - future needs, aspirations and affordability levels.
- Owner-occupiers' financial capacity to repair and maintain their homes

The assessment will include a questionnaire survey of over 15,000 randomly selected households, research to be undertaken in June/July 2006, and the draft report was received in September 2006. The Final Report is due to be published by Christmas.

(f) In progress – NEW HOUSING SURVEY

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. Preliminary results of the survey have been available internally since August/September 2006.

Specific objectives:

To ascertain:-

- Previous tenure/dwelling type
- where residents have come from by town & postcode
- travel modes,
- Schools attended previous & future/ also in relation to tenure
- Household composition & size
- Employment - all employment in household
- Household Income
- tenure type,
- Cost of dwelling (Bands)
- Only/primary home/second home

To find views on: -

- Design standards
- Parking
- Community provision
- Satisfaction with development
- Reasons for moving

This research is to be used when reviewing housing design standards, dwelling size and other policies. Draft report to be ready late October/ early November.

(g) 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. A report for the Borough will be finalised by December 2006. The objective was to prepare a strategic flood risk assessment of in accordance with the relevant Government guidance (draft 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 will:

- Provide 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.
- Take 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.
- Enable planning policies to be identified to minimise and manage flood risks for the whole of each borough
- Allow boroughs to assess the flood risk for specific development proposal sites
- Recommend design and mitigation measures to be incorporated into development proposals for the areas identified at high and low risk from flooding.
- Provide 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 05/06

Indicator family: local indicator

Progress towards target: the number of departures is considerably less than the target

During the financial year 2005-06 there were 18 departures from the development plan. This is only 0.42% of the total applications submitted, and 0.52% of all decisions made on applications.

Table 11: Number of departures for the financial year 2005-06

| Application Ref | Address |
|-----------------|---|
| 04/3351/FUL | 250 Upper Richmond Road West, Barnes, Richmond upon Thames SW14 8AG |
| 05/0315/FUL | 42-44 Charles Street, Barnes, Richmond upon Thames SW13 0NZ |
| 05/0776/FUL | 337-339 Sandycombe Road, Richmond, TW9 3NA |
| 05/0799/COU | 68 Sheen Lane, East Sheen, Richmond upon Thames, SW14 8LP |
| 05/0963/COU | 1 Oriel Court, 106 The Green, Twickenham, Richmond upon Thames, TW2 5AG |
| 05/1390/FUL | Depot Site, Oldfield Road, Hampton, TW12 |
| 05/1680/FUL | Hampton Wick Infants and Nursery School, Normansfield Avenue, Hampton Wick, TW11 9RP |
| 05/1708/FUL | St Marys University College, Waldegrave Road, Twickenham, Richmond upon Thames, TW1 4SX |
| 05/2047/COU | Rear of 70-76 Station Road, Hampton, Richmond upon Thames, TW12 2AX |
| 05/2113/FUL | Former Seeboard Site, Sandy Lane & Jewsons Timber Yard, Bushy Park Rd, Tedd'n TW11 0DS |
| 05/2378/COU | 19 St Georges Road, Twickenham, Richmond upon Thames, TW1 1QS |
| 05/2586/COU | Westfield House, Hampton Court Road, Hampton KT8 9BX |
| 05/2722/COU | 168 High Street, Teddington, Middlesex TW11 8HU |
| 05/2807/COU | 1 Spring Terrace, Paradise Road, Richmond |
| 05/2836/HOT | 40 Carlton Road, East Sheen, Richmond upon Thames SW14 7RJ |
| 05/3633/COU | 8 Back Lane, Ham, Richmond upon Thames TW10 7LF |
| 06/0156/FUL | Craven House, Hampton Court Road, Hampton, KT8 9BX |
| 06/0317/COU | 35-36 Hammond Close, Hampton, Richmond upon Thames TW12 2DE |

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.

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 05/06

Indicator family: local indicator

Progress towards target: 30.9% of appeals were allowed and therefore the target has been met

The percentage of appeals allowed is similar to last year (small increase of 0.64%). The percentage of dismissed appeals is significantly higher, by 7.36%. However, the percentage of withdrawn appeals decreased from 12.5% for 04/05 to 4.5% during the last financial year. Although the percentage of allowed appeals is very slightly higher than last year, it is still well within the 40% target. This target is subject to review and may be changed to reflect the national average.

Table 12: Appeals decided in the financial year 2005-06

| Appeals | Number | Percentage |
|------------------------|------------|------------|
| Allowed & Part Allowed | 55 | 30.9 |
| Dismissed | 115 | 64.6 |
| Withdrawn | 8 | 4.5 |
| Total | 178 | 100 |

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 05/06

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 2005/6

| | Number of proposal sites | Percentage |
|---|--------------------------|------------|
| Implemented | 15 | 16.9 |
| Not Implemented | 61 | 68.5 |
| Partially implemented/ under construction | 7 | 7.9 |
| No information | 6 | 6.7 |
| Total | 89 | 100 |

source: LBRuT monitoring

Appendix 1 presents the information in full.

Good progress has been made and the target of implementation of proposal sites has been exceeded by nearly 7%. A further 7.9% 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.

Table 14: Proposals completed

| Proposal site | Reason |
|--------------------------------|---|
| S4 Budweiser Stag Brewery | The conversion and part redevelopment is completed |
| R3 United reformed Church | The construction on this site is now completed |
| D9 Collis Primary School | The proposal has been implemented |
| K1 Kew Sewage Works | The proposal is now implemented and works have been completed on site. |
| W1 Twickenham Rugby Ground | The increased sports and recreational use has now been implemented. |
| T2 Stable Block, Orleans House | The art gallery extension at Orleans house has now been completed. |
| W13 Mill Farm Site | The housing is due for completion at the end of 2005, the industrial proposal for the site is yet to be implemented |

source: LBRuT monitoring

Proposal Sites Under Construction/ partially completed

A number of large development proposal sites in the borough are currently partial completed or are under construction. These include:

Table 15: Proposal sites under construction/ partially completed

| Site | Status |
|---|--|
| K2 Kew Riverside | The redevelopment for housing and nature conservation is partially completed |
| D1 Normansfield | Partially completed |
| T24 Brunel University College, Twickenham | The redevelopment for mixed use is under construction |
| T28 Harlequins | The enabling development and road are currently under construction. |

source: LBRuT monitoring

Several proposal sites have been introduced to the Plan more recently, and as such are unlikely to have been implemented in the last financial year. These are:

- P4 King Georges Pavilion for housing, employment and community use.
- H23 Hampton Water Works for operational water works development.
- R11 Terrace Yard, Petersham Road for housing – A planning brief has been adopted for this site in June 2006
- R4 Friars Lane Car Park for housing – A planning brief has been adopted for this site in February 2006
- T29 Richmond upon Thames College.

School proposal sites have been omitted from the list, as this is an ongoing implementation of the dual use of school premises outside school hours.

Indicator 4: Number of obligations agreed per year

Data source: DC database for financial year 2005/06

Indicator family: local indicator

No target for the number or financial amount of obligations agreed each year is set. Obligations relate to the specific developments that come forward at that particular time, and so can not be specified in advance. For this financial year there was a total of 41 obligations and £834 364 in financial contributions.

Table 16: Summary of types of obligations

| Financial Year | 2005-06 | | 2004-05 | | 2003-04 | |
|-------------------------------|-----------|---------------------------------|-----------|---------------------------------|-----------|---------------------------------|
| | Number | Monetary value where applicable | Number | Monetary value where applicable | Number | Monetary value where applicable |
| Educational Contributions | 15 | £477 064 | 17 | £441 780 | 12 | £853 500 |
| Transport related | 3 | £15 000 | 6 | £1 316 000 | 6 | £290 000 |
| Parking (usually restriction) | 13 | - | 6 | - | 5 | - |
| Town centre/ CCTV | 1 | £10 000 | 3 | £291 000 | 3 | £140 000 |
| Affordable housing | 7 | £324 800 | 6 | £352 200 | 3 | - |
| Other | 2 | £7 500 | 8 | £944 500 | 8 | - |
| Total | 41 | £834 364 | 46 | £3 345 480 | 37 | £1 283 500 |

Note: there can be several elements to each obligation. source: LBRuT monitoring

Planning obligations are embodied in legal agreements whereby developers obligate to undertake actions required by the local authority, or contribute in benefit or in kind towards measures required in order to obtain planning permission. Although the number of obligations is similar to last year, the amount of financial contribution is significantly less. This was due to an exceptional year in 2004-05 where two large sites, the redevelopment of the RFU south stand and a proposal by Harlequins RFC to rebuild their stadium, were agreed. The 2003/4 figure is also exceptionally high as it included contributions relating to the redevelopment of the Brunel University site, now under construction.

Similar to the previous year, education contributions form the highest overall contribution both in numbers and a monetary sense. However, this year affordable housing contributions were the second largest, albeit £27 400 less than 2004/5. This year the number of obligations involving parking doubled from last year, all involved restrictions on parking and parking permits.

In June 2005 the Council adopted a Planning Obligations Strategy¹² covering affordable housing, education, community safety, health, transport and the public realm, open space and the Thames. Before then obligations were negotiated on a case by case basis.

¹² Available on the Council's website www.richmond.gov.uk

Table 17: Obligations for Financial Year 2005/06

| Ref No. and Decision Date | Address | Contribution Type |
|--|---|--|
| 04/2152/COU 21/04/05 | Richmond Old Market | Environmental Improvements within vicinity of site £7 500 |
| 04/3351/FUL 02/06/05 | 250 Upper Richmond Road West | Restriction on parking permits for 3 of 6 units |
| 05/0746/FUL | 215 Lower Mortlake Road | Restriction on parking permits |
| 05/0775/FUL 02/06/05 | RFU, Twickenham | £10 000 for CCTV |
| 05/0124/FUL 16/06/05 | 184 Upper Richmond Road West | Restriction on parking |
| 05/1224/FUL 16/06/05 | 20/22A Cromwell Road, Teddington | a) £15 268 for education b) 03/3565/FUL & 04/1216/FUL not to be implemented |
| 05/0752/FUL 16/06/05 | 40 Cambridge Park, Twickenham | Contribution to affordable housing of £324 800 |
| 05/1034/FUL 30/06/05 | 130 Oldfield Road, Hampton | £10 000 for cycle network |
| 05/0624/FUL 30/06/05 | Rear of 228-236 Powder Mill Lane, Whitton | a) Education contribution £45 804 b) 6 affordable units |
| 05/0371/FUL 05/07/05 | Rear of 114-116 Heath Road/ 2 & 3 Stable Mews, Heath Rd | Restriction on parking permits for 2 live work unit flats |
| 04/3296/FUL 28/07/05 | Craig House, Ham | a) 16 affordable units for rent b) Education contribution £94 708 |
| 05/1991/FUL 25/08/05 | 70 Sheen Road & 27 Dunstable Road, Richmond | a) no parking permits for one dwelling b) £5 000 towards cycle improvements in area |
| 05/2058/FUL 25/08/05 | 17 Richmond Hill, Richmond | No parking permit for maisonette |
| 05/2058/FUL 25/08/05 | 42-44 Charles Street, Barnes | All units to be affordable housing (3 units) |
| 05/1055/FUL 08/09/05 | 10 Alexandra Road, East Twickenham | No parking permit for studio flat |
| 05/1390/FUL 06/10/05 | Depot, Oldfield Road, Hampton | Education contribution £29 044 |
| 05/0469/FUL 20/10/05 | Central Service Station, Croft Way, Ham | Education contribution £6 084 |
| 05/2629/FUL 20/10/05 | 23 Montague Road, Richmond | Restrict parking permits for new flat |
| 04/1301/OUT 01/09/05 – Appeal decision | 71-73 Amyand Park Road, Twickenham | Education contribution £15 268 |
| 05/3042/FUL 06/12/05 | 30-32 Campbell Road | Education contribution £10 200 |
| 04/2681/FUL 04/04/05 | 113-117 Broad Lane, Hampton | a) Education contribution £4592 b) Affordable housing |
| 05/1279/FUL 19/12/05 | 282 Kew Road | Restriction on parking permits to one per unit for the two units. |
| 05/1494/FUL 20/12/05 | 2 Rodney Road, Whitton | Education contribution £114 568 |
| 05/1133/FUL 15/12/05 | Salvation Army, North Road, Kew | a) Education contribution £10 200 b) Restrict parking permits |
| 05/1310/FUL 15/12/05 | Rear of 18 Popham Gardens, Lower Richmond Road. | Education contributions £15 268 |
| 04/3817/FUL | 16 Sheen Gate Gardens | Education contributions £6 084 |

| Ref No. and Decision Date | Address | Contribution Type |
|--|---|--|
| 23/11/05 | | |
| 05/1058/FUL 16/03/06 | Becketts Wharf, Lower Teddington Road, Teddington | a) 15 affordable units (9x 2-bed and 6x 1-bed) b) No parking permits c) Education contribution £70 256 |
| 05/3722/FUL 16/03/06 | 129 Kew Road, Kew, Richmond | Parking permit restrictions |
| 05/1605/FUL 16/03/06 | Duke Street Baptist Church, Richmond | Parking permit restrictions |
| 05/1455/FUL 29/03/06 – Appeal decision | 38 Twickenham Road, Teddington | a) 8 affordable units for rent b) Education contribution £15 268 c) Riverside walk |
| 05/1839/FUL 16/02/06 – Appeal decision | 61 and rear of Cambridge Road, Teddington | Education contribution £24 452 |

source: LBRuT monitoring

Appeals relating to Implementation

The analysis of appeal decisions received in the financial year 2005/6 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 on appeals. The general strategic policies were referred to infrequently at appeal. Only four policies STG 2 (*STG2*) The Environment, STG3 Conservation of resources and pollution, STG 5 (*STG6*) Housing and STG11 Transport were referred to. The implementation policies were cited in 5 appeals. IMP3 was cited in three allowed appeals, IMP1 was cited in a dismissed appeal and IMP2 was also cited in a dismissed appeal.

Both the implementation policies and the strategic polices could be more widely used 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 all indicators, and where there is a set target this has been met, and with a significant margin. Good progress has been made in implementing proposals sites, the number of departures remains low and the majority of appeals were dismissed.

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 on open space designations.

Data source: LBRuT decisions analysis system for financial year 2005/06

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

Progress towards target:



no loss or inappropriate development on protected open land

Four planning applications were completed in 2005/6 which had an impact on open space designations, although none were considered to be inappropriate:

- **02/2009- 26 Lower Teddington Road, Hampton Wick** – the change of use of a former care home, conversion and extension to 10 flats, the erection of 3 terraced houses and off street parking, cycle parking, refuse store and landscaping. Although part of the site was within Metropolitan Open Land designation, the buildings were not.
- **03/2557- Kew Sewage Treatment Works, West Hall Road** – This was amendments to a previous planning application on the site. The site was adjacent to Metropolitan Open Land, but not within it. The building was not considered to have a significant adverse effect on the appearance of the open land.
- **03/0267- Brooklyn Lodge, Mill Hill, Barnes** – 2 storey detached house and sunken patio. The site was adjacent to Metropolitan Open Land, but not within it. The building was not considered to have a significant adverse effect on the appearance of the open land.
- **04/0339- St Mary's University College, Waldegrave Road, Twickenham** – erection of additional halls of residence adjoining and linked to the existing halls of residence. An exception was made in these circumstances due to the benefits to educational use and that the intrusion was minimal.

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 2005/06.

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 2004-05 (financial year). The policies to protect SNCI's and OSNI's appear to have been 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 2005/06.

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 2005-06 (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 2005/6 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. Both policies (ENV 9 – protecting trees), and policy ENV 1 (metropolitan open land) were frequently cited.

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 05-06

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 2005/06. This continues the positive trend over the last three 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 18: Buildings Currently on the English Heritage "At Risk" Register (Published 2006)

| 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 |
| United Reformed Church, Little Green, Richmond | Grade II |
| Watchman's Box and Village Lock-up, Petersham Road, Petersham* | Grade II |
| Total | 11 Buildings |

Note *= fair condition

source: English Heritage

The Register¹³ is published annually and brings together information on all Grade I, and II* Listed Buildings, and 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 are on the list as last year. However, whilst Barnes Railway Bridge has been removed, Café Matthiae has been added. The Council has been pro-active in seeking the repair of 8 King Street, Richmond which has an approved planning permission and listed building consent now in place. The Council is also in negotiations at present with the agents of the Normansfield site, Teddington to find a long-term solution, it is supporting the Strawberry Hill Trust in long term plans to restore the House and is taking steps to secure the restoration of the loggia and grotto at Thames Eyot. Further information can be obtained from a Report to Environment and Sustainability Overview and Scrutiny Committee of 13 September 2006¹⁴.

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

¹⁴ [http://cabnet.richmond.gov.uk/Published/C00000168/M00001531/AI00011370/\\$EnglishHeritageBuildingsatRisk.doc.pdf](http://cabnet.richmond.gov.uk/Published/C00000168/M00001531/AI00011370/$EnglishHeritageBuildingsatRisk.doc.pdf)

Indicator 10: Number of Conservation Areas or extensions to existing Conservation Areas designated.

Target: Increase in numbers as appropriate

Data source: LBRuT Urban Design Monitoring

Indicator family: Sustainability Appraisal, (new BVPI 219a)

Progress towards target:



Target fully met – several extensions agreed

There are currently 72 Conservation Areas within the Borough. In the financial year 2005-06 11 of these areas have been extended, and two new Conservation Areas were designated. On 07/11/2005 a new Conservation Area was designated at Fieldend and on 16/01/2006 at Hamilton Road. Extensions were made to the following Conservation Areas:

- Richmond Riverside
- Hampton Court Green
- Central Richmond
- St Margaret's
- Park Road, Teddington
- Broom Water
- Blackmore's Grove
- Strawberry Hill Road
- Waldegrave Park
- Old Deer Park
- Sheen Common Drive

The Council continues to be pro-active in designated extensions to existing and new Conservation Areas, ensuring that the borough's special historic character is enhanced and protected.

Indicator 11: 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:



7 new Studies completed.

The following Conservation Area Studies in Twickenham and Teddington, were completed in 2005-6 financial year:

- Park Road (Teddington)
- The Grove
- Broom Water
- Blackmore's Grove
- Strawberry Hill Road
- Strawberry Vale
- Waldegrave Park

Good progress has been made in completing Conservation Area Studies and Management Plans, in line with the Council's policy and national guidance. New Best Value Indicators for 2005-06 require Conservation Area Appraisals to be completed. The new BVPI's are:

| | |
|---------------|--|
| BV219a | Total number of Conservation Areas in the local authority area. (see above) |
| BV219b | Percentage of conservation areas in the local authority area with an up-to-date character appraisal. |
| BV219c | Percentage of conservation areas with published management proposals. |

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 12: Number of Buildings of Townscape Merit designated

Target: Increase in numbers as appropriate

Data source: LBRuT Urban Design Monitoring

Indicator family: Sustainability Appraisal

No new Buildings of Townscape Merit were designated in 2005-06. The designation of BTMs is closely related to the ongoing management and appraisals of Conservation Areas. Although none have been designated this

financial year, though the ongoing process some buildings may have been identified which could be subject to future designation.

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. There are currently over 5,000 BTMs designated in the borough and 292 of these were designated in the financial year 2004/05. Policy BLT4 is working well in preserving and enhancing BTMs as their numbers increase appropriately.

Indicator 13: 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

In the financial year 2005/06 no new Article 4 directions were made. Article 4 directions are linked to the ongoing management plan of conservation areas and the appraisal process. As such Article 4 directions are made when this process has been completed.

Article 4¹⁵ 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. The Council is actively seeking to extend its control within Conservation Areas as supported by English Heritage. 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 2005/6 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 policies in question

Policies BLT11 and BLT16 were 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.

Chapter Summary

The Council continues to be pro-active in terms of conservation of the built environment by designating Conservation Areas and undertaking a programme of their review. Policies to protect the built environment continue to be effective.

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

8. Transport

Indicator 14: amount & %age 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.

indicator family: **ODPM Core Output Indicator/** Sustainability Appraisal

progress: the vast majority of non-residential developments continue to meet parking standards

Of the 66 completed developments falling within Use Classes A, B and D only 2 (3%) were not in line with maximum parking standards:

- **03/1516/FUL** – 13-17 Princes Rd, Richmond. Demolition and replacement of existing buildings. The proposal results in overprovision of 3 spaces, but does not increase existing provision. It is not in a town centre location readily accessible by public transport therefore considered to be acceptable.
- **03/3095/FUL** – 190-192 Petersham Rd, Richmond. Redevelopment including demolition of some existing buildings for mixed use scheme (B1 & C3). Development includes an additional parking space than standards required. It was not considered to be of sufficient magnitude to warrant a refusal.

Mixed use schemes are included in this analysis and sui generis uses not.

Indicator 15: amount & %age of new residential development within 30 minutes public transport time of a GP, hospital, primary & secondary school, areas of employment & a major health centre.

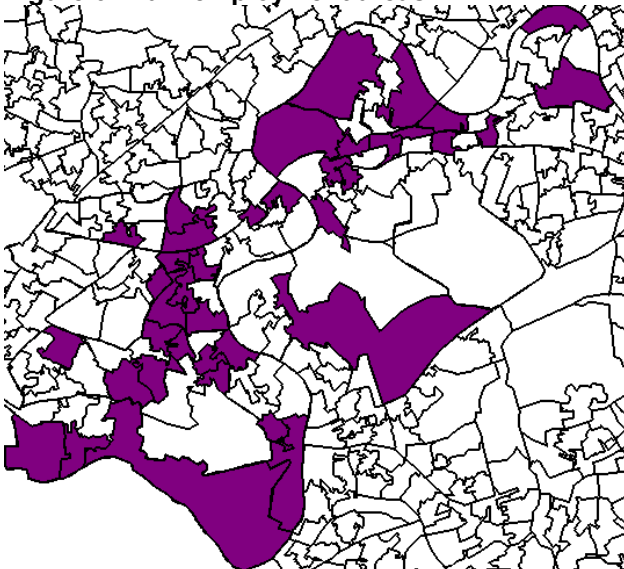
data source: completions data from LBRuT decision's analysis system, travel times calculated using TfL website. Other sources including DfES Edubase, Census of Population, NHS Gateway website.

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

progress: The majority of uses/facilities are less than 30 minutes away by public transport from most new residential development – the exception generally being accessibility to a hospital.

The data provided do not strictly meet the requirements of ODPM Indicator 3b. The exercise is limited to large sites only (those of ten plus units gross) which accounted for 83% of the total net residential completions in the last financial year. 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.

Figure 6: Main employment areas



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Areas of employment have been classified as those Super Output Areas* (taken to be Lower Layer SOAs) with more than 500 employees (working population). They are illustrated on the map opposite.

The adopted UDP does not contain a town centre hierarchy below district level (as classified by the Greater London Authority). A number of larger "local" centres are included in this analysis which may in due course be defined in a more detailed hierarchy as part of the formulation of LDF policies.

* See Footnote 10

Indicator 3b suggests that assessment should be made based on a 30 minute public transport time threshold. No sophisticated modelling has been used. This information has been derived from the Transport for London Journey planner website. There is some degree of variation between travel times, however an average has been taken for the AM Peak and Intermediate afternoon hours as set out in the Technical Guidance on Accessibility Planning in Local Transport Plans for each service.

Only 1 of the 10 sites was within 30 minutes public transport time of all 6 services/ facilities: GP, hospital, major area of employment, primary school, secondary school and major retail centre. 7 of the remaining 9 sites were within 30 minutes public transport time of all except a hospital. One site (land north of Mill Farm Business Park) was more than 30 minutes from a hospital, major retail centre and major employment area (although the site is adjacent to an industrial estate). However this residential site provided 75 affordable housing units.

In terms of net dwellings – 2% (14 dwellings) were within 30 minutes public transport time of all 6 services/facilities.

All sites were within 30 minutes of a GP, primary school, and with the exception of one site, a secondary school and area of employment. Only state schools were included in the analysis. Clearly, as was the case with the previous monitoring report, it is the travel time to a hospital which results in the majority of sites failing to meet the indicator even in the built-up area of Greater London. The NHS database includes hospitals which are for specialist groups, for example for the treatment of those with mental health problems, which would have improved the results for this indicator. However, only general hospitals were included in this analysis.

Table 19: ODPM indicator 3b

| appn ref | site address | postcode | GP | | hospital | | major area of employment | | primary school | | secondary school | | major retail centre | | meets indicator |
|----------|--|----------|---------------------------------------|------|--|------------|--------------------------------------|------------|---|------|------------------------------------|------------|---------------------|------------|-----------------|
| | | | address | time | address | time | SOA identifier | time | address | time | address | time | name of centre | time | |
| 00/3562 | Land North of Mill Farm Business Park*1 | TW5 5PW | Crane Park Medical Centre, TW4 5NT | <30 | Teddington Memorial (TW110JL) | 30+ | E01003903 (Whitton Station)*2 | 30+ | Heathfield Junior & Infants Schools TW2 6EN | <30 | Whitton School (TW2 6JW) | <30 | Whitton | 30+ | N |
| 01/2014 | 9-11 Upper Richmond Road West | SW14 8ED | Sheen Lane Health Centre, SW14 8LP | <30 | Queen Mary's Roehampton (SW15 5PN) | 30+ | E01003858 (Barnes Hospital sw14 8su) | <30 | East Sheen Primary SW14 8ED (Adjacent) | <30 | Shene School SW14 8RG | <30 | East Sheen | <30 | N |
| 02/1433 | 82-84 High St, Hampton Hill | TW12 1NY | Hampton Hill Medical Centre, TW12 1NY | <30 | Teddington Memorial (TW110JL) | <30 | within E01003815 | n/a | Hampton Hill Junior School TW12 1HW | <30 | Hampton Community College TW12 3HB | <30 | Hampton Hill | <30 | Y |
| 03/0545 | Water Gypsies, Ashburnham Rd, Ham | TW10 7NN | The Surgery, TW10 7NF | <30 | Teddington Memorial (TW110JL) (or Kingston Hospital) | 30+ | E01003817 (Grey Court School) | <30 | St Richards with St Andrews TW10 7NL | <30 | Grey Court School TW10 THN | <30 | Richmond | c30 | N |
| 02/2009 | 26 Lower Teddington Rd, Hampton Wick | KT1 4HJ | Hampton Wick Surgery, KT1 4DL | <30 | Kingston Hospital KT2 7QB | 30+ | within E01003834 | n/a | St John the Baptist KT1 4HQ | <30 | Teddington School T11 9PJ | <30 | Kingston (KT1 1) | <30 | N |
| 03/1979 | 10 Glamorgan Rd, Hampton Wick | KT1 4HP | Hampton Wick Surgery, KT1 4DL | <30 | Kingston Hospital KT2 7QB | 30+ | within E01003834 | n/a | St John the Baptist KT1 4HQ | <30 | Teddington School T11 9PJ | <30 | Kingston (KT1 1) | <30 | N |
| 03/2557 | Kew Sewage Treatment Works (& previous applications) | TW9 4AH | Kew Medical Practice, TW9 4BH | <30 | Ravenscourt Park (W6 0TN) | 30+ | within E01003850 | n/a | Kew Riverside Primary TW9 4ES | <30 | Christ's School TW10 6HW | 30+ | Richmond | <30 | N |
| 02/3366 | 20 Bardolph Rd, Richmond | TW9 2LQ | Pagoda Avenue Surgery, TW9 2HG | <30 | West Middlesex (TW7 6AF) | 30+ | within E01003860 | n/a | Holy Trinity C of E TW10 5AA | <30 | Christ's School TW10 6HW | <30 | Richmond | <30 | N |
| 04/0715 | 1-15 Crane Mead Court, Whitton Rd | TW1 1BL | Acorn Practice, Holly Road, TW1 4EA | <30 | West Middlesex (TW7 6AF) | 30+ | within E01003870 | n/a | St Marys Twickenham TW1 3HE | <30 | Orleans Park School TW1 3BB | <30 | Twickenham | <30 | N |
| 03/1678 | The Albany, Queens Rd, Twickenham | TW1 4LA | Acorn Practice, Holly Road, TW1 4EA | <30 | West Middlesex (TW7 6AF) | 30+ | E01003882 (Clifden centre TW14 4LT) | <30 | St Marys Twickenham TW1 3HE | <30 | Orleans Park School TW1 3BB | <30 | Twickenham | <30 | N |

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.

* 1 - Application for 75 units all of which affordable housing * 2 Although more than 30 minutes from a main employment area, the development is located adjacent to an industrial estate.

Indicator 16 : 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 2005-6 (June 2005)

indicator family: BVPI 178, Sustainability Appraisal

progress towards target:



target fully met

Table 20: BVPI indicator 178 (footpaths easy to use): Comparison with neighbouring boroughs

| | 04/05 | 05/06 |
|-----------------------------|-------------|-------|
| Richmond upon Thames | 100% | 100% |
| Kingston | 100% | 100% |
| Hounslow | 87.4% | 86.7% |
| Wandsworth | - | - |

LBRuT 05/06 target:
100%

source: Best Value Performance Plans (or equivalent title)

This target was fully met in 2005/6, as it was in the previous 2 monitoring years, with 100% of footpaths/ other rights of way deemed easy to use.

Definitions:

Also BVPI 178, this indicator is the total length of rights of way, which were easy to use, as a percentage of the total length of all rights of way. Rights of way appear on the definitive map of public rights of way for the highway authority area.

Easy to use means:

- i. Signposted or waymarked where they leave the road in accordance with the authority's duty under s. 27 of the Countryside Act 1968 and to the extent necessary to allow users to follow the path (a public right of way wholly within a built up area and with a hard surface provided along its complete length and with a clearly defined route may be excluded from measurement);
- ii. Free from unlawful obstructions or other interference, (including overhanging vegetation) to the public's right of passage;
- iii. Surface and lawful barriers (eg, stiles, gates) in good repair and to a standard necessary to enable the public to use the way without undue inconvenience.

Surveys to assess easy to use should use the methodology developed by the Countryside Agency and the CSS as a benchmark standard, which is based on a minimum 5% random sample of lengths of paths.

Indicator 17: number of pedestrians killed or seriously injured in road accidents

target: New regional targets unavailable at time of print.

data source: London Borough of Richmond upon Thames Best Value Performance Plan 2005-6 (June 2005)

indicator family: BVPI 99 a, Sustainability Appraisal

progress towards target:



BVPI 99a-c targets met

Table 21: Casualty data 2000-2005 and predicted figures for 2006-2010 (BVPI 99 a-c)

| Year | | Children - killed or seriously injured | All - killed or seriously injured | All – slight injuries |
|------|--------------------------------|--|-----------------------------------|-----------------------|
| | 94-98 Average | 14 | 135 | 715 |
| 2000 | 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 |
| 2001 | number of casualties | 4 | 85 | 695 |
| | %age Change From Previous Year | -43 | -19 | 2 |
| | %age Change From 94-98 Average | -71 | -37 | -3 |
| 2002 | number of casualties | 11 | 109 | 594 |
| | %age Change From Previous Year | 175 | 28 | -15 |
| | %age Change From 94-98 Average | -21 | -19 | -17 |
| 2003 | number of casualties | 11 | 124 | 603 |
| | %age Change From Previous Year | 0 | 14 | 2 |
| | %age Change From 94-98 Average | -21 | -8 | -16 |

| | | Children - killed or seriously injured | All - killed or seriously injured | All – slight injuries |
|---------------------|---------------------------------------|--|-----------------------------------|-----------------------|
| 2004 | number of casualties | 5 | 80 | 544 |
| | %age Change From Previous Year | -55 | -35 | -10 |
| | %age Change From 94-98 Average | -64 | -41 | -24 |
| 2005 | number of casualties | 3 | 72 | 477 |
| | %age Change From Previous Year | -40 | -10 | -12 |
| | %age Change From 94-98 Average | -79 | -47 | -33 |
| 2006 (predicted) | number of casualties | 3 | 64 | 427 |
| | %age Change From Previous Year | 0 | -11 | -10 |
| | %age Change From 94-98 Average | -79 | -53 | -40 |
| 2007 (predicted) | number of casualties | 2 | 56 | 377 |
| | %age Change From Previous Year | -33 | -13 | -12 |
| | %age Change From 94-98 Average | -86 | -59 | -47 |
| 2008 (predicted) | number of casualties | 2 | 48 | 327 |
| | %age Change From Previous Year | 0 | -14 | -13 |
| | %age Change From 94-98 Average | -86 | -64 | -54 |
| 2009 (predicted) | number of casualties | 1 | 40 | 277 |
| | %age Change From Previous Year | -50 | -17 | -15 |
| | %age Change From 94-98 Average | -93 | -70 | -61 |
| 2010 (predicted) | number of casualties | 1 | 32 | 227 |
| | %age Change From Previous Year | 0 | -20 | -18 |
| | %age Change From 94-98 Average | -93 | -76 | -68 |

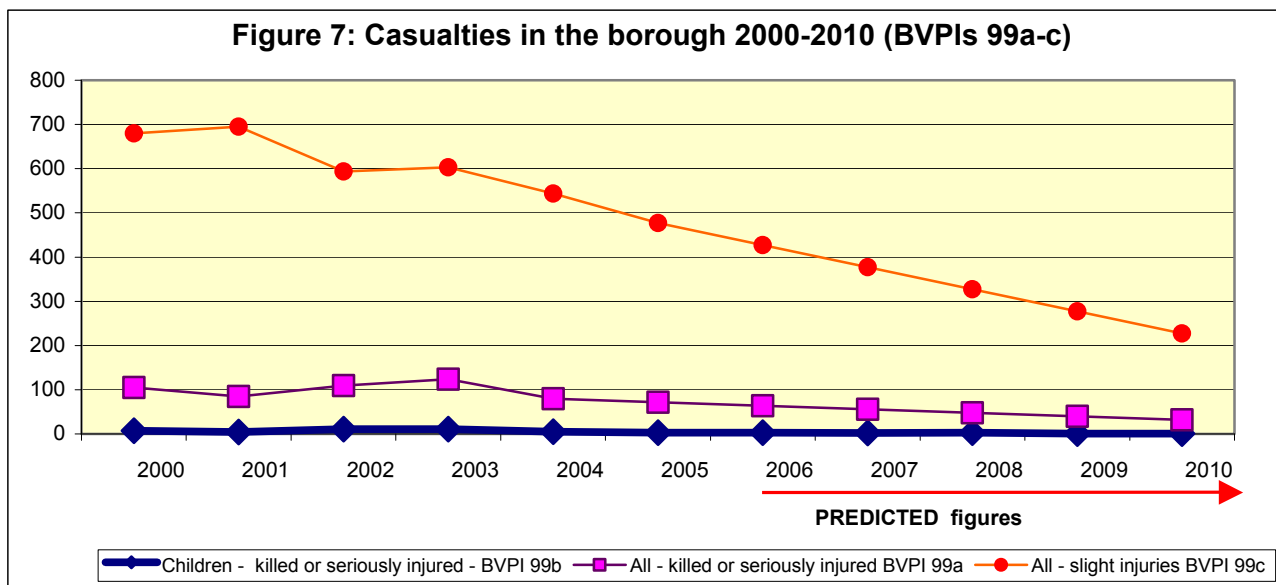
source: LBRuT monitoring

The casualty data BVPI indicator changed between 2003/4 and 2004/5. However, despite inconsistencies in data the number of casualties in all categories continues to fall and this downward trend is predicted to continue. BVPI targets for indicators 99a-99c (numbers) were met for the financial year 2005/6.

In setting the targets for London, the Mayor has adopted local targets for the reduction of casualties based on the national targets which are more stringent than in the previous monitoring year:

- **reduction in casualties for all persons killed or seriously injured (KSI) raised from 40% to 50%**
- **reduction to casualties for children KSI raised from 50% to 60%**
- **reduction to casualties for all persons slightly injured raised from 10% to 25%**
- additional targets set for reducing killed or seriously injured (KSI) casualties who are cyclists raised from 40% to 50%.

The reduction is measured from a 1994-1998 average and targets are to be achieved by 2010. The borough is generally on course to meet these targets and has already done so for child casualties KSI and for all slight casualties. The figures for 2005/6 for all casualties KSI and for cycle casualties KSI are just below the target of 50% being 47% and 49% respectively. It is predicted that by next year the target for the former will be met. Due to a wide variation in results predictions for cycle casualties are not made. Thus despite the introduction of more stringent targets, the borough is well on the way to meeting them.



Indicator 18 : Vehicle flows by mode
target: TfL Target 5 - for 2011 is a 4% reduction to 879 million vehicle kilometres per annum
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 X

Data provided in the 2004/5 AMR for screenlines in the borough has not been updated in the last financial year. Available data suggest that there was an increase in traffic volume between 2001 and 2002, but a decrease in 2004. However there is still some progress needed to meet the 2011 target.

Table 22: Traffic Volumes 2001-4

| | million vehicle kms per year |
|------|------------------------------|
| 2001 | 916 |
| 2002 | 920 |
| 2004 | 914 |

source: (DtT published in LIP 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 23: Volume of walking and cycling trips in the Borough

| mode | 2001 | TfL target 12 |
|------------------------|----------------------------------|---|
| walking | 182, 230 (1.05 trips per person) | interim 2007 target – 198,185 (1.5 trips pp) 2011 target – 215,419 (1.25 trips pp) |
| cycling as a work trip | 4% | 2011 target: 8% |
| cycling as school trip | 7% | 2001 target : 11% |

source: LATS 2001 Household Survey published in LIP 2006

Analysis of transport appeals

The analysis of appeal decisions received in the financial year 2004/5 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 more detail. Of the 14 appeals involving transport policy 50% were dismissed. Most appeals related to the parking standards policy, which is particularly well-used.

Chapter Summary

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 condition of footpaths in the borough remains extremely high and the casualty figures continue their positive trend. There has been some decrease in traffic flows between 2002 and 2004. However, some progress is needed to meet targets for encouraging modal shift.

9 Housing

Indicators 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 **ODPM core output indicator 2a-d**, GLA KPI 4, SA, local indicators

progress towards target:



Data suggest that the 1997-2016 target and the 2007/08 - 2016/17 will be met. The annualised net dwelling requirement was exceeded in the financial year 2005/6.

Indicators 19 and 20: Net additional dwellings 1997/8 to 2005/6.

Table 24: Housing completions in the borough 1997/8 to 2005/6

| 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 |
| Total 1997/8-2001/2 (5 yrs) | 1822 |
| Average 1997/8-2001/2 | 364 |
| Total 2002/3-2005/6 (4 yrs) | 1989 |
| Average 2002/3-2005/6 | 497 |

Source: LBRuT Decisions Analysis System: completions

Figures are for net gains on site

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

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

Housing Trajectory as at 1st April 2006

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 19: 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 2006, a nine 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 20: net additional dwellings for the current year

842 units were completed in 2005/06. A significant proportion of this unusually high total was accounted for by one large site at the former Sewage Treatment Works at Kew (536 units).

Indicator 21: 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 2006, which were 1280 units net. These include permissions for 198 units at Sandy Lane, Hampton Wick, and for 171 units on the former Brunel University site in St Margaret's.
- Committed sites expected to be completed by April 2016 but not permitted by 1st April 2006, which could result in approx. 660 units.
- Other sources, such as future planning permissions

Indicator 22: The annual net additional dwelling requirement

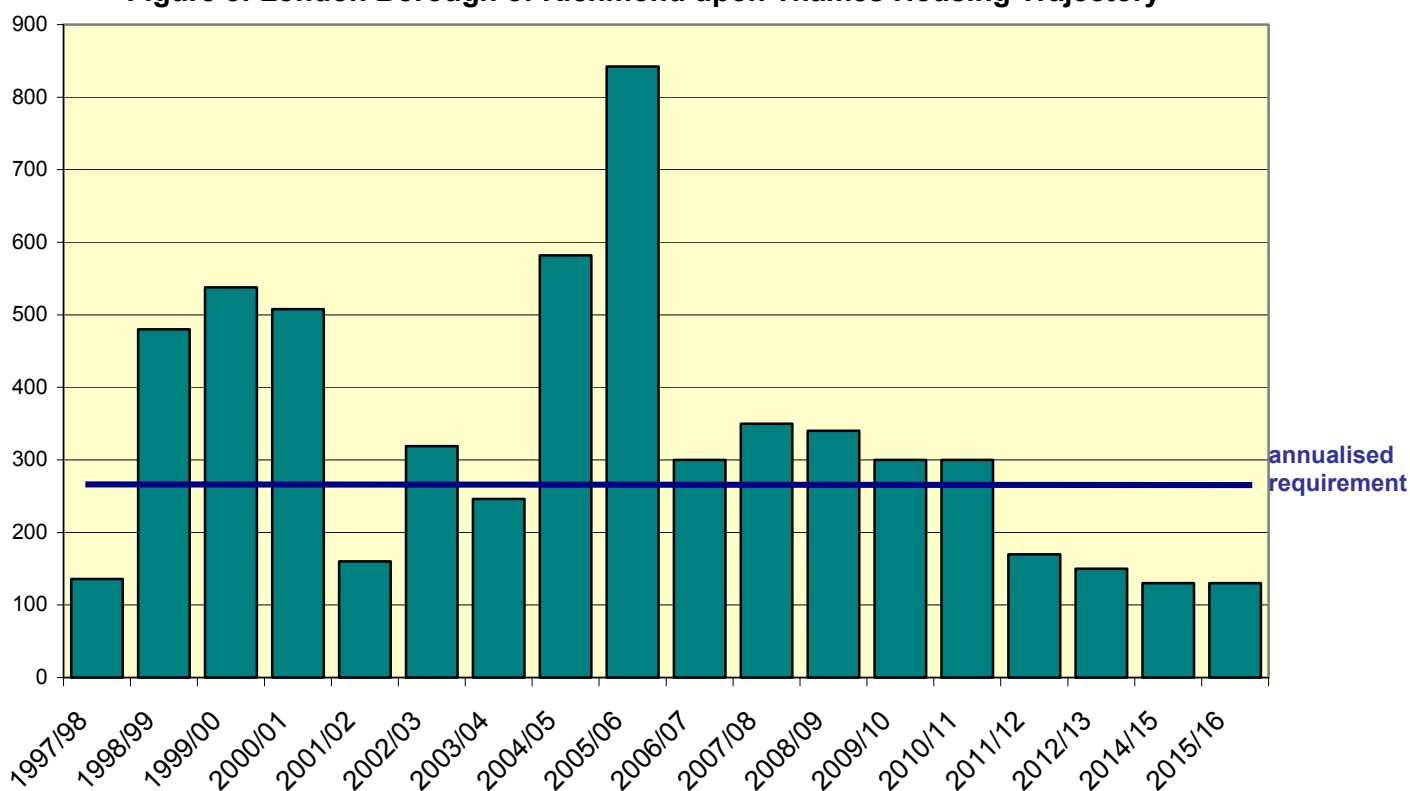
The housing allocation of 5360 units for the twenty year period 1997 – 2016 provides for an annual average of 270 units. Table 24 shows that this requirement has been met.

Indicator 23: 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 1997-2006 and should be expressed as a residual annual average. In the case of LB Richmond upon Thames, this would be 5360 less 3811 = 1549, an average of 172 p.a. for the nine year period 2006/07 – 2015/16.

Housing Trajectory as at 1st April 2006 (Indicators 19-23)

Figure 8: London Borough of Richmond upon Thames Housing Trajectory



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 24: 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 2005/06 financial year.
indicator family BVPI 106. **ODPM/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 C of PPG 3 (March 2000), 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 2005/06, 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 PPG 3 Annex C. The majority of open land is covered by protective designations.

Indicator 25: 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 2005/06.
Indicator family **ODPM/DCLG Core Output Indicator 2c,** Sustainability Appraisal

progress towards target: target almost met

Information for this indicator has improved this year, and for the first time it has been possible to calculate density for every site completed.

Table 25: Number of new dwellings (gross) completed in three density ranges

| | Less than 30 units per hectare | From 30 to 50 units per hectare | Over 50 units per hectare | Total units (gross) |
|-------------------|--------------------------------|---------------------------------|---------------------------|---------------------|
| Units | 40 | 56 | 895 | 991 |
| Percentage | 4.04% | 5.65% | 90.31% | 100% |

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

There were 21 sites, involving 40 units, where the density was less than 30 units per hectare. Of these cases:

- eleven involved infill of a single unit (generally in a former garden area),
- five were for conversions where the number of units was reduced,
- three involved replacement of one unit with two units,
- one was for two halls of residence for 178 students which incorporated wardens' flats. The number of units is recorded as five for monitoring purposes
- one was a for a site of 12 units in a Conservation Area which included an existing substantial property (10 Glamorgan Rd/Lexington Place).

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 para 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.

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 21 sites which were developed at less than 30 units per hectare in 2005/06.

The target is for all sites to be developed at a density of over 30 dwellings per hectare. Last year, sites involving 40 units (4% of all new dwellings) were not development to this density, and although there were reasons for this, the target cannot be said to have been met fully.

Indicator 26: 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 2005/06.
indicator family: **ODPM/DCLG Core Output Indicator 2d**, local indicator, Sustainability Appraisal, GLAKPI 5

progress towards target: X target not met

Table 26: Affordable housing completed in financial year 2005/06

| Site | Total units on site (gross) | Aff hsg units on site | Social rent | Intermediate (s.o./inter rent) | Notes |
|--------------------------------------|-----------------------------|---------------------------|---------------------|--------------------------------|--------------------|
| 30 Cross Street, Hampton Hill | 2 | 2 | 2 | - | Council-owned site |
| Mill Farm, Whitton | 75 | 75 | 50 | 25 | Council-owned site |
| Kew ex-Treatment Works | 536 | 148 | 86 | 62 | Private site |
| Albany Pub, Queens Rd, Twickenham | 17 | 7 | 5 | 2 | Private site |
| 2-4 Vicarage Rd, Hampton Wick | 7 | 7 gross, - 7 net | - | 7 | RSL refurbishment |
| Ross Road, Twickenham | 6 | 6 | 6 | | Council-owned site |
| Totals | 643 | 238 gross, 231 net | 149 | 96 | |
| | | (27% of 842) | (63% of 238) | (40% of 238) | |
| Total housing completed 05/06 | 842 net | | | | |

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

Table 27: Affordable Housing Completions by financial year 1997/8 – 2005/06

| | Total completions | Affordable housing units* | | Total affordable | Affordable as % of total completions |
|----------------------|-------------------|---------------------------|--------------------|------------------|--------------------------------------|
| | | Private sector sites* | LA/RSL owned sites | | |
| 1997/8 | 136 | 6 (3) | -14* | -8* | 0% |
| 1998/9 | 480 | 19 (42) | 32 | 51 (42) | 11% (19%) |
| 1999/2000 | 539 | 13 | 2 | 15 | 3% |
| 2000/01 | 508 | 46 (32) | 17 | 63 (32) | 12% (19%) |
| 2001/02 | 195 | 6 | -6* | 0 | 0% |
| Total 1997-02 | 1858 | 90 (77) | 31 | 121 (74) | 6% (10) |
| 2002/03 | 319 | 50 (2) | 7 | 57 (2) | 18% |
| 2003/04 | 246 | 31 | 12 | 43 | 18% |
| 2004/05 | 582 | 105 | 35 | 140 | 24% |
| 2005/06 | 842 | 155 | 76 | 231 | 27% |
| Total 2002/06 | 1989 | 341 (2) | 130 | 471 (2) | 24% |

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 the six sites listed in Table 26 above. Four of these were solely for affordable housing, but the largest, at the former Kew Treatment Works, was the subject of a series of planning applications. The earlier, principal permission on this site was granted at a time when the Council sought 25% affordable housing, while the later permissions, which partially superseded it, were granted at a time when the proportion of affordable housing required had been raised to 40%. The result is that an overall figure of 28% affordable housing has been provided on the site. Because the site is a major contributor to total housing provision for the year, this has affected the overall proportion of affordable housing for the year as well.

The split between social rented and intermediate tenures in the affordable housing should be 75%/25% respectively, and the figures in the 2005 AMR came close to this. In 2005/06, however, 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 out¹⁶. 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%. Looking at all planning permissions which have been granted but not implemented, the percentage of affordable housing coming on stream on large sites is encouraging, but it is still too low a proportion overall. 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 27: 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 2005/06

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 ten sites of ten or more units gross completed in 2005/06. Of these, four included housing to wheelchair standards. They were at Mill Farm, Heathfield; Lexington Place, Hampton Wick; The Albany, Queens Road, Twickenham; and the former Kew Treatment Works. Of the other six sites,

- one was allowed on appeal without a condition for wheelchair housing
- one was for the change of use of an upper floor to which there was no lift access
- one was for a mansard roof extension of 4 units net where wheelchair housing provision would not have been practicable
- on the other three, wheelchair housing should have been feasible. They are at 9-11 Upper Richmond Rd West; 26 Lower Teddington Road, Hampton Wick; and 20 Bardolph Road (where the 2nd floor might have been suitable for wheelchair housing).

On this evidence, implementation of UDP First Review Policy HSG 8 needs to be improved.

Indicators 28, 29: 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 2005/06.

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

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

Table 28: Percentage of housing completions which were small units, 2005/06

| | Completed units (gross) | of which, 1-bed | % 1-bed |
|---------------------------------|-------------------------|-----------------|---------|
| All housing completions | 994 | 337 | 34% |
| located in mixed use areas | 61 | 40 | 61% |
| located outside mixed use areas | 933 | 297 | 32% |

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 2005/06 produced 34% 1-bed units. Although this is slightly less than the percentage for 2004/05, which was 36%, this particular policy objective can be said to have been 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, 48 schemes involving residential uses were completed 2005/06. These provided a total of 61 dwellings gross, of which 40 were 1-bed units. The proportion of 1-bed units in Mixed Use Areas has increased to 61% since the 2005 AMR 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). All the additional housing in mixed use areas was private market housing.

Analysis of housing appeals

The analysis of appeal decisions received in the financial year 2005/6 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

Targets achieved – 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 Housing Trajectory may take on a new significance in the future, if the Government's draft proposals to link Planning Delivery Grant to housing delivery from 2008 are adopted. 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 last year's.

Targets missed – the percentage of affordable housing last year rose to 27% 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 policy can address this. Future policies will be generated through the LDF system, and will take on new forms in many cases, even though the broad overall aims and objectives will persist. The content of policies will therefore take on a different, more spatial form, irrespective of the results of monitoring.

10 Employment & economic activity

Indicators 30-32: Amount of floorspace developed for employment by type
data source: LBRuT Decisions analysis system. Completions for 2005/06 financial year.
indicator family: **ODPM/ DCLG Core Output Indicators 1a, 1b and 1c.**

Table 29 sets out the completions data for the financial year, showing the net change in employment floorspace. 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 2,976m² (gross external). 2939m² was B1 and only 37 m² was for B8 storage use. Defined in terms of **gross internal floorspace** it amounts to **2,901.6 m²**, broken down as follows:

- **B1a - 2,235.7m²**
- **B1b - 629.9m²**
- **B8 - 36.1m² B8¹⁷.**

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

1c) **2,901.6 sq m (100%)** of this development was completed on previously developed land.

Indicator 33: Percentage of employment floorspace located in mixed use areas (See also indicator 44 : 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 2005/06 financial year.
indicator family : **ODPM/DCLG- Core Output Indicators 4a, and 4b.**

progress towards target: X **15% in mixed use areas falls well 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 460 m² (gross external) or 448.5 m² (gross internal) or 15.5 % of the total employment floorspace of some 2902 m² (gross internal) completed in the monitoring year. Throughout the borough the employment floorspace created was generally in the form of small-scale conversions from existing sui generis, industrial and storage premises. They were not major trip generating schemes that should be located in the town centres.

The net loss for the year 2005/06 in the borough is fairly modest - 632 m² of employment floorspace compared to a net gain of 897 m² in 2004 and a significant loss last year of 7,470 m² (resulting partly from the redevelopment of the Barnes Police Station site for a mixed use scheme). 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.

¹⁷ The difference between gross external and gross internal is taken to be 2.5%.

Table 29: Change to employment floorspace – completions in financial year 2005/06

| applicn ref | Address | loss (m2) | | gain (m2) | Site area (ha) | proposed land uses (ha) | located in mixed use area | loss to other use | notes |
|-----------------------|--|----------------|----------------|-----------|----------------------------------|-------------------------|--|---|-----------------|
| | | Internal | Gross external | | | | | | |
| 03/3120 & 04/2419/COU | 94-102 High Street, Hampton Hill | 1136 B1 | | 0.178 | A1 0.069 D1 0.064 B1 0.045 | | Sui Generis (1,221 sq m) & B1c (1,927 sqm) to scheme of A1 retail, D1 health, and B1 offices. | Motor showroom and servicing garage site redeveloped with ground floor retail, first floor B1 office, second floor medical centre, and parking. | |
| 01/1699 | 66 High Street, Hampton Hill | 180 B1 | | 0.018 | C3 0.018 | yes | B1 to C3 | First floor conversion above shop of offices to a pair of 2-bedroomed flats | |
| 02/1433 | 82-84 High Street, Hampton Hill | | 330 B1 | 0.1005 | B1 0.0309 C3 0.0696 | yes | Sui Generis and retail to B1 and C3 x 14 | 2-storey shop at 82 and car showroom at 84 demolished for 3-storey mixed use building with offices on ground floor and 14 flats above. | |
| 04/4053 | 145 Uxbridge Road, Hampton | | 65 B1 | 0.006 | B1 0.004 | | C3 to C3 and B1 | Change of use of upper floors (1 st and 2 nd) to office use. | |
| 03/3095 | 190-192 Petersham Road, Richmond | 215 B2 | 185 B1 | 0.1464 | B1 0.025 C3 0.1214 | | A1 and B2 to C3 x 6 and B1 | Conversion to workshop/garage & retail shop and redevelopment for 6 houses and 185 sq m of B1 | |
| 01/2119 | 18 Ashburnham Rd, Ham | | 64 B1 | 0.0066 | B1 0.0033 C3 0.0033 | | Change of use of Sui Generis to B1 business and 1x C3 above | Erection of flat above former police building | |
| 03/3626 | 3-5 High Street, Hampton | 198 B1 | | 0.023 | B1 0.014 C3 0.009 | yes | B1 to live/work | Retention of ground-floor offices and conversion of upper floors to 3 live/work units. | |
| 05/3462 | 171 Kingston Rd, Teddington | 333 B8 | 40 B1 37 B8 | 0.0373 | B8 0.0179 B1 0.0194 | | B8 to B1 and B8 | Office built on front of builder's yard with some existing storage retained to rear. | |
| 02/3366 | 20 Bardolph Rd, Richmond | 445 B2 | 1,060 B1 | 0.045 | B1 0.028 C3 0.017 | | B2 to B1 and C3 x11 | Demolition of industrial space and new build to form 11 flats and offices | |
| 02/3830 | 22 Bardolph Rd, Richmond | 587 B2 | 231 B1 | 0.0358 | B1 0.012 C3 0.023 | | B2 and B1 to B1 and C3 x 5 | Demolition & new build to form 5 flats and offices | |
| 03/1516 | 13-17 Princes Rd, Richmond | 55 B8 | 56 B1 | 0.023 | B1 0.011 B8 0.012 | | B8 & B1 units refurbished to B1 with reduced B8 | demolition and refurbishment of storage and business units | |
| 05/2807 | 1 Spring Terrace, R'mond | | 67 B1 | 0.111 | B1 0.0222 | | C3 to B1 | Change of use of 2nd floor to offices for Registrar | |
| 05/3063 | 39a Crown Road, Twickenham | | 130 B1 | 0.0138 | B1 0.009 | yes | C3 to B1 | Charity on ground floor take over the use of first floor flat above shop for office | |
| 04/0887 | Laboratory, Kelvin Avenue, Twickenham | | 646 B1 | 0.0646 | B1 0.0646 | | | Erection of new laboratory at existing Government Chemist labs | |
| 04/3391 | Elfin Works, Elfin Grove, Teddington | | 65 B1 | 0.0315 | B1 0.0315 | | Increase in B1 floorspace of 150 to 215 sqm | Erection of 2 storey office building | |
| 04/0774 | 130 Oldfield Road, Hampton | 389 B2 | | 1.16 | B2 1.16 | | Replacement of existing factory units | New 3 storey manufacturing building with ancillary office and storage | |
| 04/1120 | 61 & land to rear of Cambridge Crest, Tedd'n | 70 B8 | | 0.26 | C3 0.26 | | Sui Generis to C3 x9 | Redevelopment of former builder's yard for 6 x houses and 3 or 4 flats. | |
| | | - 3,608 | +2,976 | | Loss to C3 = 0.5 hectares | | | Net loss in Borough | 632 sq m |

Indicator 34: 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 2005/6

indicator family: **ODPM 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 Study¹⁸.

Planning permission was granted for 1.3 ha of employment floorspace. It was all land already in employment use except for one restaurant and one garage turning into B1 offices.

Table 30: Planning permissions for employment use granted 2005-06

| Address | Existing use | Proposed employment use | other uses | site area (ha) |
|---|--------------|-------------------------|-------------------|----------------|
| 94-102 High Street, Hampton | B1 | B1 | D1 dentist | 0.0089 |
| Extension to former Public Conveniences | SG | B1 | D1 art gallery | 0.006 |
| Central Service Station, Ham | SG | B1 | C3 x10 units | 0.028 |
| 130 Oldfield Road, Hampton | B2 | B1/B2/B8 | | 1 |
| 70-76 Station Road, Hampton | B8 | B1 | D1/C3 | 0.0089 |
| 75 Station Road, Hampton | A3 | B1 | | 0.011 |
| Becketts Wharf & Osbourne House, Hampton Wick | B8/B2/B1 | B1 | C3 x25 | 0.034 |
| Former Seaboard Site, Sandy Lane | B1/B8 | B1 | C2/D1 C3 x 198 | 0.0024 |
| Argyle House, Richmond | B1 | B1 | | 0.0517 |
| 77 & 79a Colne Road, Twickenham | B8 | B1 | A2/C3 | 0.014 |
| Rear of 76-80 The Green, Twickenham | B2 | B1 | | 0.023 |
| 17 Heath Road, Twickenham | B1 | B1 | D2 | 0.0105 |
| 70-72 Sheen Road/27 Dunstable Rd | B2 | B1 | C3 & D1 | 0.064 |
| 42 Crown Road, St Margaret's | B1 | B1 | C3 | 0.0085 |
| 46-50 Staines Rd, Twickenham | B1 | B1 | C3 x 8 | 0.0126 |
| 8-14 Camac Rd., Twickenham | B1 | B1 | C3 x 2 | 0.008 |
| 18 Mereway Rd, Twick. | B1 | B2 | | 0.0261 |
| Total employment land available | | | | 1.3176 |

source: LBRuT decisions analysis system for year 1/4/05 -31/03/06.

Indicators 35, 36: 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 2005/6 financial year.

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

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

progress towards target: Target not met as 6543 m2 of employment land was lost in last financial year

¹⁸http://www.richmond.gov.uk/home/environment/planning/local_development_framework/local_development_framework_research/employment_land_study_june_2006.htm

Completions data for 05/06 showed the redevelopment of 4,399m² of existing employment land. Losses of employment land in the local authority area amounted to 3,608m² (gross external) or 3,517.8m² (gross internal) see table 30 above. One scheme involved the redevelopment and replacement of 1,927m² of B1c light industry, with 791m² of B1a offices and non-employment floorspace. The figures show losses were considerably less than those for last year of 10,203m², which amounted to 7,450 gross internal m² overall loss.

The overall amount of gained space this year is slightly more than last year measured in gross internal m². (3,673 in 2005-06 as opposed to 2,920m² in 2004-05). This is the mainly the result of redevelopment for mixed uses, conversion of upper floors and refurbishment of older industrial and storage premises to B1 office uses.

Table 31: Amount of employment floorspace developed 05-06

| Existing use | losses | | gains | |
|---------------------|-------------------|-------------------|-------------------|-------------------|
| | gross external m2 | gross internal m2 | gross external m2 | gross internal m2 |
| B1a | 378 | 369 | 3,084 | 3,006.90 |
| B1b | 0 | 0 | 646 | 629.9 |
| B1c | 1,927 | 1,878 | 0 | 0 |
| B2 | 1,636 | 1,595 | 0 | 0 |
| B8 | 458 | 447 | 37 | 36.1 |
| total | 4,399 | 4,289 | 3,767 | 3672.8 |
| Overall loss | -632 | | | |

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 B1 a)

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 2005/06 is set out below:

Table 32: Employment floorspace developed for other uses 05-06

| Area (ha) | new land use |
|------------------|--|
| 0.5213 ha | lost to C3 |
| 0.069 | A1 as non residential part of a mixed use scheme |
| 0.064 | D1 as non residential part of a mixed use scheme |
| 0.6543 | Total employment land lost in the Borough |

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 2005/06 was 0.52 ha. The sum lost to residential last year 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 37: 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 2005/7)

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

Table 33: Unemployment rates in the borough

| ward | Numbers of unemployed | | | unemployment rate | | | |
|----------------------------------|-----------------------|------------|----------------|-------------------|------------|------------|------------|
| | April 2005 | | | April 2005 | | | April 2004 |
| | Males | Females | Persons | Males | Females | Persons | Persons |
| Barnes | 60 | 30 | 90 | 2.1 | 1.4 | 1.8 | 2.3 |
| East Sheen | 45 | 15 | 55 | 1.6 | 0.7 | 1.1 | 1.7 |
| Fulwell and Hampton Hill | 60 | 25 | 85 | 2.1 | 1.1 | 1.6 | 1.6 |
| Ham, Petersham & R. Riverside | 90 | 40 | 130 | 3.4 | 2.1 | 2.9 | 2.9 |
| Hampton | 55 | 25 | 80 | 2.0 | 1.2 | 1.6 | 1.7 |
| Hampton North | 70 | 35 | 105 | 2.7 | 1.6 | 2.2 | 2.8 |
| Hampton Wick | 55 | 30 | 85 | 2.1 | 1.4 | 1.8 | 2.0 |
| Heathfield | 90 | 40 | 130 | 3.3 | 1.9 | 2.7 | 2.5 |
| Kew | 65 | 20 | 85 | 2.3 | 0.9 | 1.7 | 2.1 |
| Mortlake & Barnes Common | 80 | 35 | 115 | 2.6 | 1.5 | 2.1 | 2.2 |
| North Richmond | 70 | 45 | 115 | 2.4 | 1.9 | 2.1 | 2.6 |
| St. Margarets & North Twickenham | 50 | 25 | 75 | 1.6 | 1.0 | 1.3 | 1.4 |
| South Richmond | 65 | 40 | 105 | 2.0 | 1.6 | 1.9 | 2.3 |
| South Twickenham | 55 | 25 | 80 | 2.0 | 1.1 | 1.6 | 1.6 |
| Teddington | 45 | 30 | 75 | 1.5 | 1.2 | 1.4 | 1.8 |
| Twickenham Riverside | 65 | 35 | 100 | 2.0 | 1.4 | 1.8 | 1.7 |
| West Twickenham | 75 | 40 | 115 | 2.4 | 1.6 | 2.0 | 2.2 |
| Whitton | 60 | 20 | 85 | 2.3 | 0.9 | 1.8 | 1.8 |
| Borough Total | 1,155 | 555 | 1,715 | 2.2 | 1.4 | 1.9 | 2.1 |
| Greater London | | | 164,800 | | | 3.3 | |

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

Notes: Claimant count data is from ONS counts of computerised claims for unemployment related benefits (i.e. Jobseekers Allowance and National Insurance credits). The rates are calculated by GLA as a percentage of economically active residents (excluding economically active students). The claimant count is an underestimate of the true level of unemployment in a given area and is the lowest of the measures of unemployment. It is a by-product of the benefits administration and counts those unemployed people who are claiming Jobseeker's Allowance. By definition, the claimant count misses the significant number of unemployed people who are not eligible for benefits or those who claim different benefits (e.g. Income Support or Incapacity Benefit). Groups most likely to be missed are young people and women and those living in higher income households. It is best viewed as an unemployment indicator rather than a comprehensive measure of unemployment. Despite these limitations, the claimant count has two key strengths (i) it is timely (ii) it provides local area data.

Reference: GLA (2006) *Claimant Count Model: Technical Note*, DMAG Briefing 2006/7

The unemployment rate (April) has fallen slightly since 2004 and is significantly below the regional figure. The highest unemployment rates are in Ham, Petersham and Richmond Riverside 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 38: 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: Small Business Service –an agency of the DTI
indicator family: Audit Commission Quality of Life Indicator 4, Sustainability Appraisal, local indicator

progress towards target:

X

The target was not met but the number of registration remains greater than de-registrations, a net increase of 130 businesses. The proportion of de-registrations as a share of the initial stock is lower than the registrations and this figure has improved from the previous monitoring year, 2004 suggesting fewer business closures.

Table 34: VAT registrations and de-registrations in the Borough 1994-2005

| 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 | 7305 | 975 | 660 | 315 | 13.35 | 9.03 |
| 1998 | 7625 | 1010 | 645 | 365 | 13.25 | 8.46 |
| 1999 | 7985 | 960 | 675 | 285 | 12.02 | 8.45 |
| 2000 | 8270 | 955 | 775 | 180 | 11.55 | 9.18 |
| 2001 | 8450 | 895 | 720 | 175 | 10.59 | 8.52 |
| 2002 | 8625 | 1000 | 920 | 110 | 11.59 | 10.67 |
| 2003 | 8705 | 1020 | 900 | 120 | 11.72 | 10.34 |
| 2004 | 8825 | 945 | 850 | 95 | 11.05 | 10.99 |
| 2005 | 8920 | 970 | 840 | 130 | 10.87 | 9.42 |
| 2006 | 9050 | | | | | |

Source: Small Business Service (Statistics Team), DTI 24/10/06. Note: numbers are rounded to the nearest five in order to avoid disclosure. Consequently, totals may not exactly match the sum of their parts.

VAT registrations and de-registrations are the best official guide to the pattern of business start-ups and closures. They are an indicator of the level of entrepreneurship and of the health of the business population. The source of these figures is the Inter-Departmental Business Register (IDBR), which contains records of all businesses registered for VAT. It excludes most of the very smallest one-person businesses. Coverage of the statistics is complete in all parts of the economy except a few VAT exempt sectors and the smaller businesses operating below the threshold for VAT registration (at 1st April 2005, the VAT threshold was an annual turnover of £60,000).

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 4.3 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 2005, all regions (excepting Northern Ireland) saw a decrease or no change in the number of registrations compared with 2004 and in all the number of de-registrations also decreased. There were 33,900 registrations in London in 2005, the largest number of any English region. London saw the largest absolute fall in registrations (1,400) and the largest absolute decrease in de-registrations, down 1,900 on 2004. London saw the biggest increase in stock (total = 3,700).

Indicator 39: 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 **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 since February 2003 but this has risen and was higher in March 2006 (76.5%) than the national average (74.3%). (NB London has one of the lower regional figures in the country).

Table 35: 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 | 89,600 | 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 |

Source: Annual Population Survey (Accessed Nov 2006 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 40: 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 36: Employee jobs in Richmond upon Thames (2004)

| | Richmond-upon-Thames | | London | Great Britain |
|--|----------------------|-------------|-------------|---------------|
| | (employee jobs) | (%) | (%) | (%) |
| Total employee jobs | 66,800 | - | - | - |
| Full-time | 46,400 | 69.5 | 73.7 | 68 |
| Part-time | 20,400 | 30.5 | 26.3 | 32 |
| employee jobs by industry | | | | |
| Manufacturing | 3,900 | 5.9 | 5.5 | 11.9 |
| Construction | 2,300 | 3.5 | 3 | 4.5 |
| Total Services | 60,400 | 90.4 | 91.2 | 82.1 |
| Distribution, hotels & restaurants | 16,800 | 25.2 | 22.3 | 24.7 |
| Transport & communications | 3,000 | 4.5 | 7.7 | 5.9 |
| Finance, IT, other business activities | 20,000 | 29.9 | 31.6 | 20 |
| Public admin, education & health | 14,400 | 21.6 | 22.7 | 26.4 |
| Other services | 6,100 | 9.1 | 7 | 5.1 |
| (Tourism-related [†]) | 8,300 | 12.4 | 8.5 | 8.2 |

Source: annual business inquiry employee analysis (2004)

Note: Employee jobs percentages are based on total employee jobs
Totals do not always correspond because of confidentiality measures employed by ONS.

- Data unavailable

† Tourism consists of industries that are also part of the services industry (see the definitions section)

Note a: % is a proportion of total employee jobs

Note b: Employee jobs excludes self-employed, government-supported trainees and HM Forces

Definition: Employee jobs

The number of jobs held by employees. The information comes from the Annual Business Inquiry (ABI) - an employer survey conducted in December of each year. The survey samples around 78,000 businesses. The ABI records a job at the location of an employee's workplace (rather than at the location of the business's main office).

Full-time and part-time: In the ABI, part-time employees are those working for 30 or fewer hours per week.

Table 37: Employment by Industry

| Richmond upon Thames | 1999 | 2000 | 2001 | 2002 | 2003 | 2004 |
|--|--------|--------|--------|--------|--------|--------|
| Total employee jobs* | 66,100 | 64,400 | 68,800 | 65,202 | 65,500 | 66,800 |
| Full-time* | 46,900 | 47,100 | 48,900 | 46,600 | 46,800 | 46,400 |
| Part-time* | 19,200 | 17,300 | 20,000 | 18,600 | 18,800 | 20,400 |
| Employee jobs by industry | | | | | | |
| Manufacturing | 5,400 | 5,200 | 4,900 | 4,400 | 4,300 | 4,000 |
| Construction | 2,000 | 1,900 | 2,300 | 2,600 | 2,300 | 2,300 |
| Distribution, hotels & restaurants | 16,300 | 15,700 | 17,500 | 17,000 | 17,700 | 16,800 |
| Transport & communications | 3,000 | 3,000 | 3,100 | 3,100 | 3,300 | 3,000 |
| Finance, IT, other business activities | 18,000 | 20,400 | 20,900 | 18,300 | 19,100 | 20,000 |
| Public admin, education & health | 14,200 | 11,600 | 12,000 | 13,200 | 13,100 | 14,400 |
| Other services | 6,700 | 6,000 | 6,800 | 6,500 | 5,500 | 6,100 |

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.

The estimated number of employee jobs in the Borough in 2004 continues to rise from the 2002 figure; by 1,262 between 2003-2004, and in 2003 by 340 from the 2002 figure. As in previous years, business services is the major jobs sector while manufacturing continues to decline.

Note: The 2003 data are based on the Standard Industrial Classification (SIC) 2003. This is similar to the 1992 SIC but comparisons across 2002/2003 may give rise to discontinuities. The 2003 dataset also sees the introduction of the new Census based geographies (2003 CAS wards).

Analysis of employment appeals

The analysis of appeal decisions received in the financial year 2004/5 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 8 appeals regarding the retention of employment (**EMP4**) use only 2 were allowed.

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.

There 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. 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 major attractions on the environment and transport.

Unemployment remains low. The employment policies seem to be fairly effective though the impact of cumulative losses, especially for mixed-use schemes, needs to be kept under scrutiny.

11 Community uses & local services

Indicator 41: Net change in floorspace of community facilities.

Target: No net loss in floorspace of community facilities.

Data source: LBRuT decisions analysis for financial year 05/06.

Indicator family: Sustainability Appraisal, local indicator

progress towards target:



overall increase in land in community uses

D1 Floorspace Changes from 01/04/05 to 31/03/06

Overall there has been a significant increase in the amount of community facilities floorspace in the last financial year, by 2991sqm. The majority of this increase was in educational use (increase of 1402m²). This included a change of use of offices in Kew as additional educational use for The London Preparatory School, of 909 m². One educational application has not been counted in the floorspace. This was a change of use at St Mary's University College from caretakers flat to offices which are ancillary.

As with the last financial year (increase of 293 m²), there was an increase in floorspace of crèches and day nurseries of 637 m² in 2005/6. The majority of change of use to day nurseries was from B1 offices. One change involved the loss of a public house.

During the past financial year there has been an increase (921 m²) in clinic/ health centre floorspace, albeit less than the previous financial year (2004-05 1447 m²). This included 2 surgeries, 2 veterinary surgeries, 2 health and beauty clinics, chiropractors, a physiotherapy clinic and dentists. A doctor's surgery reverted back to its original use of a dwelling, as the practice was moving.

Table 38: Completions of Educational Use (non-residential) 2005/6

| Application Number | Description | Floorspace (sqm) | Location |
|--------------------|---|--|-----------------------------------|
| 05/1800 | Infill extension at St Edmunds School to provide SEN facilities | +74 | Nelson Road, Twickenham |
| 01/2799 | Change of use from residential to educational | +143 | Leybourne Park, Kew |
| 02/3840 | Change of use from B1 offices to Education use | +909 | Ferry Lane, Kew |
| 05/2750 | Change of use from Caretakers flat to offices | (+/-84) use remains ancillary to educational use at St Mary's University College | Waldegrave Road, Teddington |
| 04/3965 | Change of use from B1 offices to educational use | +73 | Twickenham Green |
| 05/1680 | Extension to existing nursery to provide improved nursery, community room and after school club | +83 | Normansfield Avenue, Hampton Wick |
| 05/0671 | Change of use from builders yard to after school club | +120 | Ripley Road, Hampton |

Table 39: Completions of Crèche/ Day Nursery 2005/6

| Application Number | Description | Floorspace (sqm) | Location |
|--------------------------------------|---|------------------|--------------------------|
| 02/0389 | Change of use from B1 offices to Day nursery | +202 | Langham Road, Teddington |
| 04/0803 | Change of use of public house to children's day nursery | +298 | Ashburnham Road, Ham |
| 04/2738 | Change of use from office to children's day nursery and temporary use of first floor as residential | +137 | 51 High Street, Hampton |
| 04/0263 (superseded by above appl'n) | Change of use from B1 offices to Crèche / day nursery | +267 | 51 High Street, Hampton |

Table 40: Completions of Clinic/ Health Centre 2005/6

| Application Number | Description | Floorspace (sqm) | Location |
|--------------------|--|------------------|---------------------------|
| 04/2767 | Cross Deep Surgery, COU of use from Residential to surgery accommodation | +70 | Cross Deep, Twickenham |
| 03/3120 | Mixed use development including a medical centre | +745 | High Street, Hampton Hill |
| 04/1809 | Change of use from retail/ warehouse to dentists surgery | +120 | Station Road, Hampton |
| 04/2475 | Change of use from B1 to a Chiropractic Centre | +52 | High Street, Barnes |
| 05/0361 | Change of use from A1 retail to D1 health & beauty clinic | +18 | High Street, Hampton Wick |
| 04/2783 | Part change of use of shop to Beauty clinic | +46 | Victoria Road, Teddington |
| 04/2544 | Change of use from B1 office to a physiotherapy and sports injury clinic | 144 | The Terrace, Barnes |
| 05/2937 | Change of use from doctors surgery to dwelling house | Loss of 204 | Wellington Road, Hampton |
| 04/3011 | Extension to veterinary surgery | +46 | Stanley Road, Teddington |
| 04/1044 | Minicab office to Vets | +28 | Stanley Road, Teddington |

Other

- 05/2568 – Advice and Information centre for Mencap +31sqm

D2 Floorspace Changes from 01/04/05 to 31/03/06

Overall there has been an increase of 414sqm in D2 floorspace. A change of use was granted within D2, from a gym to a children's play centre, so this floorspace has not been included. The figure could have shown a significant loss of D2 floorspace due to the café being completed on the former Twickenham Pool site. However this permission is only temporary whilst a site brief and plans are finalised for the redevelopment of the whole site. Due to its temporary nature the floorspace has not been included in the figures.

Table 41: D2 (assembly & leisure) completions 2005/06

| Application | Description | Floorspace m2 | Location |
|-------------|---|--|------------------------|
| 04/2419 | Change of use from B1 office to a children's gym club | +391 | High Street, Hampton |
| 04/0242 | Single storey extension to Pavilion on Twickenham Green (associated with the outdoor recreational use of the Green) & refurbishment of existing facilities. | +23sqm of ancillary B8 storage facilities | Twickenham Green |
| 05/0166 | Change of use to a children's play centre | +/-390* | Richmond Town Centre |
| 05/0251 | Permission for a café on the site of the former Twickenham Pool | Loss of floorspace, but permission temporary. The pool site has been a vacant D2 use for many years. | Twickenham Town Centre |

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. Overall 596sqm of PH floorspace has been lost, including one public house and in others the internal and external floorspace was reduced. One application on part of the rear garden area of a PH included the demolition of some outbuildings associated with the pub. The external floorspace lost is unknown, but the use still remains on part of the site.

The refurbishment of The Albany PH in Twickenham resulted in a substantially reduced floor space for the use, and the use was completely lost at the Water Gypsies PH in Ham where the use was changed to a day nursery.

Table 42: A4 (drinking establishments) completions 05/06

| Application | Description | Floorspace m2 |
|---|---|---------------|
| 03/0038 | Residential development on land to the rear of The Alisa Tavern, Twickenham | Unknown |
| 03/1678 | Refurbishment and extension to existing building to provide A3 use and 17 flats; The Albany Twickenham | -318sqm |
| 03/0545 – the public house part of the application has been superseded by the below application | Refurbishment of existing public house and extension to provide 9 residential units. Erection of new three storey block containing 3 residential flats; The Water Gypsies Public House, Ashburnham Road Ham | -4sqm |
| 04/0803 | Change of use of ground floor of public house to day nursery; The Water Gypsies Public House, Ashburnham Road Ham | -278sqm |

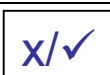
Indicator 42: % of Pedestrian Crossings with facilities for the disabled.

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.

Indicator family: Best Value Performance Indicator 165

Progress towards target:



Good performance – although target narrowly not met

Table 43: Comparison of BVPI 165 with neighbouring boroughs

| Borough | % of pedestrian crossings with facilities for disabled people | |
|------------------------|---|--------|
| | 2004/5 | 2005/6 |
| Richmond upon Thames | 97% | 97% |
| Wandsworth | 100% | 100% |
| Kingston | 93.4% | 98.7% |
| Hounslow | 100% | 100% |
| Hammersmith and Fulham | 100% | 100% |

Data Source: Best Value Performance Plans

The LBRuT target for 05/06 was 98%, the target has only marginally not been met. 97% of pedestrian crossings have facilities for the disabled in the Borough as in 04/05.

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 43, 44: Amount of completed retail, office & leisure, and amount and percentage completed in town centres

Data source: LBRuT decisions analysis system for financial year 2005-2006.

Indicator family: **ODPM 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 5707m² 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, 2363 m² or 41% was located within mixed use area boundaries (a proxy for town centre boundaries which are not defined in the UDP Review). This is a significant decrease from the previous monitoring year where the equivalent proportion was 60%.

All of the A2 completed floorspace and the majority of D2 floorspace was located in mixed use areas (town centres), compared to only 60% of retail completions. A relatively modest extension to a unit at Kew Retail Park has decreased the latter figure compared to last year.

The proportion of B1 (a) developments in mixed use areas is only 16% (compared to 52% in 2004/5). This low percentage reflects in the main the redevelopment of existing employment or sui generis sites which are historically dispersed throughout the borough.

Table 44: Proportion of Local services in Mixed Use Areas 05/06

A1 completions for financial year 2005-6

| application ref | address | gross floorspace m ² | retail sales m ² | gross internal m ² | within mixed use areas? |
|-----------------|------------------------------------|---------------------------------|-----------------------------|-------------------------------|-------------------------|
| 03/1167 | 108 High Street Whitton | 9 | 0 | 0.0 | y |
| 02/0992 | 205 Lower Mortlake Road | 20 | 20 | 19.5 | y |
| 04/2001 | 1-3 Poplar Court Parade Twickenham | 46 | 37 | 36.1 | y |
| 04/3321 | 362 Richmond Road | 31 | 25 | 24.4 | y |
| 03/2168 | 174 Castelnau, Barnes | 72 | 44 | 42.9 | y |
| 03/3120 | 94-102 High Street, Hampton Hill | 1221 | 977 | 952.6 | y |
| 04/4005 | 45-49 Hampton Road, Twickenham | 126 | 101 | 98.5 | y |
| 05/2618 | 153-155 High Street, Hampton Hill | 195 | 156 | 152.1 | y |
| 04/3681 | Unit 1B Kew Retail Park | 808 | 808 | 787.8 | n |
| 05/1298 | 2 Wellesley Parade Twickenham | 75 | 60 | 58.5 | n |
| 05/2072 | 37 Kneller Rd, Twickenham | 75 | 60 | 58.5 | n |
| | | 2230 | | | |
| | | 1326 | | | |
| | | 59 | | | |

A2 completions for financial year 2005-6

| application ref | address | gross floorspace m ² | gross internal m ² | within mixed use areas? |
|-----------------|-------------------------------------|---|-------------------------------|-------------------------|
| 05/0510 | Tesco Metro, 29 George St, Richmond | 213 | 207.7 | y |
| | | total gross internal | | |
| | | 208 | | |
| | | total gross internal in mixed use areas | | |
| | | 208 | | |
| | | % gross internal in mixed use areas | | |
| | | 100 | | |

B1a completions for financial year 2005-6

| application ref | address | gross floorspace m ² | gross internal m ² | within mixed use areas? |
|-----------------|---|---------------------------------|-------------------------------|-------------------------|
| 02/1433 | 82-84 High Street Hampton Hill | 330 | 321.8 | y |
| 05/3063 | 39a Crown Road, Twickenham | 130 | 126.8 | y |
| 04/4053 | 145 Uxbridge Road, Hampton | 65 | 63.4 | |
| 03/3095 | 190-192 Petersham Rd, Richmond | 185 | 180.4 | |
| 01/2119 | 18 Ashburham Rd, Ham | 64 | 62.4 | |
| 05/3462 | 171 Kingston Rd, Teddington | 40 | 39.0 | |
| 02/3366 | 20 Bardolph Rd, Richmond | 1,060 | 1033.5 | |
| 02/3830 | 22 Bardolph Rd, Richmond | 231 | 225.2 | |
| 03/1516 | 13-17 Princes Rd | 56 | 54.6 | |
| 05/2807 | 1 Spring Terrace, Richmond | 67 | 65.3 | |
| 04/0887 | Laboratory, Kelvin Ave, Twickenham | 646 | 629.9 | |
| 04/3391 | Elfin Works, Elfin Grove, Teddington | 65 | 63.4 | |
| | total gross internal | 2866 | | |
| | total gross internal in mixed use areas | 449 | | |
| | % gross internal in mixed use areas | 16 | | |

D2 completions for financial year 2005-6

| application ref | address | gross floorspace m ² | gross internal m ² | within mixed use areas? |
|-----------------|---|---------------------------------|-------------------------------|-------------------------|
| 04/2419 | 94 High Street, Hampton Hill | 391 | 381.2 | y |
| 04/0242 | The Pavilion, Twickenham Green | 23 | 22.4 | n |
| | total gross internal | 404 | | |
| | total gross internal in mixed use areas | 381 | | |
| | % gross internal in mixed use areas | 94 | | |

Grand Total

| | |
|--|------|
| total gross internal | 5707 |
| total gross internal in mixed uses areas | 2363 |
| % gross internal in mixed use areas | 41 |

source: LBRuT Decisions Analysis system.

Analysis of appeals relating to community uses

The analysis of appeal decisions received in the financial year 2005/6 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 allowed, and CCE8 relating to education provision was the most widely used policy in appeals. CCE2 and CCE6 were both used in the same allowed application for a change of use from a retail unit to a dentist. The addition of a dentist, despite being contrary to retail policy, was seen as providing benefits to the wider community (04/2416). CCE18 was cited in a dismissed appeal disputing a condition limiting opening hours.

Chapter Summary

Overall there has been no net loss in community facilities floorspace in the last financial year. Most of the D1 completions have been in town or local centre locations, accessible to their local communities. All the D2 completed for the year are in accessible locations, including the town centres of Richmond and Twickenham, and include improvements to the leisure and fitness facilities available, especially to children.

The target for the % of pedestrian crossings with facilities for disabled people, fell only slightly short of the target.

Only 41% of completed land uses falling within the DCLG's definition of a local service (A1, B1a, D2 & A3) were located in mixed use areas. However, the reason for the percentage being relatively low relates to the nature of the borough's existing employment land which has been redeveloped and is historically dispersed throughout residential areas.

12 Town centres and access to shopping

Indicator 45: % 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 2005/6 financial year.

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

progress towards target:



Target of 90% not met. Little new floorspace in main centres, with a modest increase to a mezzanine floor at Kew Retail Park and redevelopment of sui generis uses in local centres for mixed use schemes including retail.

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 local 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.

Data for this local indicator are presented slightly differently than in previous years where the Tables included the net figures in this instance meaning gains in retail floorspace minus losses. Gains and losses are now presented separately. This approach is more in line with ODPM indicator which 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 were virtually no additions to retail floorspace in the 05/06 financial year in Richmond and the district centres and no major schemes boroughwide. There have been some gains in the form of change of use from car showrooms to retail/ mixed use including retail located in mixed use areas, which add to local centres. An 800m² extension to an existing mezzanine floor was completed at Kew Retail Park, although this in itself is a relatively modest increase. Other gains are extremely modest amounting to alterations to existing units/ operation of businesses.

Information is presented separately on losses. The largest loss is of only 213m² of ancillary floorspace. The majority are either changes of parts of shops units/ancillary retail space to other uses, with a retail unit being retained on the ground floor, or a permitted change of use in secondary or non-designated shopping frontages where an appropriate amount of diversification is acceptable.

Policy development

Policy TC 2 has not been used to determine any medium or large scale retail developments and therefore its effectiveness has not been tested in any significant way in 2005/6. This was the case in the last financial year. Previous to that (2003/4) a Marks & Spencer food only store located in Teddington town centre was completed. Town centre policies will be reviewed in the light of PPS 6 and local considerations before further consultation is undertaken in Spring 2007.

Table 45: A1 Completions in financial year 2005/6: Gains & Losses
Gains
Richmond & districts

| application ref | address | gross floor area m2 | retail sales m2 | Notes | within mua? | within designated frontage? |
|-----------------|-------------------------|---------------------|-----------------|---|-------------|-----------------------------|
| 03/1167 | 108 High Street Whitton | 9 | 0 | Rear Extension To Provide Garage/store With Self Contained Flat Over, | y | key shopping frontage |
| | total | 9 | | | | |

elsewhere

| application ref | address | gross floor area m2 | retail sales m2 | Notes | within mua? | within designated frontage? |
|-----------------|--|---------------------|-----------------|--|-------------|-----------------------------|
| 02/0992 | 205 Lower Mortlake Road Richmond | 20 | 20 | increase in ancillary floorspace, resulting in overall increase. | y | key shopping frontage |
| 04/2001/COU | 1 - 3 Poplar Court Parade, Richmond Road, Twickenham | 46 | 37 | change of use of part from mini-cab office to retail with retention of single rear office for temporary mini-cab office use. | y | no |
| 04/3321/FUL | 362 Richmond Road, Twickenham | 31 | 25 | Rebuilding single storey side and rear extension with a new shopfront. | y | key shopping frontage |
| 04/3681/FUL | Unit 1B, Kew Retail Park, Bessant Drive, Kew. | 808 | 808 | Creation of new mezzanine floor space of 808 sq m (gross) within existing building. | no | no |
| 05/1298/COU | 2 Wellesley Parade, Twickenham | 75 | 60 | A1 usage of ground and first floors of property for natural beauty treatment. | no | key shopping frontage |
| 03/2168 | 174 Castelnau, Barnes | 72 | 44 | Change of use from sui generis to A1 | y | key shopping frontage |
| 03/3120 | 94-102 High Street, Hampton Hill | 1221 | 977 | car sales (SG) to mixed use including A1 on GF | y | no |
| 04/4005 | 45-49 Hampton Road, Twickenham | 126 | 101 | car sales (SG) to A1 | y | no |
| 05/2072 | 37 Kneller Rd, Twickenham | 75 | 60 | extension to existing shop | no | no |
| 05/2618 | 153-155 High Street, Hampton Hill | 195 | 156 | car sales (SG) to A1 | y | no |
| | total | 2669 | 2288 | | | |

| | |
|--|------|
| new gross retail floorspace in borough | 2678 |
| %age in Richmond & districts | 0.3 |
| new retail sales floorspace in borough | 2288 |
| %age in Richmond & districts | 0.0 |

Losses

| Richmond and districts | | | | | | |
|-------------------------------|---|---------------------|-----------------|---|-------------|-----------------------------|
| application ref | address | gross floor area m2 | retail sales m2 | Notes | within mua? | within designated frontage? |
| 03/1791 | 117 Sheen Lane East Sheen | 62 | 55 | Change Of Use Of Premises To A Mixed A1/a3 Use. | yes | secondary shopping frontage |
| 04/0514 | 5 Church Road Teddington | 43 | 23 | Change Of Use Of Rear Section Of Retail Unit Into A Self Contained Studio Flat With The Addition Of Rooflights. | yes | secondary shopping frontage |
| 04/3171/FUL | 24 Hill Rise, Richmond | 72 | 32 | Proposed extension of opening hours and partial change of use to A1 | yes | key shopping frontage |
| 04/2152/COU | The Market, The Square, Richmond | 70 | 56 | change of use from A1 and A3 use to solely restaurant use (A3). | yes | key shopping frontage |
| 05/0510/COU | Tesco Metro, 29 George Street, Richmond | 213 | 0 | Change of use from A1 retail to A2 of part of first floor and part of ground floor to form new access. | yes | key shopping frontage |
| | total | 460 | 166 | | | |

Elsewhere

| application ref | address | gross floor area m2 | retail sales m2 | Notes | within mua? | within designated frontage? |
|-----------------|-----------------------------------|---------------------|-----------------|---|-------------|-----------------------------|
| 05/0819 | 241a Hampton Road Twickenham | 38 | 29 | Change of use to minicabs. | no | no |
| 01/1699 | 66 High Street Hampton Hill | 180 | 144 | Change of use of ancillary retail to either B1 office or housing. | yes | no |
| 03/3606 | 18 Staines Road Twickenham | 34 | 0 | Single Storey Rear Extension And Change Of Use Of Rear Storage Area For Shop Use Into Self Contained Flat | yes | key shopping frontage |
| 04/1984/FUL | 223 Lower Mortlake Road, Richmond | 30 | 0 | Change of use of rear part of retail shop into self-contained flat. | no | key shopping frontage |
| 03/3683 | 82 The Green Twickenham | 116 | 43 | Change Of Use Of Ground Floor And Basement from A1 To A3 Use. | yes | no |
| 03/3095 | 190-192 Petersham Road Richmond | 42 | | Retail Unit To Residential Accommodation | no | no |
| 04/2783/COU | 6 Victoria Road, Teddington | 46 | | Part change of use of ground floor from shop to Class D1 | no | no |
| 04/2191/FUL | 147 White Hart Lane, Barnes | 39 | 33 | New shopfront and single storey rear extension | yes | key shopping frontage |
| 04/4073/COU | 72-74 Station Road, Hampton. | 69 | 17 | Change of use of vacant retail showroom to part Art and Craft/Retail, Delicatessen/Bakery | yes | key shopping frontage |
| 05/0361/COU | 31 High Street, Hampton Wick | 68 | 18 | Change of use of property from A1 (retail) to D1 (healthcare/beauty) | yes | no |
| 05/1999/COU | 81a And 81b High Street Whitton | 89 | 71 | Use Of Upper Floors As 1No. 1-Bed Flat And 1No Studio Flat. | yes | key shopping frontage |
| 05/1313/COU | 216 Sandycombe Road, Richmond | 50 | 40 | Proposed change of use from A1 to A5 (Hot Food Takeaway). | yes | no |
| 05/2812/FUL | Rear Of 83 High St, Hampton Wick | 21 | 17 | Use of premises as a car hire booking office | no | no |
| 04/3907/COU | 320 Nelson Road, Twickenham | 48 | 38 | Change Of Use To A3 Use (Renewal Of 03/3074/COU). [reversion] | no | key shopping frontage |
| 04/3171 | 220 Powder Mill Lane | 12 | 12 | loss of ancillary floorspace only | no | key shopping frontage |
| | total | 882 | 246 | | | |

source: LBRuT decisions analysis system

Indicator 46: proportion 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 Town Centre Land Use Surveys

indicator family LBRuT Sustainability Appraisal indicator

progress towards target:



target met - slight improvement in percentage of A1 (shop) uses in key shopping frontage

Policy TC 5 restricts the loss of retail floorspace in key shopping frontages (KSF). However, some non-shop uses were located in key shopping frontage before designation. This can explain some of the differences in proportions between centres and some changes of use between non-shop uses which the policy will not cover. This has particularly been the case as banks have left the high street, allowing for changes of use.

There is also a difference in the amount of KSF designated in centres, 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 effect the pressure for change of use.

Some smaller centres may consist of only a small group of shops, where a single vacancy can effect the overall percentage. It should be noted that a drop in the percentage of A1 uses in KSF may not necessarily mean that a change of use has occurred, but that a vacancy has arisen. The level of A1 use (shop)¹⁹ in retail frontages will be affected by economic buoyancy.

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.

As was the case in the previous monitoring report, 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 in KSF has remained at approximately 70% over recent years. East Sheen centre has experienced a small drop in the number of A1 uses in KSF – a charity shop, gift shop & ladies clothes shop. An unauthorised change of use is the subject of enforcement action. In Twickenham the number of A1 uses in KSF appears to have increased. New retailers include a jewellers, clothes shop, convenience store and mobile phones store. However, subsequent to the survey there have been a number of prominent closures in the centre as a whole including the Quality Seconds store (company in liquidation) on King Street and the Budgens convenience store in secondary frontage on York Street. However the MacDonaldis restaurant in King Street was quickly occupied by the multiple retailer Superdrug. In the larger centres a certain amount of change between retailers is to be expected.

Table 46 : Change in proportion of A1 (shop) uses in key shopping frontages 2001-6

(source: LBRuT, Town Centre Land Use Surveys)

| | proportion of A1 (shop) uses in key shopping frontages | | | | | number of uses in key shopping frontage | change in numbers 2005-6 |
|------------------------|--|------|------|------|------|---|--------------------------|
| | 2006 | 2005 | 2004 | 2002 | 2001 | 2006 | |
| Ashburnham Road | 62.5 | 75 | 75 | 75 | 75 | 5 | -1 |
| Barnes | 74.4 | 75.6 | 70.9 | 75.9 | 73.4 | 58 | -1 |
| Castlenau | 45.8 | 45.8 | 43.5 | 43.5 | 56.5 | 11 | 0 |
| East Sheen | 67.5 | 74.3 | 76 | 72.4 | 68.4 | 52 | -3 |
| East Twickenham | 68.4 | 68.4 | 73.7 | 73.7 | 68.4 | 13 | 0 |
| Friars Stile Road | 64.7 | 70.6 | 70.6 | 76.5 | 82.4 | 11 | -1 |
| Fulwell | 80.0 | 90 | 90 | 70 | 90 | 8 | -1 |
| Ham Street / Back Lane | 50.0 | 50 | 41.7 | 33.3 | 50 | 6 | 0 |
| Ham Common | 70.0 | 70 | 72.4 | 70 | 70 | 21 | 0 |
| Hampton Hill | 80.0 | 80 | 80 | 80 | 80 | 20 | 0 |
| Hampton Nursery Lands | 75.0 | 75 | 100 | 100 | 75 | 3 | 0 |
| Hampton Village | 69.2 | 69.2 | 68 | 72 | 72 | 18 | 0 |
| Hampton Wick | 45.5 | 54.5 | 50 | 33.3 | 25 | 5 | -1 |
| Heathside | 86.7 | 86.7 | 86.7 | 86.7 | 86.7 | 13 | 0 |
| Hospital Bridge Road | 100.0 | 100 | 100 | 100 | 100 | 6 | 0 |

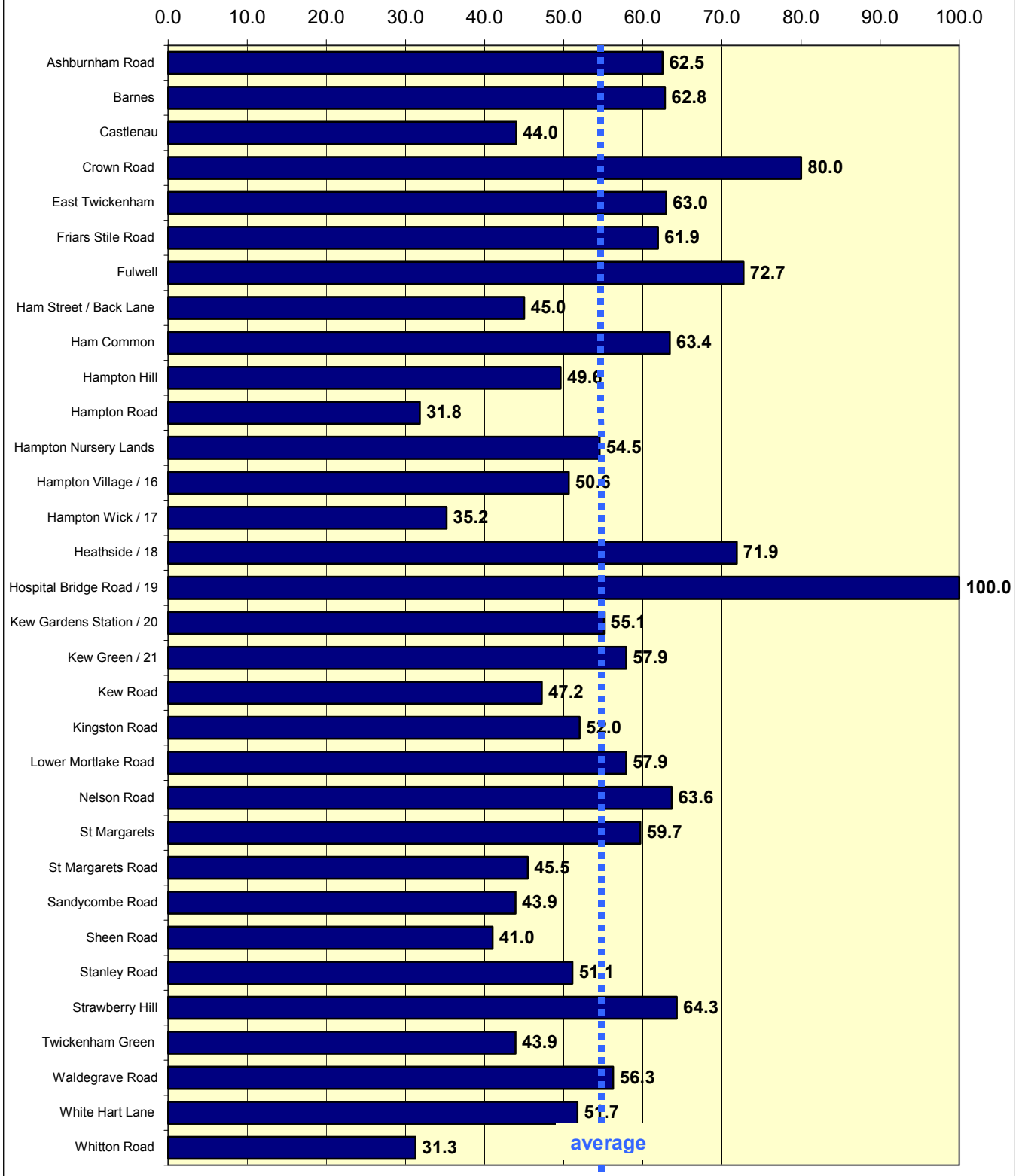
¹⁹ See Appendix 3 for full Guide to the Use Classes Order

| | proportion of A1 (shop) uses in key shopping frontages | | | | | number of uses in key shopping frontage | change in numbers 2005-6 |
|---------------------------|--|-------------|-------------|-------------|-------------|---|--------------------------|
| | 2006 | 2005 | 2004 | 2002 | 2001 | 2006 | |
| Kew Gardens Station | 73.9 | 76 | 73.1 | 74.1 | 74.1 | 17 | -2 |
| Kew Green | 88.9 | 100 | 88.9 | 77.8 | 77.8 | 8 | -1 |
| Kingston Road | 60.0 | 66.7 | 55.6 | 61.1 | 61.1 | 9 | -1 |
| Lower Mortlake Road | 64.3 | 61.5 | 61.5 | 61.5 | 69.2 | 9 | 1 |
| Nelson Road | 63.6 | 72.7 | 72.7 | 72.7 | 81.8 | 7 | -1 |
| Richmond | 72.9 | 72.9 | 73.2 | 71.2 | 73 | 172 | 0 |
| St Margarets | 64.5 | 67.7 | 64.5 | 64.5 | 60 | 20 | -1 |
| Sandycombe Road | 83.3 | 83.3 | 83.3 | 83.3 | 83.3 | 5 | 0 |
| Sheen Road | 66.7 | 66.7 | 66.7 | 66.7 | 77.8 | 6 | 0 |
| Stanley Road | 66.7 | 71.4 | 71.4 | 61.9 | 76.2 | 14 | -1 |
| Strawberry Hill | 64.3 | 64.3 | 64.3 | 60 | 68.8 | 9 | 0 |
| Teddington | 73.9 | 75 | 73.9 | 64.4 | 71.1 | 65 | -1 |
| Twickenham Green | 64.7 | 70.6 | 64.7 | 58.8 | 64.7 | 11 | -1 |
| Twickenham | 67.9 | 64.9 | 66.4 | 63.8 | 67.7 | 89 | 4 |
| Waldegrave Road | 72.7 | 72.7 | 54.5 | 45.5 | 45.5 | 8 | 0 |
| White Hart Lane | 71.4 | 66.7 | 66.7 | 76.2 | 76.2 | 15 | 1 |
| Whitton | 70.8 | 72.6 | 74.7 | 74.3 | 73 | 51 | -2 |
| Whitton Road | 50.0 | 50 | 60 | 60 | 60 | 3 | 0 |
| average percentage | 70.0 | 71.5 | 70.7 | 68.5 | 70.7 | | |

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 are advised where potential breaches of policy occur.

Figure 9: Percentage of A1 use in smaller centres



source : LBRuT, 2006 Town Centre Land Use Survey

Indicator 47: basic convenience shopping facilities in smaller centres

target: none- target not practical since the planning system can not control the loss of specific types of shops

Indicator: number of basic convenience facilities in smaller centres

data source: LBRuT 2006 Town Centre Land Use Survey

indicator family: Sustainability Appraisal indicator

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 can not be controlled by planning policies. UDP policies relate to the protection of shopping in key frontages, and controlled diversification in secondary shopping frontages. Shops which serve communities more than 400 metres from a shopping centre are also protected.

Planning policies cannot reverse the national trend of loss 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 premises to be replaced by a comparison goods 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 table on the following page & a more detailed breakdown in Appendix 2 show the availability of 11 key shops and services in smaller centres in the borough at the time of the 2004, 2005 & 2006 Town Centre Land Use Survey (usually July-August). Only 5 centres have a bank and 7 a traditional greengrocer, whereas all have a small convenience shop, and the majority a newsagents, hairdresser, off licence and pub/restaurant.

There is obviously considerable range in facilities available, primarily based on the size of the centre. Larger centres such as Barnes and St Margarets have a good range of services and shops. Other centres such as Fulwell have only 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 & Castelnau (petrol filling station shop adjacent to the centre).

Comparison with previous AMRs

Changes since the 2005 Survey are highlighted in the table in Appendix 2. In the previous monitoring year no less than 6 Post Offices closed as part of a London-wide closure programme. This means that approximately half of the smaller centres do not have this facility. Although there are no dramatic trends recently a number of changes occurred:

- Loss of a newsagents at Hampton Nursery Lands
- Lower Mortlake Road – patisserie to restaurant (although this premises has subsequently reverted to A1/A3 use)
- St Margarets – closure of traditional butcher

Overall, the number of specialist food retailers has declined mirroring national trends.

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 which adds to data available on social exclusion in the borough.

Table 47: Key services in smaller centres in 2004-6

| | number of key local shops/services | | |
|------------------------|------------------------------------|------|------|
| | 2006 | 2005 | 2004 |
| Ashburnham Road | 5 | 5 | 5 |
| Barnes | 11 | 11 | 11 |
| Castelnau | 8 | 8 | 8 |
| East Twickenham | 8 | 8 | 8 |
| Friars Stile Road | 9 | 8 | 8 |
| Fulwell | 5 | 5 | 5 |
| Ham Common | 10 | 10 | 10 |
| Ham Street / Back Lane | 4 | 4 | 5 |
| Hampton Hill | 9 | 9 | 9 |
| Hampton Nursery Lands | 4 | 5 | 6 |
| Hampton Village | 10 | 10 | 10 |
| Hampton Wick | 5 | 6 | 7 |
| Heathside | 9 | 9 | 10 |
| Hospital Bridge Road | 6 | 6 | 6 |
| Kew Gardens Station | 10 | 9 | 9 |
| Kew Green | 3 | 3 | 3 |
| Kew Road | 6 | 6 | 6 |
| Kingston Road | 7 | 7 | 5 |
| Lower Mortlake Road | 6 | 7 | 5 |
| Nelson Road | 4 | 4 | 5 |
| Sandycombe Road | 3 | 3 | 5 |

| | number of key local shops/services | | |
|------------------|------------------------------------|------|------|
| | 2006 | 2005 | 2004 |
| Sheen Road | 7 | 7 | 7 |
| St Margarets | 8 | 9 | 10 |
| Stanley Road | 7 | 7 | 8 |
| Strawberry Hill | 7 | 7 | 7 |
| Twickenham Green | 8 | 8 | 8 |
| Waldegrave Road | 5 | 5 | 5 |
| White Hart Lane | 5 | 5 | 6 |
| Whitton Road | 4 | 4 | 4 |

source: 2004, 2005 & 2006 LBRuT Land Use Surveys.

Analysis of appeals

The analysis of appeal decisions received in the financial year 2005/6 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. Town centre policies were cited in 5 appeals with 40% being dismissed, TC5 (key shopping frontage) was tested 4 times at appeal, only one of which was dismissed. Those that were allowed were an enforcement case where the Inspector believed that the business was operating as a mixed A1/A3 use, with retail making up a substantial part of the business and would not harm vitality and viability, and two appeals allowed although contrary to policy the Inspectors felt that there would be no significant harm.

Summary

The information suggests that in the most part retail policies are supporting town centres. Although the amount of retail floorspace being steered into the main town centres falls short of the target, no major schemes have been completed in the last financial year to test the implementation of policy TC 2. Minor changes have added to floorspace in smaller centres. The proportion of shop uses in key shopping frontage remains high, suggesting the policy is effective. Many of the smaller centres retain a range of facilities, although a worrying loss of sub-post offices identified in recent years. However, the planning system has no control over this trend.

Planning Policy Statement 6 was published in March 2005. Although UDP First Review policies are broadly in line with its principles, it will of course need to be considered in LDF policy development including the need to define town centre and primary shopping area boundaries. A review of designated frontages is expected as part of the LDF process. In addition, a retail study has been commissioned by the Council which will provide information on capacity - the need for additional floorspace. This may result in retail allocations.

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 2²⁰. 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 48: 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: **ODPM/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 2005/06. The Council have been operating a materials recycling facility (MRF) and waste transfer station/reuse and recycling centre for some years and is investigating ways of widening the range of materials recycled at the existing sites.

Indicator 49: Total tonnage of household waste collected

target: Not expressed as a total tonnage but as **BVPI 84** of 488 kgs per capita for 2005/06.

data source: Best Value Performance Plan 2005/06

indicator family: **ODPM/DCLG Core Output Indicator 6b**, LSDC QoL 12 (ii) , BVPI 84, Sustainability Appraisal

progress towards target:



BVPI 84 target has been met

ODPM 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 48: BVPI indicator 84: Comparison with selected neighbouring boroughs

| | household waste collected (kgs per capita) | |
|-----------------------------|--|------------|
| | 2004/5 | 2005/6 |
| Richmond upon Thames | 489 | 470 |
| Kingston | 545 | 432 |
| Hounslow | 501 | 494 |
| Wandsworth | 372 | 364 |

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

In 2005/06 Richmond produced 108,741.60 tonnes of municipal waste arisings. This is a reduction from the 2004/05 figure of approximately 123 000 tonnes of municipal solid waste (MSW)²¹. In 2005/6 **47,000 tonnes was classed as household waste**²² of which 21% was recycled and 8% was composted.

Table 49: Breakdown of municipal waste arisings in the borough 2005/06

| | tonnes | |
|----------------------------------|------------|---------------------------------|
| Household waste | 47,014.07 | |
| Non Household waste | 29,877.07 | |
| Total recycling from all sources | 29,672.70 | |
| of which rubble is | 2,256.64 | |
| Other (non household) recycling | 2,177.77 | |
| Total | 110,998.25 | Minus rubble = 108,741.6 tonnes |

Source: LBRuT Waste Management section

²⁰ http://www.richmond.gov.uk/saappendix_2_draft_baseline_information2.pdf

²¹ This includes waste produced by households, as well as trade wastes, fly-tipped materials and abandoned vehicles.

²² Waste from domestic properties, including waste from Reuse and Recycling Centres, material collected for recycling and composting, plus waste from educational establishments, nursing and residential homes and street cleansing waste.

Indicator 50: Percentage of household waste arisings: i) recycled and ii) composted

target: GLA target is at least 26% by 2005, 30% by 2010. BVPI target for recycling is 22%, for composting is 8%.

data source: Best Value Performance Plan, Capital Waste Facts

indicator family BVPI 82a and 82b Also GLA KPI19 & 20, LSDC QoL 6, AC QoL

progress towards target:



The targets for both recycling and composting have very nearly been met.

Table 50: BVPI indicators 82 a, b, c & d: Comparison with selected neighbouring boroughs

| | | Percentage of the total tonnage of household waste arisings: | | | |
|-----------------------------|--------------|--|-------------|--------------------------------------|--------------|
| | | Recycled | composted | used to recover other energy sources | landfilled |
| | | BVPI 82a | BVPI 82b | BVPI 82c | BVPI 82d |
| Richmond upon Thames | 04/05 | 17.9 | 5.9 | 0 | 76.2 |
| | 05/06 | 20.95 | 7.53 | 0 | 71.52 |
| LBRuT target | 04/05 | 23 | 6 | 0 | 71 |
| | 05/06 | 22 | 8 | 0 | 72 |
| Kingston | 04/05 | 13.35 | 4.9 | 0 | 81.8 |
| | 05/06 | 17.41 | 6.56 | - | 76 |
| Hounslow | 04/05 | 14.6 | 2.8 | - | - |
| | 05/06 | 15.5 | 3.5 | - | - |
| Wandsworth | 04/05 | 17.8 | 0.12 | - | - |
| | 05/06 | 20.6 | 0.33 | - | - |

Source: Best Value Performance Plans (or equivalent title) 2005

The borough has a BVPI target to recycle or compost 30% of household waste in 2005/06. There has been steady progress towards this target with the 2005/6 figure of 28.5% falling just short of this target. The recycled figure is considerably higher than neighbouring boroughs with the exception of Wandsworth with which it is commensurate.

In September 2005 a plastic and cardboard trial began, covering 2000 households in Hampton and a food waste recycling scheme was introduced in November 2005 throughout the Borough.

Indicator 51: Percentage of household waste to landfill

target SA, GLA target is at least 75% treated within London by 2010. BVPI target for landfill is 71%

data source: LBRuT Best Value Performance Plan 2005/06

indicator family: BVPI 82d Also GLA KPI 21

progress towards target



The BVPI target has been met

Some 72% of household waste was landfilled in 2005/6 which equals the target set and improves on the previous year's figure of 76%. The borough is to prepare a Joint Waste Development Plan Document in conjunction with the other West London Authorities.

Flooding

Indicator 52: Number of planning permissions granted contrary to the advice of the EA on either flood defence or water quality grounds

data source: (a) Document prepared by Environment Agency : "All Planning Applications Objected To By The Environment Agency On Water Quality Grounds Between 1/4/05 And 31/3/06" http://www.environment-agency.gov.uk/commondata/103599/water_qual_obj_05_1404483.doc

(b) Document prepared by Environment Agency "All Planning Applications objected to by the Agency on Flood Risk Grounds between 1/4/05 and 31/3/06 in East of England, London, South East and South West Government Regions". http://www.environment-agency.gov.uk/commondata/103599/flood_obj_south_05_1404474.doc

indicator family ODPM Core Output Indicator 7, Sustainability Appraisal

The Environment Agency did not object to any planning applications determined within the borough on Water quality grounds between 1/4/05 and 31/03/06. However, there was one minor application objected to on flood risk grounds because a Flood Risk Assessment was not provided:

| Reference | Address | Nature of Development | Reason for Agency Objection |
|-------------|---------------------|-----------------------|---|
| 04/3305/FUL | Lonsdale Rd, Barnes | Residential – Minor | Request for Flood Risk Assessment before planning permission is granted as per PPG 25 |

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, (and in the future GIGL - Greenspace Information for Greater London and Richmond Biodiversity Partnership)

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

Progress towards target: Whilst no land designated as a SSSI has been lost or destroyed, the condition of land in Richmond Park is mainly in an unfavourable condition, although Barn Elms Wetland Centre remains in a favourable condition. Only a small percentage of the borough is deficient in access to nature.

Nature conservation designations

The area of land designated as a SSSI in the London Borough of Richmond upon Thames is 885.86 ha (856 ha at Richmond Park and 29.86 ha at Barn Elms Wetland Centre). No such land has been lost or destroyed. (See Chapter 6 for information on planning applications completed on sites designated for nature conservation.)

The London Ecology Unit identified a total 42 sites of Metropolitan, Borough and Local Importance for Nature Conservation²³. These sites are incorporated into the UDP proposals map under various designations such as Green Belt, MOL, 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. They are not surveyed on a regular basis although the GLA reviewed all of the SINCs within Richmond last year.

Table 51: Coverage of SINCs in the borough

| Name | area (ha) |
|---|-----------|
| Richmond Park and associated areas | 1063.55 |
| Ham Lands | 72.27 |
| Bushy Park and Home Park | 644.54 |
| Stain Hill and Sunnyside Reservoirs | 24.47 |
| 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 |
| Fulwell and Twickenham Golf Courses | 83.22 |
| Petersham Meadows | 14.61 |
| The Beverley Brook from Richmond Park to the River | 3.86 |
| Marble Hill Park and Orleans House Gardens | 29.66 |
| Pensford Field | 0.82 |
| Terrace Field | 6.60 |
| West Sheen and Richmond Cemeteries and Pesthouse Common | 15.69 |
| The Cassel Hospital | 3.63 |
| Mortlake Cemetery | 1.47 |
| Twickenham Junction Rough | 4.54 |

²³ Archer, J. and Curson, D. (1993) *Nature Conservation in Richmond upon Thames*, Ecology Handbook 12, London Ecology Unit

| Name | area (ha) |
|---|-----------|
| 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 |
| Hampton Cemetery | 1.07 |
| Portlane Brook and Meadow | 4.33 |
| Twickenham Cemetery | 6.91 |
| Hampton Nurseries District Park | 13.15 |
| Total (excluding River Thames) | 2379.62 |

Note: River Thames not included. Data may contain some discrepancies depending on OS base maps used. source GiGL database, derived Dec 2006

Access to nature

Last year the GLA also reviewed areas of deficiency 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.

Table 52: Percentage Areas of Deficiency in terms of access to nature (London Boroughs)

| borough | Area of Deficiency (ha) | Borough (ha) | % |
|----------------------|-------------------------|--------------|--------|
| Richmond upon Thames | 317.4 | 5751 | 5.52 |
| Wandsworth | 255.6 | 3420 | 7.47 |
| Bromley | 1205.6 | 14979 | 8.05 |
| Merton | 411.5 | 3788 | 10.86 |
| Greenwich | 522.3 | 4728 | 11.05 |
| Bexley | 670.1 | 6036 | 11.10 |
| Redbridge | 644.9 | 5570 | 11.58 |
| Kensington & Chelsea | 139.3 | 1198 | 11.63 |
| Barnet | 1007.0 | 8652 | 11.64 |
| Haringey | 375.0 | 2943 | 12.74 |
| Westminster | 276.2 | 2147 | 12.86 |
| Hillingdon | 1508.3 | 11529 | 13.08 |
| Ealing | 743.6 | 5534 | 13.44 |
| Hounslow | 752.3 | 5584 | 13.47 |
| Hackney | 266.3 | 1902 | 14.00 |
| Lewisham | 569.3 | 3505 | 16.24 |
| Brent | 783.0 | 4305 | 18.19 |
| Barking & Dagenham | 664.0 | 3599 | 18.45 |
| Havering | 2171.2 | 11190 | 19.40 |
| Croydon | 1721.7 | 8623 | 19.97 |
| Islington | 295.6 | 1480 | 19.97 |
| Kingston Upon Thames | 757.3 | 3742 | 20.24 |
| Camden | 450.1 | 2173 | 20.71 |
| Sutton | 904.6 | 4321 | 20.93 |
| Enfield | 1820.8 | 8187 | 22.24 |
| Southwark | 697.0 | 2888 | 24.14 |
| Waltham Forest | 955.6 | 3891 | 24.56 |
| Harrow | 1284.8 | 5035 | 25.52 |
| Hammersmith & Fulham | 440.3 | 1643 | 26.80 |
| Newham | 1054.2 | 3596 | 29.32 |
| Lambeth | 858.3 | 2675 | 32.08 |
| Tower Hamlets | 656.5 | 1961 | 33.48 |
| City | 288.0 | 285 | 100.00 |

source: GiGL database, Dec 2006

Sites of Special Scientific Interest

There are two SSSI's in the Borough, which are Richmond Park, which is owned and managed by The Royal Parks and London's Wetland Centre in Barnes, which is owned and managed by the Wildfowl and Wetlands Trust.

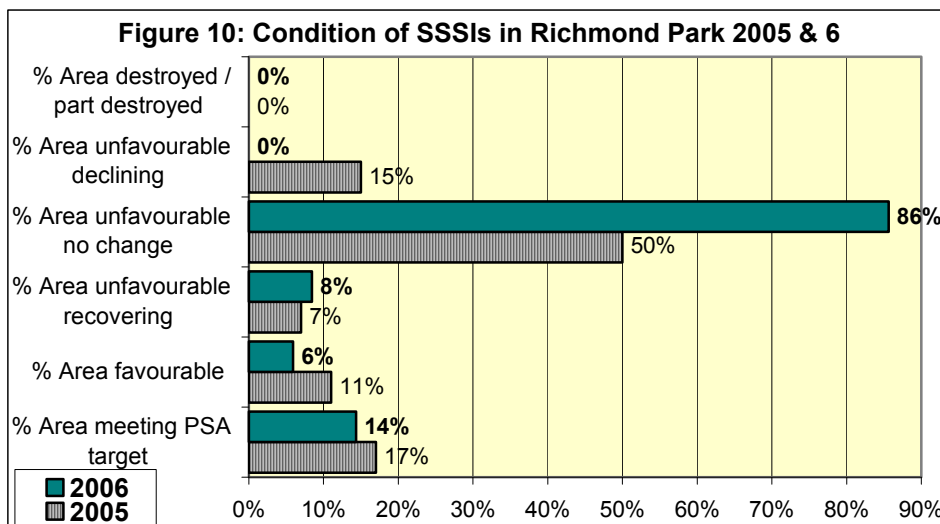
(i) Richmond Park

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) and a Special Area of Conservation (SAC). It was designated a 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.

Richmond Park SSSI encompasses an ancient deer park mixture of acid grassland-lowland, standing water, parkland with ancient trees and broadleaved/mixed woodland. 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
- 6 are unfavourable - recovering
- 5 are unfavourable - no change
- 0 are unfavourable - declining

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



See the [SSSI glossary](http://www.english-nature.org.uk/special/sssi/glossary) at <http://www.english-nature.org.uk/special/sssi/glossary>. cfm for an explanation of terms used in this figure.

Source: English Nature (Natural England). Compiled 1 Aug 2006.

Source: English Nature, (now called Natural England) Compiled: 01 Aug 2006

Table 53: Detailed information on the condition of SSSI units in Richmond Park

| No | Area | Broad Habitat | Assessment Date | Condition | Adverse Reason |
|----|--------|---|-----------------|---|-----------------------|
| 1 | 114.67 | Acid Grassland Lowland | 21/06/2006 | Unfavourable No Change | Undergrazing |
| 2 | 3.03 | Broadleaved, Mixed And Yew Woodland Lowland | 07/02/2003 | Favourable | |
| 3 | 0.42 | Standing Open Water And Canals | 21/03/2006 | Unfavourable Recovering | |
| 4 | 153.18 | Acid Grassland Lowland | 21/06/2006 | Unfavourable No Change | Undergrazing |
| 5 | 194.86 | Acid Grassland Lowland | 21/06/2006 | Unfavourable No Change | Undergrazing |
| 6 | 29.34 | Broadleaved, Mixed And Yew Woodland Lowland | 29/06/2002 | Unfavourable Recovering | |
| 7 | 4.66 | Broadleaved, Mixed And Yew Woodland Lowland | 07/02/2003 | Unfavourable Recovering | |
| 8 | 10.35 | Standing Open Water And Canals | 28/06/2002 | Unfavourable Recovering | |
| 9 | 7.86 | Broadleaved, Mixed And Yew Woodland Lowland | 29/06/2002 | Unfavourable Recovering | |
| 10 | 205.12 | Acid Grassland Lowland | 21/06/2006 | Unfavourable No Change | Deer Grazing/Browsing |
| 11 | 5.82 | Broadleaved, Mixed And Yew Woodland Lowland | 29/06/2002 | Favourable | |
| 12 | 22.52 | Broadleaved, Mixed And Yew Woodland Lowland | 29/06/2002 | Favourable | |
| 13 | 57.27 | Acid Grassland Lowland | 21/06/2006 | Unfavourable No Change | Undergrazing |
| 14 | 18.75 | Broadleaved, Mixed And Yew Woodland Lowland | 29/06/2002 | Favourable | |
| 15 | 18.76 | Broadleaved, Mixed And Yew Woodland Lowland | 07/02/2003 | Unfavourable Recovering | |

source: provided by Natural England Dec 2006

There has been no overall improvement in the assessed condition of these SSSI units in the Park. The latest assessments show that the conditions of 5 SSSI units are unfavourable no change, which means the 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 from condition “unfavourable declining” or “area part destroyed”. Experimental changes to the grazing management in targeted 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 pollution, dog fouling and other visitor pressures. With regard to the invertebrate and veteran tree interest features of the site, no condition assessments have been carried out but there is every indication that these are being well-managed and in favourable condition.

Barn Elms Wetland Centre

Barn Elms Wetland Centre was designated a Site of Special Scientific Interest (SSSI), as it 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 margins²⁴.

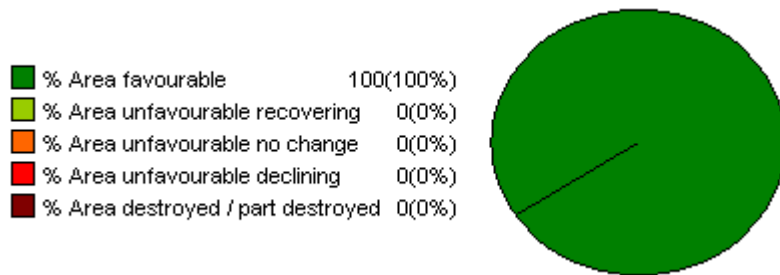
In addition to attracting more than 180 wild bird species each year (including regular rarities such as Bittern, Cetti's Warbler, Peregrine Falcon and a breeding colony of Sand Martins), the reserve is a safe haven for 8 species of bat, 7 species of reptile and amphibian (including Slow-worm and Common Lizard) and more than half of all the UK's dragonfly and damselfly species.

In February 2002 the centre was designated a Site of Special Scientific Interest (SSSI), supporting nationally important numbers of Gadwall and Shoveler duck and its diverse range of breeding wetland birds. The last assessment by English Nature was on 2 February 2002, which found the site to be in favourable condition and the site has continued to stay in a favourable condition since.

Table 54: Condition of Barn Elms Wetland Centre

| Year | % Area meeting PSA target | % Area favourable | % Area unfavourable recovering | % Area unfavourable no change | % Area unfavourable declining | % Area destroyed / part destroyed |
|------|---------------------------|-------------------|--------------------------------|-------------------------------|-------------------------------|-----------------------------------|
| 2005 | 100.00% | 100.00% | 0.00% | 0.00% | 0.00% | 0.00% |
| 2006 | 100.00% | 100.00% | 0.00% | 0.00% | 0.00% | 0.00% |

Figure 11: The Condition of the SSSI in Barn Elms Wetland Centre 2006



Source: English Nature, (now called Natural England) Compiled: 01 Aug 2006

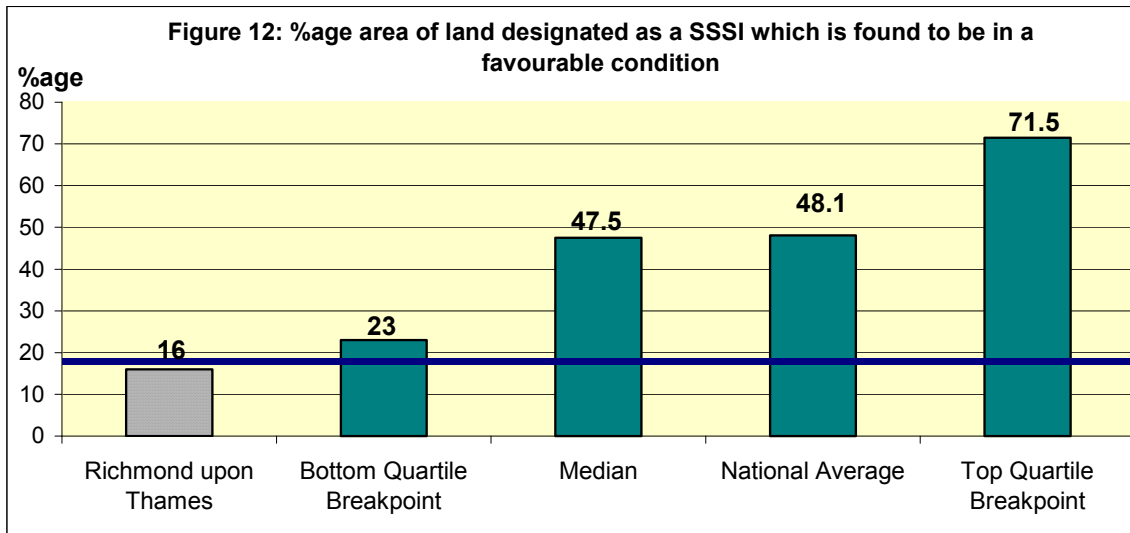
The assemblage and numbers of breeding birds and wintering populations of shoveler and gadwall have increased over the years, as demonstrated by Tables 55-57 showing the bird species recorded at WWT London Wetland Centre from 1996 until 2006.

Overall figures for SSSI's in Richmond

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

Local authorities have a limited influence on this indicator if the SSSI is in private ownership, as is the case of both Richmond Park and WWT London Wetland Centre. Planning permission may not be not required for activities, which may include management regimes, affecting the condition of the SSSI.

²⁴ English Nature website <http://www.english-nature.org.uk> See the [SSSI glossary](#) for an explanation of terms.



Source: English Nature and Audit Commission area profiles 2005.

Species data

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

Birds

Table 55: The total number of bird species recorded at WWT London Wetland Centre

| Recording Year | Total No. species (wild + feral + escapes) | No. waterfowl species (wild + feral) | No. wader species (wild) |
|----------------|---|---|-----------------------------|
| 1991-95 | 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 |

source: LBRuT Biodiversity Officer Nov 06

The diversity of waterfowl and wader species has increased since 1996, with species numbers recorded at LWC in 1999 and thereafter, reflecting or exceeding species numbers recorded historically at the reservoirs. Of the 163 (164 in 2004, 156 in 2003) wild birds reported in 2005, the 26 waterfowl, 24 wader, 11 gull, 5 tern and 1 kingfisher species recorded comprise 41% (42% in 2004) of this total. The inclusion of at least a further 1-2 birds of prey and 8 passerine species, which often demonstrate a strong affinity to wetland environs, would mean the proportion of wetland species observed is close to half the total recorded at the site.

Wintering Waterfowl at WWT London Wetland Centre

Table 56: Dabbling duck peak maxima counts at London Wetland Centre over the past seven 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 | 316 | 256 | 9 | 216 |
| LWC 5 yr. Mean | 142 | 174 | 488 | 283 | 15 | 194 |
| *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 Methods follow those described by Gilbert *et al.* (1998)/Pollitt *et al.* (2003)

Table 57: Other waterfowl peak maxima counts at London Wetland Centre over the past seven 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 | 16 | 9 | 212 | 333 |
| | | | | | | | |
| LWC 5 yr. Mean | 24 | 2 | 26 | 31 | 12 | 180 | 327 |
| | | | | | | | |
| *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 |

Notes: Methods follow those described by Gilbert *et al.* (1998)/ Pollitt *et al.* (2003)

*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.

Biodiversity Action Plan: Priority Species and Habitats

The Biodiversity Action Plan for Richmond upon Thames was launched on 17th June 2005. There are five Habitat Action Plans and six 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 – 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's 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 4th highest of the London Boroughs, and 78 ha (192 acres) of non-native woodland - the 3rd highest of the London Boroughs. 396 Ha of native woodland and 78 Ha of non-native woodland.

Reedbeds - It is 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 (2 ha), 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 (8 km) of Teddington Lock, to the confluence with the River Crane (the boundary with the London Borough of Hounslow)
- The south bank downstream (12 km) 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 flood channels, back channels and backlands. This includes rare marginal habitats of flooded forest and wet woodland.
- The floodplain.

Priority Species:

Table 58: List of BAP species known to occur in the borough

| scientific name | common name | type | protection status |
|--|---------------------------|------------------------------|--|
| <i>Asparagus officinalis</i> | Asparagus | flowering plant | BAP Priority National |
| <i>Centaurea cyanus</i> | Cornflower | flowering plant | BAP Priority National |
| <i>Fallopia dumetorum</i> | Copse-Bindweed | flowering plant | BAP Priority London |
| <i>Hieracium</i> | Hawkweed | flowering plant | BAP Priority National |
| <i>Viscum album</i> | Mistletoe | flowering plant | BAP Priority London |
| <i>Lucanus cervus</i> | Stag Beetle | insect - beetle (Coleoptera) | BAP Priority London; BAP Priority National |
| <i>Anguis fragilis</i> | Slow-Worm | reptile | BAP Priority London |
| <i>Lacerta vivipara</i> | Viviparous Lizard | reptile | BAP Priority London |
| <i>Natrix natrix</i> | Grass Snake | reptile | BAP Priority London |
| <i>Ardea cinerea</i> | Grey Heron | bird | BAP Priority London |
| <i>Caprimulgus europaeus</i> | Nightjar | bird | BAP Priority National |
| <i>Dendrocopos minor</i> | Lesser Spotted Woodpecker | bird | BAP Priority London |
| <i>Alauda arvensis</i> | Skylark | bird | BAP Priority London; BAP Priority National |
| <i>Riparia riparia</i> | Sand Martin | bird | BAP Priority London |
| <i>Turdus philomelos</i> | Song Thrush | bird | BAP Priority London; BAP Priority National |
| <i>Acrocephalus palustris</i> | Marsh Warbler | bird | BAP Priority London; BAP Priority National |
| <i>Muscicapa striata</i> | Spotted Flycatcher | bird | BAP Priority London; BAP Priority National |
| <i>Parus palustris</i> | Marsh Tit | bird | BAP Priority London |
| <i>Sturnus vulgaris</i> | Starling | bird | BAP Priority London |
| <i>Passer domesticus</i> | House Sparrow | bird | BAP Priority London |
| <i>Carduelis cannabina</i> | Linnet | bird | BAP Priority London; BAP Priority National |
| <i>Pyrrhula pyrrhula</i> | Bullfinch | bird | BAP Priority London; BAP Priority National |
| <i>Emberiza schoeniclus</i> | Reed Bunting | bird | BAP Priority London; BAP Priority National |
| Vespertilionidae | Bats | terrestrial mammal | BAP Priority London |
| <i>Eptesicus serotinus</i> | Serotine | terrestrial mammal | BAP Priority London |
| <i>Myotis</i> | Unidentified Bat | terrestrial mammal | BAP Priority London |
| <i>Myotis daubentoni</i> | Daubenton's Bat | terrestrial mammal | BAP Priority London |
| <i>Myotis nattereri</i> | Natterer's Bat | terrestrial mammal | BAP Priority London |
| <i>Nyctalus noctula</i> | Noctule | terrestrial mammal | BAP Priority London |
| <i>Pipistrellus</i> | Pipistrellus | terrestrial mammal | BAP Priority London |
| <i>Pipistrellus nathusii</i> | Nathusius' Pipistrelle | terrestrial mammal | BAP Priority London |
| <i>Pipistrellus pipistrellus</i> 45kHz | 45 Khz Pipistrelle | terrestrial mammal | BAP Priority London |
| <i>Pipistrellus pipistrellus</i> 55kHz | 55 Khz Pipistrelle | terrestrial mammal | BAP Priority London |
| <i>Plecotus auritus</i> | Brown Long-Eared Bat | terrestrial mammal | BAP Priority London |
| <i>Arvicola terrestris</i> | Water Vole | terrestrial mammal | BAP Priority London; BAP Priority National |
| <i>Muscardinus avellanarius</i> | Common Dormouse | terrestrial mammal | BAP Priority London; BAP Priority National |

source: GiGL database Dec 06

Table 59: Summary of known records for species listed in the LBRuT Biodiversity Action Plan

| common name | scientific name | type | frequency |
|------------------------|---------------------------------|------------------------------|---|
| 45 Khz Pipistrelle | Pipistrellus pipistrellus 45kHz | terrestrial mammal | 108 records btwn 23/6/94 & 9/8/05 |
| Bats | Vespertilionidae | terrestrial mammal | 603 records btwn 18/10/98 & 2003 |
| Brown Long-Eared Bat | Plecotus auritus | terrestrial mammal | 1 record 03/06/2001 |
| Daubenton's Bat | Myotis daubentoni | terrestrial mammal | 45 records btwn 23/06/1994 & 09/08/2005 |
| Mistletoe | Viscum album | flowering plant | 38 records 2001-2 |
| Nathusius' Pipistrelle | Pipistrellus nathusii | terrestrial mammal | 2 records: 1/10/99 & 2/5/03 |
| Natterer's Bat | Myotis nattereri | terrestrial mammal | 1 record 9/8/05 |
| Noctule | Nyctalus noctula | terrestrial mammal | 57 records btn 08/06/94 & 26/6/05 |
| Pipistrellus | Pipistrellus | terrestrial mammal | 87 records btn 1985 & 26/6/05 |
| Serotine | Eptesicus serotinus | terrestrial mammal | 8 records btn 23/6/94 to 16/6/02 |
| Song Thrush | Turdus philomelos | Bird | 681 records btn 28/3/98 & 10/10/05 |
| Stag Beetle | Lucanus cervus | insect - beetle (Coleoptera) | 1139 records btn 19/05/99 & 2/8/05 |
| Unidentified Bat | Myotis | terrestrial mammal | 3 records btn 29/05/95 & 11/06/01 |
| Water Rat/vole | Arvicola terrestris | terrestrial mammal | 9 records 97-11/06/03 |

source: GiGL database Dec 06. Full data were provided by GiGL on each record which is not possible to include in this Report.

The information in Tables 58 and 59 were provided by Greenspace Information for Greater London (GiGL) and represent records held on their database at the current time provided by a range of sources. Species may in reality be more widespread. This is the first year that the data have been included and provides a baseline data against which to measure change in future years.

Bats – See Table 59. At least six 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.

Worryingly, a repeat survey undertaken in 1999 found that 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 - See Table 59. It grows profusely in Bushy Park. About a third, 70, of the limes in the great avenue are hosts to mistletoe. About 150 of the hawthorns also have good growths. Home Park is abundant with mistletoe. The avenue was replanted with 200 hybrid lime trees in 1987: already a third of them are carrying mistletoe growths. Of the 199 trees in the East Front Canal Avenue, 75 had mistletoe growths in 2004 and 94 were seen to have growths in 2006. That is an increase of 25% on 2004. Almost half the Limes in the avenue were growing mistletoe by 2006. Estimates for the years before 2004 are 56 trees with mistletoe in 2002, 20 in 2000, 3 in 1998 and 1 in 1996. It may be assumed that no growths were apparent in 1994.

Table 60: Trees with Mistletoe Growths - East Front Canal Avenue, Home Park

| Trees with Mistletoe Growths | | |
|------------------------------|--------|-------------------------|
| Date | Number | Percentage of 199 Trees |
| 1994 estimate | 0 | 0 |
| 1996 estimate | 1 | 0.50% |
| 1998 estimate | 3 | 1.50% |
| 2000 estimate | 20 | 10% |
| 2002 estimate | 56 | 28% |
| 2004 actual | 75 | 38% |
| 2006 actual | 94 | 47% |

Source: Richmond Mistletoe Species Action Plan Working Group (2006)

Songthrush -

Table 61: Songthrush breeding territories in borough

| Site | Date | Number of breeding territories | notes |
|------------------------------------|------|--------------------------------|----------------------------------|
| Ham Lands | 2004 | 26 Territories | |
| | 2005 | 26 Territories | |
| Crane Valley | 2005 | 13 Territories | |
| Richmond Park | 2005 | 6 Territories | |
| Barnes Common | 2005 | 6 Territories | |
| East Sheen & Richmond Cemetery | 2005 | 4 Territories | |
| London Wetland Centre | 2005 | Breeding confirmed. | Continental Birds seen in winter |
| Platts Eyot | 2005 | Breeding confirmed | |
| Normansfield Old Hospital site | 2005 | Breeding Confirmed | |
| Lonsdale Road Reservoir | 2005 | | |
| Hampton Church | 2005 | Breeding Confirmed | |
| Kilmorey Mausoleum in St Margarets | 2005 | Breeding Confirmed | |
| Kew | | | |
| Bushy Park | | | |
| Hampton Court Park | | | |

Source: LBRuT Biodiversity Officer

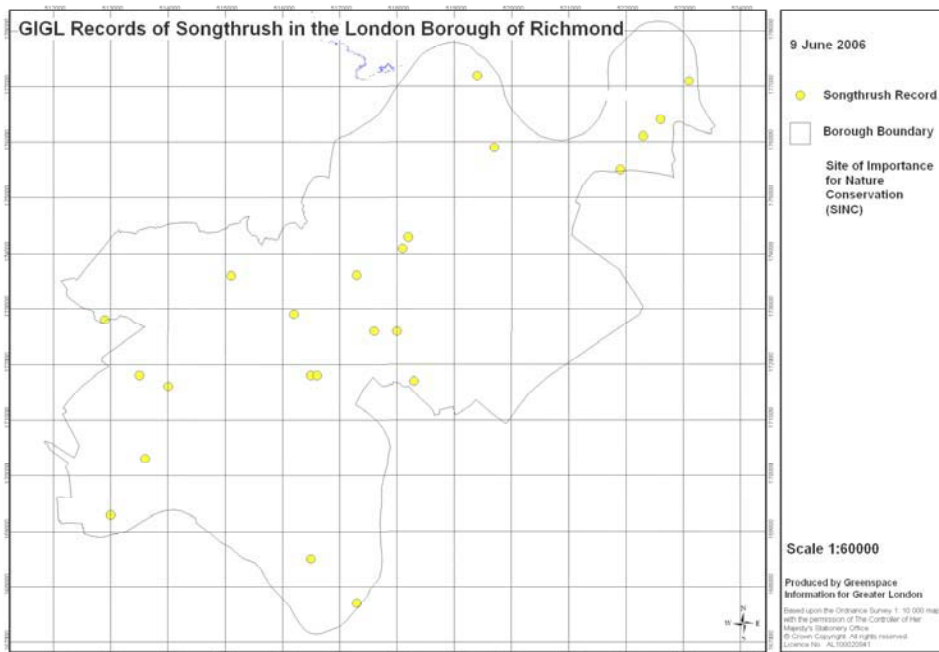


Figure 13: Songthrush records

In Richmond 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, Richmond Park, Ham Lands, Barnes Common and Crane Valley. See Table 58 for GiGL figures.

Stag Beetle – The GiGL database has records of 1140 sightings of stag beetles between 1999 and 2005. 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 62: Stag Beetle: Males, Females, Larvae, and Unknown

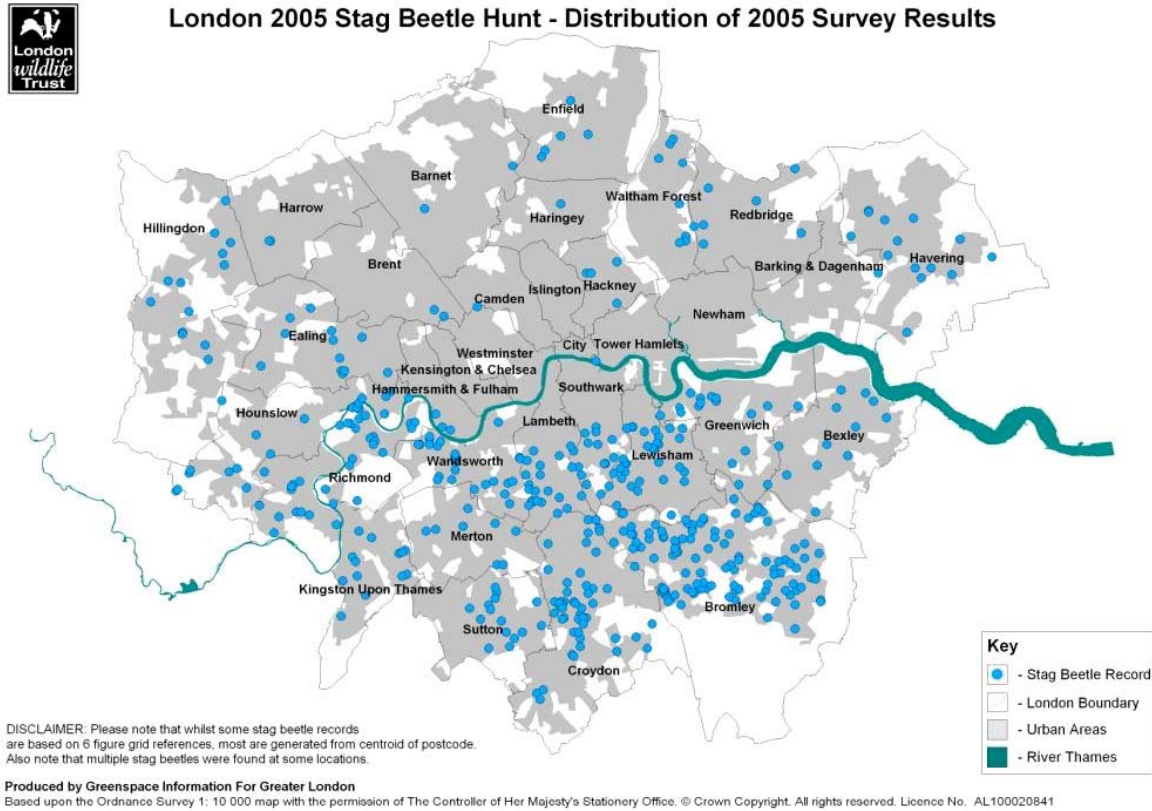
| Sex/Stage | Number of records |
|--------------|-------------------|
| Male | 420 |
| Female | 175 |
| Larvae | 27 |
| Unknown | 213 |
| Total | 835 |

Table 63. Stag beetle records for London Borough of Richmond

| Borough | Area ha | Number of stag beetle records 2005 |
|----------|---------|------------------------------------|
| Richmond | 5751 | 50 |

Source: London Wildlife Trust (2005)

Figure 14: Stag Beetle Hunt data 2005



The significance of parklands 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 64: Stag Beetle figures in Richmond Park (2004)

| | Live Male | Live Female | Live NK | Dead Male | Dead Female | Dead NK |
|-------|------------|-------------|---------|------------|-------------|---------|
| Total | 8 | 7 | 2 | 67 | 51 | 78 |
| | Total Live | 17 | | Total Dead | 196 | |

Table 65: 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 |

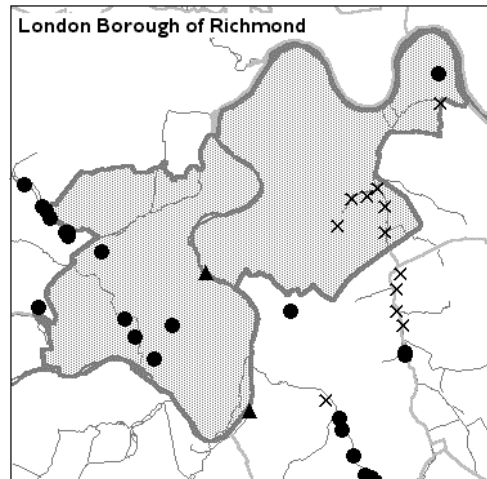
Source: <http://www.jwhs.co.uk/SB/RPSBP.html>

Live Beetle sightings were mainly made during 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 that time". Volunteers following set routes across the Park made almost all sightings and findings.

Tower Mustard - There is one large population of tower mustard in Greater London, at Stain Hill Reservoir in the London Borough of Richmond-upon-Thames. 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 in 2003 and then over 1000 plants were recorded in 2004 (Recorded by Plantlife).

Water Vole – See Table 59 above. In Greater London, the Water Vole has disappeared from over 72% of the sites it occupied previous to 1997 (LMG Greater London Water Vole Survey 1997). Although the species still retains a widespread distribution in LB Richmond but is confined to a few extant sites including the Longford River, Crane Park Island reserve on the Crane Corridor. Recently, a population was introduced at the Wildfowl & Wetlands Trust's (WWT) London Wetland Centre.

Figure 15. Records for water voles in Richmond 2001-2003.



Positive survey = ●, negative = x, mink = ▲
(source: London Water Vole Project)

Monitoring:

Monitoring of habitats and species will take place by members of 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/data collated will be stored at GIGL. Information on habitats and species will be provided by GIGL for future AMRs. 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.

The information provided is much more detailed than in previous AMRs but does not fully meet the DCLG Indicator requirements. However, more information is likely to be forthcoming once the BAP has been in place longer and the monitoring of habitats and species becomes a regular occurrence.

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

Target: No target defined by ODPM

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

indicator family: ODPM/DCLG Core Output Indicator 4c

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.

Information on this indicator has not been provided before. The only open space in the borough which has Green Flag status is Bushy Park (417.22 ha).

The amount of open space accessible to the public (i.e. eligible open space for the purposes of this indicator) has been calculated using the Draft Borough's Sport, Open Space and Recreation Needs Assessment and the Council's Geographical Information System. It includes the total amount of land designated in the UDP as Public Open Space (2093.7 ha), allotments (27.85 ha) and cemeteries (61.7 ha). Open space which is in educational use is excluded from the calculation. Therefore 19% of publicly accessible open space has received Green Flag status.

However, this indicator refers to open space managed to this standard rather than having received the award. The Council considers that both Richmond Park (973.6 ha) and Marble Hill Park (26.2 ha) would currently meet the criteria. The Council is also considering applying for Green Flag status for the following:

- Hatherop Park (5.31 ha)
- Twickenham Green (2.96 ha)
- Barnes Green (3.45 ha)

(The Crane Park Riverside corridor is also being considered.)

Taking these sites into consideration (except Crane Park), the figure of the amount of publicly accessible open space both having received and being eligible for Green Flag status is increased to **65%**.

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, DTI – RESTATS data

indicator family ODPM/DCLG Core Output Indicator, Sustainability Appraisal

Currently, the data are not collected at local authority level and therefore a complete picture is not available. However the Building Responsibility Group (BRG) and Richmond Environmental Network (REN) are aware that 1.5 kw of Photo Voltaics have been recently installed on a house in Teddington.

In the last financial year 6 solar water-heating systems are known to have been installed in domestic properties, which collectively saved 1.75 Tonnes of CO₂ per year.

Source: Energy Efficiency Co-ordinator, Housing Services, Residential Team.

Creative Environmental Networks (CEN) run a discounted solar installation scheme called the Sun Rise Scheme (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 22 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 weren't suitable or the areas were too difficult from the planning perspective (listed buildings/Conservation Areas).

The following community-scale schemes are either completed or soon to be:

- 5 kWp PV installation at Stanley Junior School (complete at December 2006)
- 220 kWp biomass Chip boiler in Chase Bridge Primary School (to be completed Feb 2007)

Source: South West London, Local Energy Support Programme Co-ordinator.

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 of Trade and Industry. 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

In 2005, there were 705 sites in England generating electricity from renewable sources, compared with 291 in Scotland, 105 in Wales and 74 in Northern Ireland. RESTATS data 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 16 - 18.

Fig 16: Renewable Energy: Number of sites (2005)

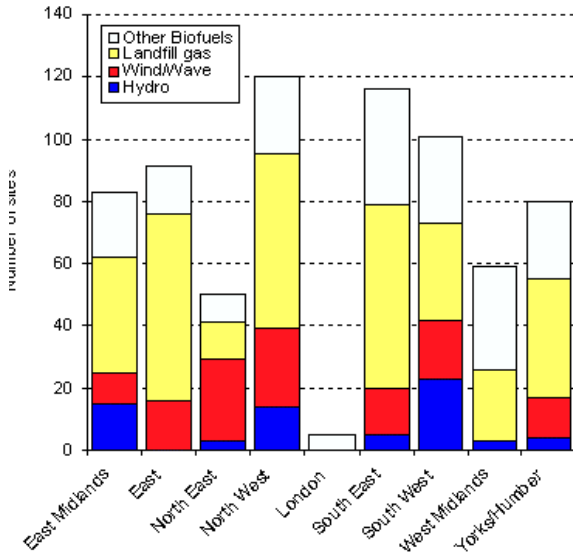


Fig 17: Renewable Energy: capacity 2005

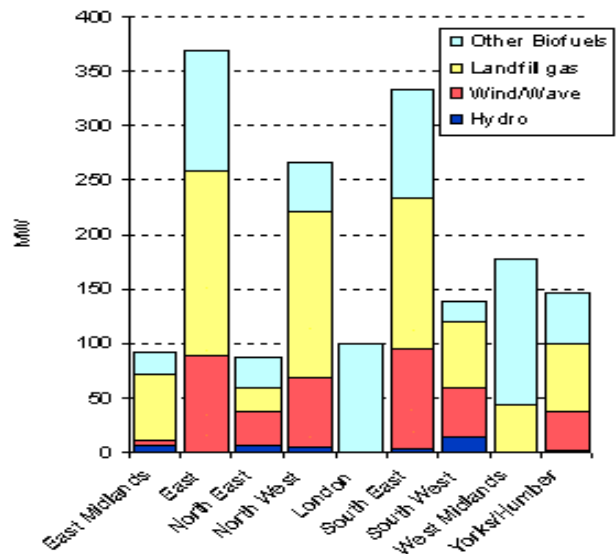
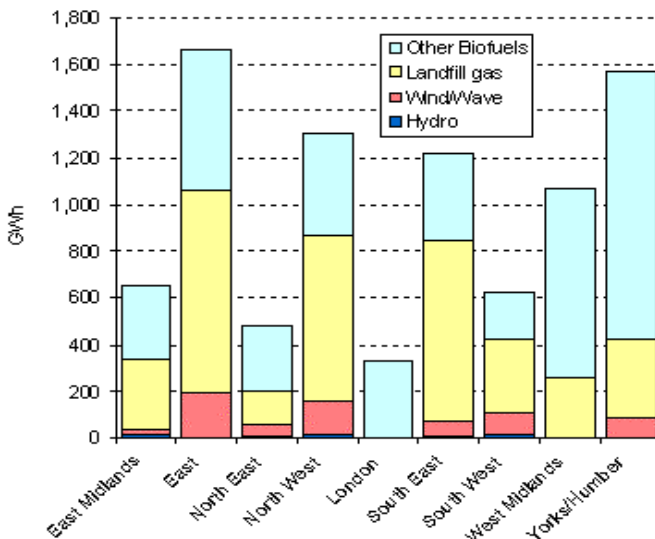


Fig 18: Renewable Energy: Power generation 2005



Between 2003 and 2005 there was a 59% increase in generation from renewables in the UK, but faster rates of growth were recorded in Scotland (72%), the West Midlands (84 per cent) the North East (106%), Yorkshire and the Humber (140%) and Northern Ireland (164%). The apparent absence of growth in London is firstly due to the suppression of wind generation data for disclosure reasons and secondly due to the staged re-examination of data on generation from sewage gas which has resulted in a reduction in the estimated level of generation at some sewage treatment sites. In total, solar PV amounts to only 10.9 Mwe (Mega Watts electricity) of UK capacity and 8.2 GWh (Giga Watt hours) of generation, which amounts to a very small proportion.

Source DTI, RESTATS

Indicator 56: Energy use per household

target SA target: to reduce energy use over time

data source: Department of Trade and Industry (DTI) - Energy Trends, (published quarterly since June 2001) BRE. <http://www.statistics.gov.uk/statbase/ssdataset.asp> DTI website: www.dti.gov.uk/energy

Gas consumption data and experimental electricity consumption data at local authority level for 2004. Data are collected by calendar year.

indicator family: Sustainability Appraisal

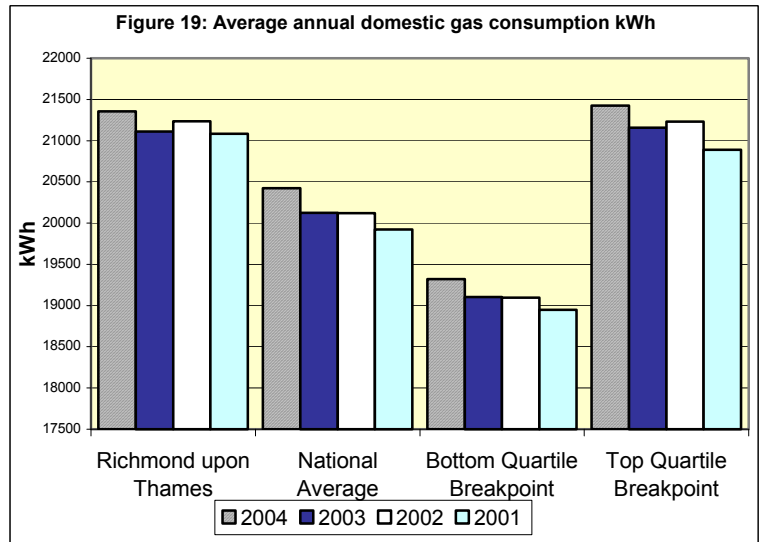
progress: The use of energy (electricity) appears to be reducing over time. (Experimental electricity figures have only been collected recently). Latest figures for 2004 show a slight increase in domestic gas consumption from the previous year.

Electricity

Borough residents appear to use less electricity (kWh) than the national average according to experimental figures produced by the DTi. Richmond's consumption has fallen between 2003 and 2004 and the Borough remains in the second best quartile nationally.

Table 66: Average annual domestic consumption of electricity in borough (kWh)

| | 2004 | 2003 |
|-----------------------------|-------------|-------------|
| Richmond upon Thames | 4554 | 4603 |
| Bottom Quartile Breakpoint | 4314.3 | 4258.5 |
| National Average | 4758.6 | 4734.2 |
| Top Quartile Breakpoint | 5222 | 5193.5 |



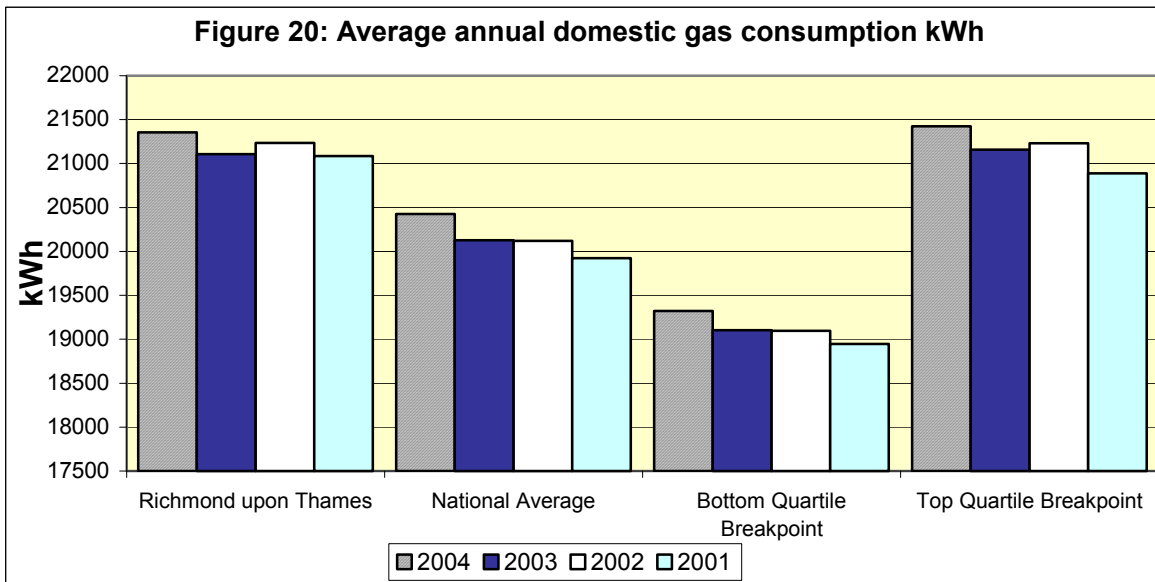
Gas

In December 2003 DTI published the results of an exercise that converted gas consumption provided by National Grid Transco (NGT) at postcode sector level (ie the full postcode less the last 2 letters) into estimates of gas consumption at a local level²⁵.

Table 67: Average annual domestic consumption of gas in kWh

| | 2004 | 2003 | 2002 | 2001 |
|-----------------------------|--------------|--------------|--------------|--------------|
| Richmond upon Thames | 21355 | 21109 | 21235 | 21084 |
| National Average | 20429 | 20126 | 20121 | 19924 |
| Bottom Quartile Breakpoint | 19321 | 19104 | 19096 | 18947 |
| Top Quartile Breakpoint | 21426 | 21159 | 21231 | 20889 |

The figures for Richmond upon Thames are above the national average, but not within the top quartile (highest 25%). Annual domestic consumption of gas fell slightly between 2002 & 2003 but rose slightly between 2003-04 along with the national average.



²⁵ NUTS 1 & NUTS 4 areas

Table 68: Regional and local electricity consumption statistics, 2004 (experimental)

| | 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) | Sales GWh | Number of MPANs (thousands) | Average domestic consumption kWh | Average industrial and commercial consumption kWh | |
| Borough | | | | | | | | | | | |
| 2003 | 363 | 78.9 | 379 | 9.2 | 742 | 88.1 | 4,603 | 41,027 | | | |
| 2004 | 358 | 78.7 | 400 | 9.2 | 758 | 87.8 | 4,554 | 43,540 | | | |
| Hammersmith and Fulham | 285 | 75.3 | 685 | 13.5 | 971 | 88.8 | 3,792 | 50,779 | | | |
| Hounslow | 398 | 92.2 | 958 | 8.2 | 1,356 | 100.3 | 4,315 | 117,167 | | | |
| Kingston upon Thames | 291 | 62.3 | 359 | 7.0 | 649 | 69.3 | 4,666 | 51,586 | | | |
| Wandsworth | 481 | 121.5 | 633 | 15.9 | 1,113 | 137.5 | 3,955 | 39,683 | | | |
| TOTAL GREATER LONDON | 13,496 | 3,139.3 | 26,870 | 414.9 | 40,367 | 3,554.2 | 4,299 | 64,760 | | | |

Source: DTI Energy Trends, December 2005

 Meter point administration numbers (MPANs) every metering point has there own unique reference number. Please go to <http://www.dti.gov.uk/files/file18549.xls>
Table 69: Gas sales and numbers of customers by region and area, 2004

| | 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) | Sales GWh | Number of MPANs (thousands) | Average domestic consumption kWh | Average industrial and commercial consumption kWh | |
| Borough | | | | | | | | | | | |
| 2003 | 1,878 | 88.95 | 836 | 2.41 | 2,713 | 91.36 | 21,109 | 347,233 | | | |
| 2004 | 1,907 | 88.97 | 821 | 2.39 | 2,728 | 91.36 | 21,355 | 343,815 | | | |
| Hammersmith and Fulham | 1,328 | 75.78 | 990 | 1.83 | 2,318 | 77.61 | 17,528 | 540,591 | | | |
| Hounslow | 1,624 | 80.14 | 1,149 | 1.61 | 2,773 | 81.74 | 20,271 | 714,264 | | | |
| Kingston upon Thames | 1,253 | 57.70 | 360 | 1.28 | 1,613 | 58.97 | 21,725 | 281,531 | | | |
| Wandsworth | 1,835 | 95.66 | 901 | 2.20 | 2,736 | 97.87 | 19,183 | 409,154 | | | |
| TOTAL GREATER LONDON | 57,080 | 2,870.99 | 34,555 | 68.40 | 91,635 | 2,939.39 | 19,882 | 505,218 | | | |

 Source: DTI Energy Trends, December 2005 & DTI Regional Energy Consumption Statistics (accessed Nov. 2006) Please go to <http://www.dti.gov.uk/files/file18546.xls>

Land & Soil quality

Indicator 57: Number of sites identified as contaminated land

data source: Best Value Performance Plan 2005-06

indicator family: Sustainability Appraisal, BVPI 216a

target: BVPI target of 1,483

Current performance figures from The Best Value Performance Plan 2006-07 show that for the year 2005–06 the total number of sites identified as of potential concern was 1,510, an increase from the 2004/5 figure of 1,473. Performance has exceeded the BVPI target.

Table 70: BVPI indicator 216a: Sites of potential concern

| | Number of sites of potential concern (contaminated land) BVPI 216a | |
|-----------------------------|---|--------------|
| | 2004/05 | 2005/06 |
| Richmond upon Thames | 1,473 | 1,510 |

Source: Best Value Performance Plans 2005 and 2006.

Indicator 58: Number of contaminated land sites remediated

data source: LBRuT Special Projects section

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

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.

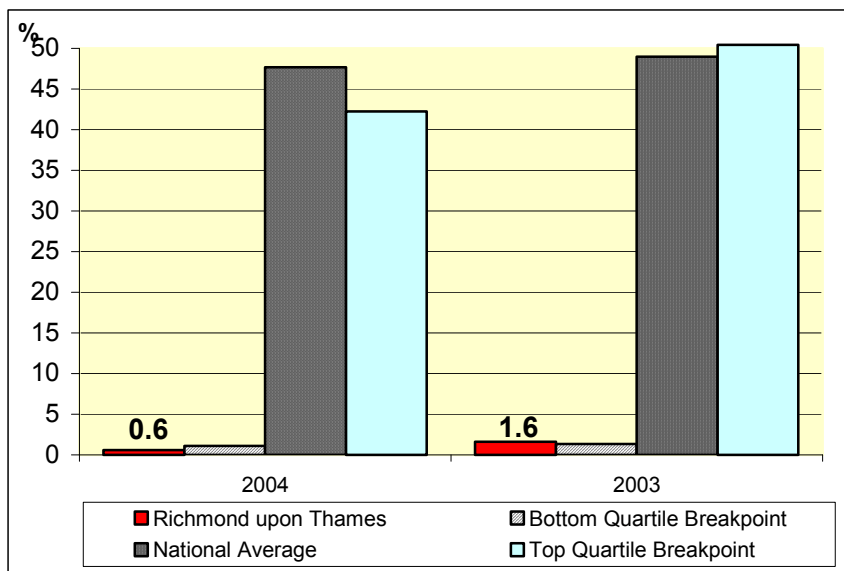
9 sites were remediated in 2005-06 compared to 35 in 2004/5.

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

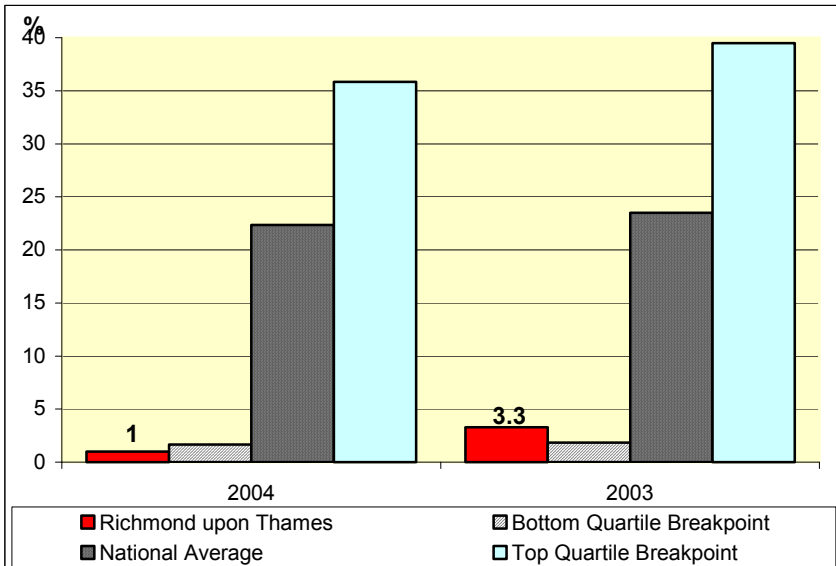
Fig 21 & Table 71: The area of derelict land available for reuse (previously developed) (ha) in the borough



| | 2004 | 2003 |
|----------------------------|--------|--------|
| Richmond upon Thames | 0.6 ha | 1.6 ha |
| National Average | 47.66 | 48.96 |
| Bottom Quartile Breakpoint | 1.1 | 1.35 |
| Top Quartile Breakpoint | 42.25 | 50.45 |

Figures show that the amount of derelict land which is available for reuse is extremely small in the borough compared to the national average.

Fig 22 & Table 72: The proportion of developed land that is derelict in the borough



source: Audit Commission

| | 2004 | 2003 |
|----------------------------|-------|-------|
| Richmond upon Thames | 1.00% | 3.30% |
| 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, again it can be seen that the borough is in the lowest quartile (25%) in 2004 and that the figure is very low. This is not surprising as the borough is a built-up urban area with relatively high land values.

Air Quality & Noise

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

data source: LBRuT figures

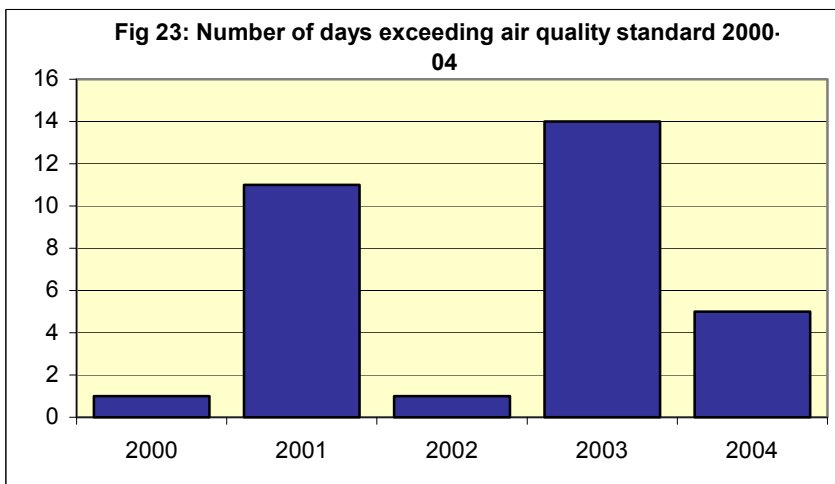
indicator family LSDC QoL 14, Sustainability Appraisal

target: The national *Air Quality Strategy*¹ 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.

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 Castelnau 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 NO₂, Sulphur dioxide SO₂, Ozone O₃, Carbon Monoxide CO, Particulates PM_{10s}, Benzene BTX and Polycyclic Aromatic Hydrocarbons (PAHs).

Air quality data for 2005/6²⁶ show that:

Banding:
moderate=50-74ug/m3
high =5-99ug/m3
very high=>100ug/m3.



Previous figures show the following number of days in each year when air quality was below the required standards (for range of pollutants). The 2003 high aligns well with the national picture as a bad year for air quality. Inter year variations are a feature of the weather rather than pollution generation.

http://www.laqmsupport.org.uk/no2_gaqc.php

Data for Richmond upon Thames can be accessed at <http://www.airquality.co.uk/archive/laqm/laqm.php>

²⁶ Both sets of figures are provisional and will not be ratified for several months.
g:\data&research\AMR2005\AMR2005Final Report.doc

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 summer, and elevated concentrations of particulate matter (PM10).
- 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 contributed to air pollution levels with particulate concentrations being highest at kerbside and industrial monitoring sites.

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

The Council received 40 traffic related noise complaints for the period 01/04/05 to 31/03/06 as part of its monitoring programme.

The figures below are included for background information. There have been considerable numbers of complaints regarding aircraft:

Table 73: Aircraft noise complaints 1/4/05-31/3/06

| | |
|--------------------|-------------|
| 1/4/05 - 30/6/05 | 1142 |
| 1/7/05 - 30/9/05 | 967 |
| 1/10/05 - 31/12/05 | 378 |
| 1/1/06 - 31/3/06 | 511 |
| total | 2998 |

Source: Environmental Health, commercial and residential database

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:

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 per cent of assessed river length compliant in 2002-2004, compared to a peak of 91 per cent in 1999-2001 and 1998-2000.
- This decline has been attributed to two main factors - localised drought conditions in 2003, and problems with new measuring 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.

Data: Current performance figures for the year 2005- 06 show that:

River figures

River Quality: Chemistry

Duke of Northumberland's river 2002-04 = B

Crane 2002-04 = B

Thames (Hogsmill –Teddington) 2002-04 = D

| |
|----------------|
| B = good |
| C= fairly good |
| D = fair |

River quality: biology (Latest data)

Duke of Northumberland's river 2000-03 = C

Crane 2000-03 = C

Thames (Hogsmill –Teddington) 2000-03 = B - C

Data supplied by OFWAT shows that the proportion of river length in the Borough assessed as 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%.

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 remains at 34.45% in 2004, which is below the national average (53.13%).

Source: OFWAT in Audit Commission Area Profile Nov. 2006

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

target: not applicable as numbers in the borough are very small

Table 74: Statistics for EcoHomes (Domestic) (Start of Scheme 2000 –3/8/2006) for UK

| Rating | No. of Assessments | Percentage |
|--------------|--------------------|------------|
| Excellent | 69 | 3% |
| Very Good | 436 | 17% |
| Good | 1207 | 47% |
| Pass | 812 | 33% |
| Unclassified | 4 | 0% |
| Total | 2528 | 100% |

The data were supplied directly by BRE and relate to the UK as a whole. BREEAM estimate that 6 ECOHomes Assessments were carried out within the borough in the last financial year.

Indicator 64: Proportion of commercial buildings meeting BREEAM very good standard

data source: Building Research Establishment (BRE)

indicator family: Sustainability Appraisal

target: not applicable as numbers in the borough are very small

Fig 75: Statistics for BREEAM (Non Domestic) (Start of Scheme 1998 –3/8/2006) for UK

| Rating | No. of Assessments | Percentage |
|--------------|--------------------|------------|
| Excellent | 137 | 24% |
| Very Good | 335 | 59% |
| Good | 88 | 15% |
| Pass | 12 | 2% |
| Unclassified | 1 | 0% |
| Total | 583 | 100% |

The data were supplied directly by BREEAM and relate to the UK as a whole. BREEAM estimate that 1 office assessment was carried out within the borough in the last financial year. The Council adopted a Sustainable Construction checklist²⁷ in August 2006.

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.

For the 12 months to April 2006 there were 14,891 offences in total. This continues the marginal trend of a reduction in crime on the previous 12 months figure of 15,320 in 2005 and 15,446 offences in 2004. Rather than conduct a total crime audit three types of offence have been selected for monitoring purposes that are particular concerns of local residents. Home office comparative crime statistics are available for April 2004 – March 2005. The figures show that the borough has fewer crimes than the national average.

²⁷http://www.richmond.gov.uk/home/environment/planning/supplementary_planning_guidance/sustainable_construction_checklist_supplementary_planning_document.htm

Table 76 & Fig 24: ALL CRIME in the borough Apr 2004 - Mar 2005 (offences per 1000 population)

| | Richmond upon Thames | | England & Wales |
|------------|----------------------|------------------------|-----------------|
| | Number of offences | Offences per 1000 popn | |
| Apr-Jun 04 | 4047 | 22.6 | 27.3 |
| Jul-Sep 04 | 3989 | 22.3 | 26.3 |
| Oct-Dec 04 | 3709 | 20.7 | 26.1 |
| Jan-Mar 05 | 3575 | 19.9 | 25.5 |

Source: Home Office, Crime Statistics.

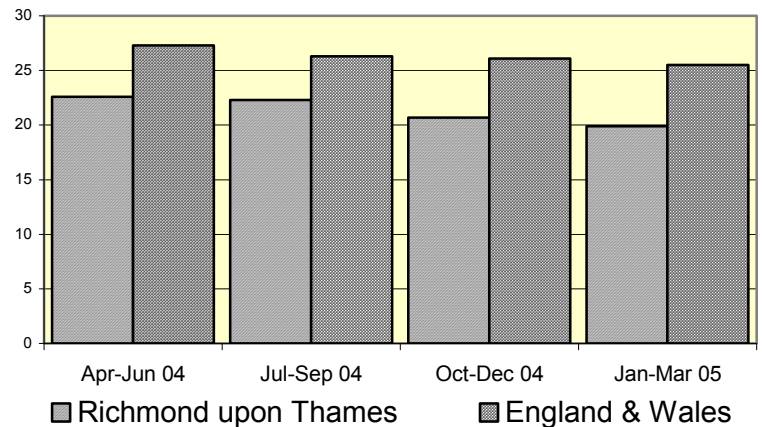


Table 77 & Fig 25: Violence against the person in the borough Apr 2004 - Mar 2005

| | Richmond upon Thames | | England & Wales |
|--------------|----------------------|------------------------|-----------------|
| | Number of offences | Offences per 1000 popn | |
| Apr-Jun 2004 | 652 | 3.6 | 5 |
| Jul-Sep 2004 | 658 | 3.7 | 5 |
| Oct-Dec 2004 | 665 | 3.7 | 4.9 |
| Jan-Mar 2005 | 595 | 3.3 | 4.7 |

Source: Home Office, Crime Statistics

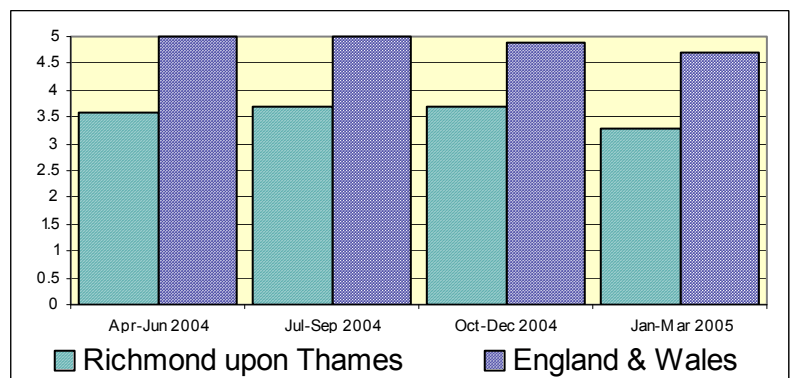


Table 78 & Fig 26: Burglary for Richmond upon Thames Apr 2004 - Mar 2005

| | Richmond upon Thames | | England & Wales |
|--------------|----------------------|------------------------|-----------------|
| | number of offences | Offences per 1000 popn | |
| Apr-Jun 2004 | 473 | 2.6 | 3.4 |
| Jul-Sep 2004 | 525 | 2.9 | 3.2 |
| Oct-Dec 2004 | 520 | 2.9 | 3.2 |
| Jan-Mar 2005 | 499 | 2.8 | 3.2 |

Source: Home Office, Crime Statistics

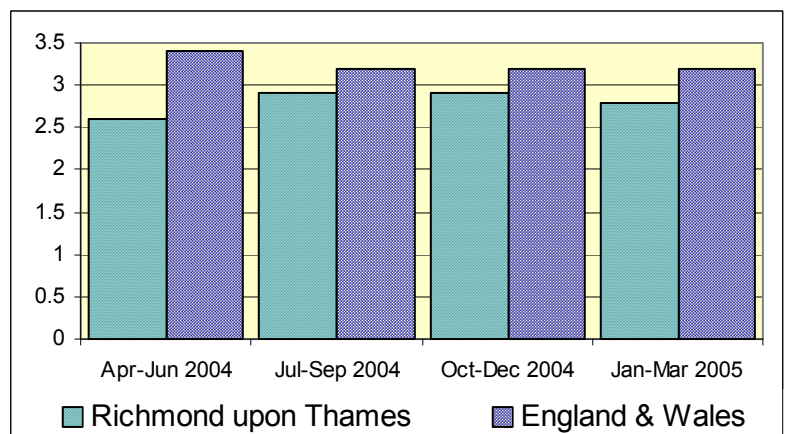
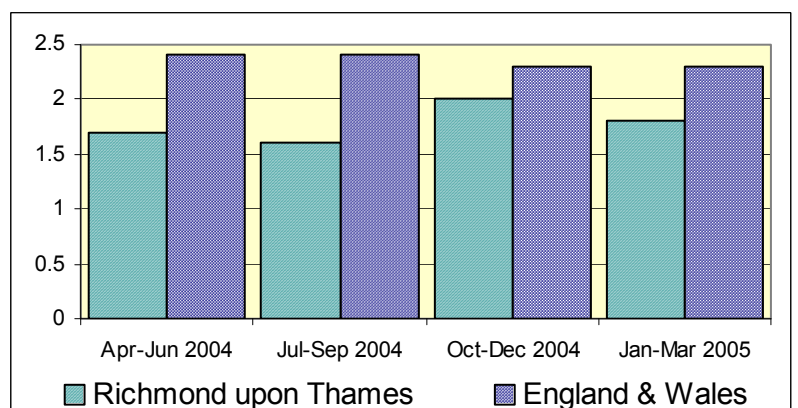


Table 79 & Fig 27: Theft from a vehicle for Richmond upon Thames Apr 2004 - Mar 2005

| | Richmond upon Thames | | England & Wales |
|--------------|----------------------|------------------------|-----------------|
| | number of offences | Offences per 1000 popn | |
| Apr-Jun 2004 | 313 | 1.7 | 2.4 |
| Jul-Sep 2004 | 287 | 1.6 | 2.4 |
| Oct-Dec 2004 | 351 | 2 | 2.3 |
| Jan-Mar 2005 | 318 | 1.8 | 2.3 |

Source: Home Office, Crime Statistics



The Metropolitan Police Service publish monthly statistics and summary data for financial years in chronological order starting from January 2000. Reporting years run from April to March. As can be seen Richmond upon Thames has relatively low crime figures compared to other London Boroughs.

Table 80: Offences by borough, Financial Year 2005- 6

| Borough | Violence Against the Person Total | Burglary in a Dwelling | Theft From M/V | Grand Total 2005/6 | Grand Total 2004/5 |
|-----------------------------|-----------------------------------|------------------------|----------------|--------------------|--------------------|
| Heathrow Airport | 625 | 0 | 255 | 6,024 | 6,168 |
| Richmond Upon Thames | 2345 | 1391 | 1462 | 14,891 | 15,320 |
| Kingston upon Thames | 3240 | 626 | 938 | 15,141 | 15,690 |
| Sutton | 3161 | 669 | 1568 | 16,077 | 16,942 |
| Merton | 3664 | 1024 | 1476 | 17,299 | 17,281 |
| Harrow | 3028 | 1614 | 2162 | 17,481 | 18,107 |
| Bexley | 4373 | 1207 | 1756 | 20,011 | 18,859 |
| Havering | 4172 | 1091 | 2761 | 21,772 | 21,431 |
| Barking & Dagenham | 5288 | 1119 | 1883 | 22,062 | 21,442 |
| Redbridge | 3976 | 2237 | 2874 | 24,679 | 26,173 |
| Kensington & Chelsea | 3325 | 1559 | 2330 | 24,731 | 26,812 |
| Hammersmith & Fulham | 5041 | 2240 | 3273 | 25,861 | 27,139 |
| Hounslow | 6434 | 1848 | 3032 | 27,233 | 27,908 |
| Enfield | 5256 | 2433 | 2496 | 27,473 | 28,131 |
| Hillingdon | 6261 | 1847 | 3035 | 28,377 | 27,800 |
| Wandsworth | 6139 | 2154 | 3087 | 30,130 | 31,641 |
| Waltham Forest | 6831 | 1962 | 3155 | 30,143 | 29,491 |
| Bromley | 5499 | 2113 | 3287 | 30,793 | 30,761 |
| Greenwich | 7713 | 1952 | 2498 | 31,354 | 31,186 |
| Lewisham | 8463 | 2309 | 2413 | 33,387 | 34,833 |
| Tower Hamlets | 7455 | 2108 | 3642 | 33,756 | 36,329 |
| Hackney | 7471 | 2467 | 3637 | 34,630 | 36,492 |
| Croydon | 7763 | 2291 | 2699 | 34,859 | 35,004 |
| Barnet | 6393 | 2794 | 4320 | 34,871 | 37,887 |
| Brent | 8253 | 2557 | 3246 | 35,140 | 35,582 |
| Haringey | 6922 | 2851 | 3090 | 35,367 | 35,553 |
| Islington | 7002 | 2278 | 4668 | 37,050 | 37,956 |
| Ealing | 7878 | 3277 | 4504 | 37,295 | 36,418 |
| Newham | 8422 | 2680 | 4679 | 39,020 | 36,460 |
| Southwark | 9065 | 2439 | 3918 | 41,432 | 43,771 |
| Lambeth | 8991 | 2834 | 3250 | 41,968 | 45,784 |
| Camden | 7370 | 2511 | 3626 | 42,236 | 45,432 |
| Westminster | 9445 | 1692 | 3289 | 71,582 | 79,338 |
| Total | 197264 | 64174 | 94309 | 984,125 | 1,015,121 |

Offences in Richmond upon Thames

| Richmond upon Thames | 2004/5 | 2005/6 |
|-----------------------------------|--------|--------|
| Total Violence Against the Person | 2570 | 2345 |
| Burglary in a Dwelling | 1120 | 1391 |
| Theft from a motor vehicle | 1269 | 1462 |
| All offences | 15,320 | 14,891 |

Source: Metropolitan Police Service

Summary crime statistics for financial year 2005/06

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

Whilst the total number of offences has decreased from 2004/5, burglary from dwellings and motor vehicles has risen slightly. Fortunately offences of violence against the person have decreased by 9%.

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 are locally set. 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. 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: Implementation of Proposal sites

| Proposal site | | Description | progress |
|-----------------------------------|--|--|-----------------------|
| 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 |
| East Sheen & Mortlake | | | |
| 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 |
| Ham & Petersham | | | |
| P2 | Reservoir Land | agriculture | implemented |
| P4 | King George's Pavillion | Housing/Employment/Community Use | not implemented |
| Hampton & Hampton Hill | | | |
| H1 | Land & buildings at Hampton Water Treatment Works | conversion of redundant Thames Water buildings for business, residential & other compatible uses, plus re-use of filter beds & surrounding land. | not implemented |
| H2 | Sunnyside Reservoir, Lower Sunbury Road | use for water-based sport | not 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 | no information |
| H7 | Open space, north end of Oak Avenue | bridle path | no information |
| 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 | no information |
| 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 | not implemented |
| Kew | | | |
| 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 | no information |

| Proposal site | | Description | progress |
|--------------------------------------|--|---|----------------------------------|
| Richmond | | | |
| R1 | George Street | improved conditions for pedestrians, feasibility of pedestrianisation | not implemented |
| 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 | not 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 |
| Teddington & Hampton Wick | | | |
| 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 |
| D14 | Teddington School | Rebuild school etc | not implemented |
| D15 | Kingston Bridge via Bushy Park | London Loop Outer Orbital Walking Route | not implemented |
| Twickenham | | | |
| T1 | Twickenham Riverside | enhancement of riverside and shopping area, leisure uses, housing, improvements to rear servicing, car parking, public conveniences | permanent scheme not implemented |
| 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 | no information |
| 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 | not implemented |
| T20 | Whitton Road/ Rugby Road | roundabout improvement | not implemented |
| T21 | St Margarets Road/ Richmond Road/ Rosslyn Road | junction improvement | not implemented |
| T22 | Chertsey Road/ Hospital Bridge Road | junction improvement | no info |

| Proposal site | | Description | progress |
|---------------------------------|--|---|--------------------|
| 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 |
| 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 |
| 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 |
| 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 2: Key shops & services in local centres

| local service/shop | Year | Ashburnham Road | Barnes | Castlenuw | East Twickenham | Friars Stile Road | Fulwell | Ham Common | Ham Street / Back Lane | Hampton Hill | Hampton Nursery Lands | Hampton Village | Hampton Wick | Heathside | Hospital Bridge Road | Kew Gardens Station | | |
|-----------------------------------|------|-----------------|--------|-----------|-----------------|-------------------|---------|------------|------------------------|--------------|-----------------------|-----------------|--------------|-----------|----------------------|---------------------|----|---|
| Chemist | 2004 | * | * | * | * | * | | * | * | * | * | * | | * | * | * | * | |
| | 2005 | * | * | * | * | * | | * | * | * | * | * | | * | * | * | * | |
| | 2006 | * | * | * | * | * | | * | * | * | * | * | | * | * | * | * | |
| Newsagents | 2004 | * | * | * | * | * | * | * | * | * | * | * | * | * | * | * | * | * |
| | 2005 | * | * | * | * | * | * | * | * | * | * | * | * | * | * | * | * | * |
| | 2006 | * | * | * | * | * | * | * | * | * | Note 1 | * | * | * | * | * | * | * |
| Hairdresser | 2004 | | * | * | * | * | * | * | * | * | * | * | * | * | * | * | * | * |
| | 2005 | | * | * | * | * | * | * | * | * | * | * | * | * | * | * | * | * |
| | 2006 | | * | * | * | * | * | * | * | * | * | * | * | * | * | * | * | * |
| Pub / Restaurant | 2004 | | * | * | * | * | * | * | * | * | * | * | * | * | * | * | * | * |
| | 2005 | | * | * | * | * | * | * | * | * | * | * | * | * | * | * | * | * |
| | 2006 | | * | * | * | * | * | * | Note 3 | * | * | * | * | * | * | * | * | * |
| Post Office | 2004 | | * | * | * | * | * | * | * | * | * | * | * | * | * | * | * | * |
| | 2005 | | * | * | * | * | * | * | * | * | * | * | * | * | * | * | * | * |
| | 2006 | | * | * | * | * | * | * | * | * | * | * | * | * | * | * | * | ? |
| Bank | 2004 | | * | | | | | * | | * | | * | | | | | * | * |
| | 2005 | | * | | | | | * | | * | | * | | | | | * | * |
| | 2006 | | * | | | | | * | | * | | * | | | | | * | * |
| off licence | 2004 | | * | | * | * | * | * | * | * | * | * | * | * | * | * | * | * |
| | 2005 | | * | | * | * | * | * | * | * | * | * | * | * | * | * | * | * |
| | 2006 | | * | | * | * | * | * | * | * | * | * | * | * | * | * | * | * |
| Bakers/ patisserie | 2004 | | * | | | * | * | * | * | * | * | * | * | * | * | * | * | * |
| | 2005 | | * | | | * | * | * | * | * | * | * | * | * | * | * | * | * |
| | 2006 | | * | | | * | * | * | * | * | * | * | * | * | * | * | * | * |
| Butchers | 2004 | | * | | | * | * | * | * | * | * | * | * | * | * | * | * | * |
| | 2005 | | * | | | * | * | * | * | * | * | * | * | * | * | * | * | * |
| | 2006 | | * | | | * | * | * | * | * | * | * | * | * | * | * | * | * |
| Green Grocer | 2004 | | * | | * | * | * | * | * | * | * | * | * | * | * | * | * | * |
| | 2005 | | * | | * | * | * | * | * | * | * | * | * | * | * | * | * | * |
| | 2006 | | * | | * | * | * | * | * | * | * | * | * | * | * | * | * | * |
| small general store | 2004 | | * | | * | * | * | * | * | * | * | * | * | * | * | * | * | * |
| | 2005 | | * | | * | * | * | * | * | * | * | * | * | * | * | * | * | * |
| | 2006 | | * | | * | * | * | * | * | * | * | * | * | * | * | * | * | * |
| modest supermarket (c.250m2 gfa+) | 2004 | | * | | | | | * | | * | * | * | * | * | * | * | * | * |
| | 2005 | | * | | | | | * | | * | * | * | * | * | * | * | * | * |
| | 2006 | | * | | | | | * | | * | * | * | * | * | * | * | * | * |
| total of 11 key services | 2004 | 5 | 11 | 8 | 8 | 9 | 5 | 10 | 5 | 9 | 6 | 10 | 7 | 10 | 6 | 6 | 9 | |
| | 2005 | 5 | 11 | 8 | 8 | 9 | 5 | 10 | 4 | 9 | 5 | 10 | 6 | 9 | 6 | 6 | 9 | |
| | 2006 | 5 | 11 | 8 | 8 | 9 | 5 | 10 | 4 | 9 | 4 | 10 | 5 | 9 | 6 | 6 | 10 | |

| local service/shop | Year | Kew Green | Kew Road | Kingston Road | Lower Mortlake Road | Nelson Road | Sandycombe Road | Sheen Road | St Margarets | Stanley Road | Strawberry Hill | Twickenham Green | Waldegrave Road | White Hart Lane | Whitton Road | No of centres with service |
|-----------------------------------|------|-----------|----------|---------------|---------------------|-------------|-----------------|------------|--------------|--------------|-----------------|------------------|-----------------|-----------------|--------------|----------------------------|
| Chemist | 2004 | | | * | | | | * | * | * | * | * | | | | 19 |
| | 2005 | | | * | * | | | * | * | * | * | * | | | | 20 |
| | 2006 | | | * | * | | | * | * | * | * | * | | | | 20 |
| Newsagents | 2004 | * | * | * | * | * | * | * | * | * | * | * | | * | * | 28 |
| | 2005 | * | * | * | * | * | * | * | * | * | * | * | | * | * | 27 |
| | 2006 | * | * | * | * | * | * | * | * | * | * | * | | * | * | 26 |
| Hairdresser | 2004 | | * | * | | * | * | * | * | * | * | * | * | * | * | 23 |
| | 2005 | | * | * | | * | * | * | * | * | * | * | * | * | * | 23 |
| | 2006 | | * | * | | * | * | * | * | * | * | * | * | * | * | 23 |
| Pub / Restaurant | 2004 | * | * | | | * | * | * | * | * | * | * | * | * | * | 22 |
| | 2005 | * | * | * | * | * | * | * | * | * | * | * | * | * | * | 24 |
| | 2006 | * | * | * | * | Note 4 | * | * | * | * | * | * | * | * | * | 24 |
| Post Office | 2004 | | * | * | | * | * | * | * | * | * | * | | * | * | 21 |
| | 2005 | | * | * | | * | * | * | * | * | * | * | | * | * | 15 |
| | 2006 | | * | * | | * | * | * | * | * | * | * | | * | * | 16 |
| Bank | 2004 | | | | | | | | | | | | | | | 5 |
| | 2005 | | | | | | | | ATM | | | | | | | 5 |
| | 2006 | | | | | | | | ATM | | | | | | | 5 |
| off licence | 2004 | | * | * | * | * | * | * | * | * | * | * | * | * | * | 24 |
| | 2005 | | * | * | * | * | * | * | * | * | * | * | * | * | * | 23 |
| | 2006 | | * | * | * | * | * | * | * | * | * | * | * | * | * | 23 |
| Bakers/ patisserie | 2004 | | | | * | | | | * | * | | | | | | 12 |
| | 2005 | | | * | * | | | | * | * | | | | | | 12 |
| | 2006 | | | * | | | | | * | * | | | | | | 10 |
| Butchers | 2004 | | | | * | | | | * | * | * | * | * | * | * | 11 |
| | 2005 | | | | * | | | | * | * | * | * | * | * | * | 11 |
| | 2006 | | | | * | | | | * | * | * | * | * | * | * | 10 |
| Green Grocer | 2004 | | | | | | | | * | * | | | | | | 8 |
| | 2005 | | | | | | | | * | * | | | | | | 7 |
| | 2006 | | | | | | | | * | * | | | | | | 7 |
| small general store | 2004 | * | * | * | * | * | * | * | * | * | * | * | * | * | * | 29 |
| | 2005 | * | * | * | * | * | * | * | * | * | * | * | * | * | * | 29 |
| | 2006 | * | * | * | * | * | * | * | * | * | * | * | * | * | * | 29 |
| modest supermarket (c.250m2 gfa+) | 2004 | | | | | | | | * | * | * | * | * | * | * | 6 |
| | 2005 | | | | | | | | * | * | * | * | * | * | * | 7 |
| | 2006 | | | | | | | | * | * | * | * | * | * | * | 7 |
| total of 11 key services | 2004 | 3 | 6 | 5 | 5 | 5 | 5 | 7 | 10 | 8 | 7 | 8 | 5 | 6 | 4 | 4 |
| | 2005 | 3 | 6 | 7 | 7 | 4 | 3 | 7 | 9 | 7 | 7 | 8 | 5 | 5 | 4 | 4 |
| | 2006 | 3 | 6 | 7 | 6 | 4 | 3 | 7 | 8 | 7 | 7 | 8 | 5 | 5 | 4 | 4 |

source: Town Centre Land Use Surveys 1997 & 2006. Such surveys are snapshot surveys. Land uses are assessed by observation only. Land uses may not be the lawful use.

Note 1 - Former newsagents at Tangle Park Rd has permission for a metropolitan police shop. Former newsagents at Percy Road will transfer its functions to branch opposite.

Note 2 - Has take away. Small centre, other units occupied by A1 retailers.

Note 3 - Centre includes take away & café. 2 pubs in vicinity.

Note 4 - Has take away

Appendix 3: Use of policies in determining planning applications for development completed in the 2005/6 financial year.

The frequency with which case officers cited policies in determining planning applications has been calculated, for completions for the financial year 04/05. This information relates to Review Draft policies rather than 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 | 49 |
| BLT03 | Preservation of listed buildings and ancient monuments | 7 |
| BLT04 | Protection of buildings of townscape merit | 37 |
| BLT05 | Use of historic buildings | 4 |
| BLT06 | Architectural salvage | 0 |
| BLT07 | Archaeological sites | 3 |
| BLT08 | Evaluation of archaeological sites | 7 |
| BLT09 | Development of archaeological sites | 6 |
| BLT10 | Vernacular buildings | 0 |
| BLT11 | Design considerations | 138 |
| BLT12 | Accessible environment | 10 |
| BLT13 | Planning guidance | 5 |
| BLT14 | Landscape and development | 36 |
| BLT15 | Daylighting and sunlighting | 106 |
| BLT16 | Unneighbourliness | 154 |
| BLT17 | Crime and public safety | 1 |
| BLT18 | High buildings | 2 |
| BLT19 | Provision of art schemes in new development | 0 |
| BLT20 | Shop-fronts of architectural interest | 1 |
| BLT21 | New and altered shop-fronts | 3 |
| BLT22 | Signs and illumination | 0 |
| BLT23 | Advertisements and hoardings | 0 |
| BLT24 | Telecommunications | 3 |
| BLT25 | Street furniture and townscape materials | 0 |
| BLT26 | Environmental improvements | 0 |
| BLT27 | Vacant buildings and vacant land | 0 |
| BLT28 | Forecourt parking | 6 |
| BLT29 | Existing injurious uses | 0 |
| BLT30 | Protection from pollution in new development | 3 |
| BLT31 | Energy and resource conservation | 1 |
| CCE01 | Supply of land for public services | 5 |
| CCE02 | Provision of new public services | 4 |
| CCE03 | Use of surplus sites and premises | 4 |
| CCE04 | Provision of health facilities | 7 |
| CCE05 | Loss of health facilities | 2 |
| CCE06 | Location of doctors' and dentists' surgeries | 3 |
| CCE07 | Provision of social services and day centres | 1 |
| CCE08 | Educational premises | 9 |
| CCE09 | Dual use of facilities | 3 |
| CCE10 | Children's play facilities | 2 |

| UDP Policy | Name | number of times used |
|-------------------------------------|--|----------------------|
| CCE11 | Provision for early years | 7 |
| 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 | 1 |
| CCE17 | Provision of new arts facilities | 0 |
| CCE18 | New or extended entertainment facilities | 2 |
| CCE19 | Local studies museum | 0 |
| CCE20 | Community centres and public halls | 3 |
| CCE21 | Public conveniences | 0 |
| CCE22 | Waste collection and disposal | 0 |
| CCE23 | Recycling and kerbside collection | 0 |
| CCE24 | Location, design and landscaping of recycling facilities | 2 |
| CCE25 | Anaerobic digestion schemes and home composting | 0 |
| EMP01 | New development | 9 |
| EMP02 | Business developments | 13 |
| EMP03 | Provision, improvement and expansion of industrial and storage and distribution premises | 6 |
| EMP04 | Retention of employment uses | 23 |
| EMP05 | Homeworking | 1 |
| EMP06 | Live and work units | 3 |
| EMP07 | Small and growing businesses | 1 |
| EMP08 | Development of tourism | 1 |
| EMP09 | Hotels and guest house | 1 |
| ENV 08 deleted from 05 adopted plan | Camping and caravan sites | 1 |
| ENV01 | Metropolitan open land | 8 |
| ENV02 | Green belt | 2 |
| ENV02A | Major Developed site in the Green Belt | 0 |
| ENV03 | Other open land of townscape importance | 2 |
| ENV04 | River Crane Area of Opportunity | 1 |
| ENV05 | Protection of views and vistas | 2 |
| ENV06 | Green chains | 4 |
| ENV07 | Contaminated land | 2 |
| ENV08 | Cemeteries and crematoria | 1 |
| ENV09 | Trees in town and landscape | 36 |
| ENV10 | Historic parks, gardens and landscapes | 2 |
| ENV11 | Retention and improvement of public open space | 5 |
| ENV12 | Provision of public open space | 4 |
| ENV13 | Lighting including floodlighting | 1 |
| ENV14 | Sports stadia/spectator sports | 1 |
| ENV15 | Retention of recreation facilities | 0 |
| ENV16 | Bridleways | 0 |
| ENV17 | Retention and provision of allotments | 1 |
| ENV18 | Sites of special scientific interest and other sit | 2 |
| ENV19 | Nature conservation and development proposals | 6 |
| ENV20 | Green corridors | 2 |
| ENV21 | Management for nature conservation | 2 |
| ENV22 | Aims for public information and promotion of nature conservation | 0 |
| ENV23 | Aims for monitoring and liaising with other nature conservation authorities | 0 |
| ENV24 | Species protection | 0 |
| ENV25 | Local nature reserves | 0 |
| ENV26 | Thames Policy Area | 6 |
| ENV27 | Access to the River Thames (including foreshore) and the Thames Path | 2 |

| UDP Policy | Name | number of times used |
|-------------------------------------|--|----------------------|
| ENV28 | Encouragement of the recreational use of the River | 1 |
| ENV29 | Jetties & Pontoons | 0 |
| ENV30 | Passenger and hire boats | 0 |
| ENV31 | Riverside uses | 0 |
| ENV32 | Permanent mooring of houseboats and other craft | 0 |
| ENV33 | Nature conservation on the river | 3 |
| ENV34 | Protection of the floodplain and urban washlands | 3 |
| ENV35 | Surface water run-off | 2 |
| ENV36 | Tidal defences | 0 |
| ENV37 | Culverting of water courses | 0 |
| ENV38 | Riverbank and water pollution | 0 |
| ENV39 | Clean water, foul sewers and sewage treatment | 0 |
| ENV40 | Quality of groundwater | 2 |
| HSG01 | Overall amount of housing | 39 |
| HSG02 | Existing housing | 8 |
| HSG03 | Retention of residential use | 6 |
| HSG04 | Residential areas | 43 |
| HSG05 | Residential in areas of mixed use | 11 |
| HSG06 | Affordable housing | 9 |
| HSG07 | Mobility standards | 8 |
| HSG08 | Wheelchair standards | 8 |
| HSG09 | Sheltered housing | 2 |
| HSG10 | Hostels and homes | 2 |
| HSG11 | Residential density and mix | 89 |
| HSG12 | Backland & Infill Development | 2 |
| HSG13 | Conversions - suitability of property | 44 |
| HSG14 | Conversions - design considerations | 34 |
| HSG15 | Non self-contained accommodation | 2 |
| HSG16 | Condition of housing stock | 1 |
| HSG17 | Quality of the residential environment | 3 |
| HSG18 | Additional residential standards | 36 |
| HSG19 | Community facilities | 6 |
| HSG20 | Gypsies and travellers | 1 |
| IMP01 | Reuse of buildings and land | 1 |
| IMP02 | Mixed uses | 4 |
| IMP03 | Provision of planning advantage | 6 |
| IMP04 | Environmental assessment | 0 |
| IMP05 | Working in partnership | 0 |
| RIV01- NO EQUIVALENT Mar 05 policy | PROTECTION OF SPECIAL CHARACTER | 1 |
| RIV02 - NO EQUIVALENT Mar 05 policy | PROTECTION OF VISUAL ENCLOSURE OF RIVER | 1 |
| STG01 | Opportunity for all | 0 |
| STG02 | The environment | 7 |
| STG03 | Conservation of resources and pollution | 1 |
| STG04 | Town and local centres and retailing | 1 |
| STG05 | Mixed use development | 11 |
| STG06 | Housing | 4 |
| STG07 | Public open space | 1 |
| STG08 | Employment | 1 |
| STG09 | Recreation, culture and entertainment | 1 |
| STG10 | Tourism | 1 |
| STG11 | Transport | 1 |

| UDP Policy | Name | number of times used |
|------------|--|----------------------|
| 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 | 2 |
| TC03 | Development in small centres | 1 |
| TC04 | Facilities in new retail developments | 0 |
| TC05 | Key shopping frontages | 14 |
| TC06 | Change of use in secondary frontages | 3 |
| TC07 | Isolated shops and small groups of shops serving local needs | 2 |
| TC08 | Change of use in other shopping frontages | 11 |
| TC09 | Other considerations and conditions non-A1 uses | 6 |
| TC10 | Motor vehicle sales and showrooms | 0 |
| TRN01 | Location of development | 2 |
| TRN02 | Transport and new developments | 80 |
| TRN03 | Travel plans | 3 |
| TRN04 | Car and bicycle parking standards | 115 |
| TRN05 | Retention of off-street parking | 5 |
| TRN06 | Traffic management and road safety | 0 |
| TRN07 | Pedestrian safety | 0 |
| TRN08 | Pedestrian routes and security | 0 |
| TRN09 | Pedestrian environment | 0 |
| TRN10 | Public rights of way | 1 |
| TRN11 | Cycling | 6 |
| TRN12 | Public transport improvements | 1 |
| TRN13 | Public transport movement | 0 |
| TRN14 | Transport interchanges | 0 |
| TRN15 | Coaches | 0 |
| TRN16 | Road hierarchy | 0 |
| TRN17 | Traffic congestion | 2 |
| TRN18 | Highway improvement and safeguarding lines | 1 |
| TRN19 | Local area treatments | 0 |
| TRN20 | Traffic in Royal Parks | 0 |
| TRN21 | On-street parking | 2 |
| TRN22 | Off-street parking | 2 |
| TRN23 | Station parking | 0 |
| TRN24 | Parking charges | 0 |
| 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 4: Report of Appeal Decisions Monitoring 2005/6

London Borough of Richmond upon Thames

Appeals Decision Monitoring for financial year 2005-06

Policy & Research

Contact: Sarah Fauchon
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Appeal Decisions Monitoring 2005-06
Analysis period: 01/04/05 – 31/03/2006

Introduction

The following report summarises policy usage and support in appeals decided between April 2005 and March 2006. The Unitary Development Plan: First Review was adopted in March 2005, and so applies to many of the appeal decisions in the period of this analysis. However, due to the time period of the decisions and the period between preparing appeal statements and the appeal decision, some decisions are based on policies in the previous local plan, LBRuT Unitary Development Plan adopted October 1996. Where inspectors have referred primarily to the previous 1996 plan policies these are shown in italics, and are preceded by the current plan policy number.

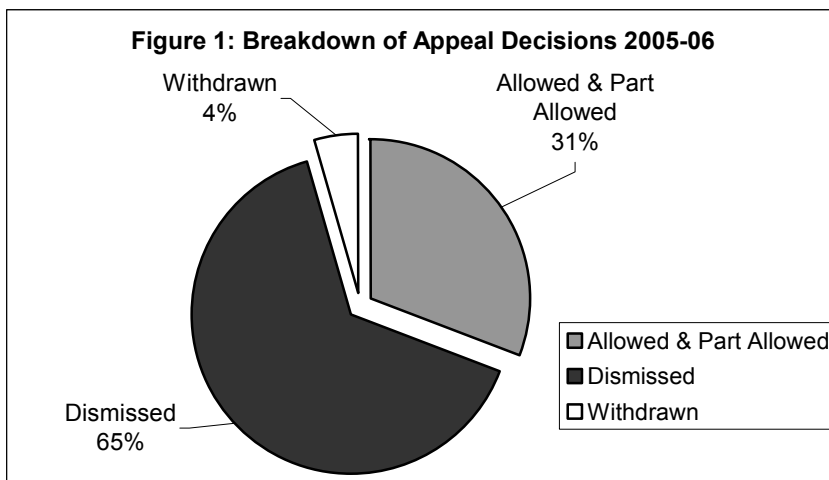
The analysis is divided into topic sections, which include:

1. General and Strategic policies & 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)/ Documents (SPD), and enforcement appeals. Particularly significant decisions are also highlighted in the analysis. The detailed spreadsheet with individual appeal details can be obtained by contacting Policy and Research.

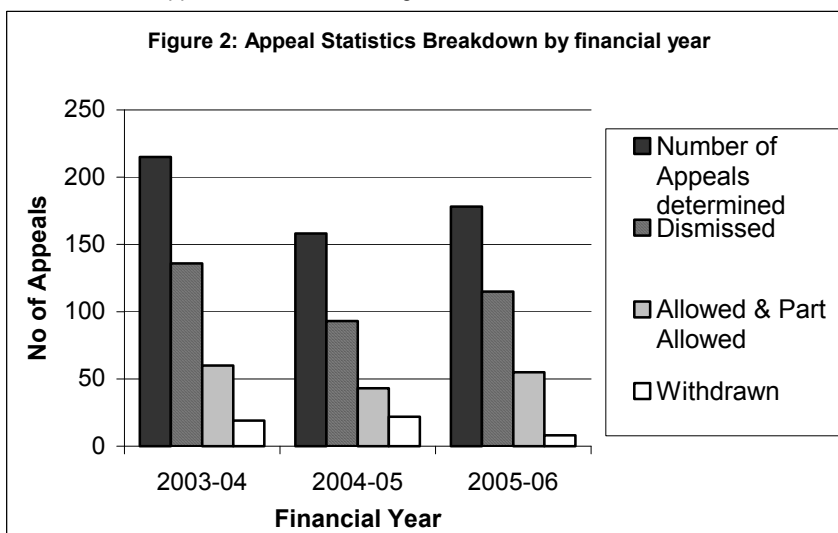
Summary

In the financial year 01/04/05 to 31/03/06 178 appeals were determined. Of those 178 appeals, 115 (64.6%) appeals were dismissed, 55 (30.9%) were allowed and part allowed, and 8 (4.5%) were withdrawn.



Source: LBRuT Appeals Section Monitoring

The number of appeals received has fluctuated over the last 3 years. In 2005-06 there were 178 appeals, in 2004-05 158, and in 2003-04 there were 215 appeals. Of these 115 were dismissed in 2005-06, 93 in 2004-05 and 136 in 2003-04. Compared with last year the number of dismissed appeals has increased by 28, but the number of appeals received has also increased since the last financial year by 26. The number of appeals allowed has remained fairly constant, and the number of withdrawn appeals has decreased.



Source: LBRuT Development Control Annual Review 2005/06

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.

N.B. Due to 8 appeals being withdrawn the following appeals analysis looks at the 170 appeals that were decided by Inspectors.

1. General, Strategic Policies & Implementation

| Policy | Cited in allowed appeals | Cited in dismissed appeals |
|--|--------------------------|----------------------------|
| STG2 (STG2) The Environment | 2 | 1 |
| STG3 Conservation of Resources and pollution | 0 | 1 |
| STG 6 (STG5) Housing | 0 | 1 |
| STG11 Transport | 0 | 1 |
| IMP1 Reuse of buildings and land | 0 | 1 |
| IMP2 Mixed Uses | 0 | 1 |
| IMP3 (EMP3) Provision of planning advantage | 3 | 0 |

The general strategic policies were not referred to many times at appeal. Only four policies STG 2 (STG2) The Environment, STG3 Conservation of resources and pollution, STG 5 (STG6) Housing and STG11 Transport were referred to.

STG2 was cited in allowing two residential developments and in dismissing one. **STG3** and **STG6** were both cited in an appeal dismissing residential development as an efficient use of land as it involved a one for one replacement of a dwelling. **STG11** was referred to, as a suitable S106 had not been prepared regarding the restriction of parking permits that did not satisfy the general purposes of STG11.

The implementation policies were cited in 5 appeals. **IMP3** was cited in three allowed appeals, **IMP1** was cited in a dismissed appeal and **IMP2** was also cited in a dismissed appeal.

Both the implementation policies and the strategic policies 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 & the Environment

| Policy | Cited in allowed appeals | Cited in dismissed appeals |
|---|--------------------------|----------------------------|
| ENV9 (ENV8) Trees in Town and Landscape | 2 | 2 |
| ENV10 (ENV12) Historic parks, gardens and landscapes | 1 | 1 |
| ENV1 (ENV3) Metropolitan Open Land | 4 | 1 |
| ENV3 (ENV6) Other open land of townscape importance | 1 | 0 |
| ENV35 (RIV14) Surface Water Run-off | 0 | 1 |
| ENV19 (ENV17) Nature Conservation and development proposals | 1 | 0 |
| RIV1 (from 1996 UDP) Protection of Special Character | 0 | 1 |
| ENV34 (RIV13) Protection of Floodplain and urban washlands | 1 | 1 |
| ENV18 (ENV16) Sites of Special scientific interest and other sites of nature importance | 1 | 0 |
| ENV26 (ENV01) Thames Policy Area | 2 | 1 |

Open Land and Environmental policies are rarely subject of appeals because many of these policies are protective and tend to deter applications for development in the first place. The most cited policy **ENV9** protects trees. Of the four appeals that cited policy ENV9, two were dismissed. In 04/1915 (Land rear of 15 Hampton Road) and 04/3967 (Land adjacent to 87 Whitton Road) the inspectors found that development would be too close to a chestnut tree and in the latter the proposal would harm protected trees.

ENV1 the policy protecting Metropolitan Open Land was cited in 4 allowed appeals. 04/0997 (28 Devereux Lane) was an appeal against a condition imposed on a grant of permission. The inspector found that although the council were right to protect the MOL and the water table and water body, the condition was unnecessary and unreasonable as the same could be achieved through another condition on the permission.

For appeal 04/1301 (Railway Land off Amyand Park Road), in allowing a residential development the inspector concluded that 'in view of the relationship between the open space and the proposed building, I do not consider that this part of the reason for refusal can be justified. The indicative building would not have any significant visual impact on the character of the open space in terms of policy ENV1'.

ENV10 - For appeal 04/1027 (Land at Uxbridge Road) the inspector allowed a telecommunications mast saying that he did not agree with the council, and concluded that the mast would not have a significantly material affect on the character and appearance of the historic park, in compliance with policy ENV10.

In the appeal decision on an extension to a boathouse in Twickenham the Inspector dismissed the appeal saying the proposal would be 'harmful to the open rural scene and would fail to preserve the character and appearance of the conservation area as well as the main attribute that distinguished MOL'. There were also concerns about the impact on flooding, and in the absence of a flood risk assessment the Inspector found the proposal to be contrary to policies **ENV34** and **ENV35**.

ENV19 the nature conservation policy was only cited in one allowed appeal 04/0997 (28 Devereux Lane). This was regarding a disputed condition. Inspector considered condition to be unnecessary and unreasonable and that another condition on the planning permission would achieve the same outcome.

3. Built Environment

| Policy | Cited in allowed appeals | Cited in dismissed appeals |
|---|--------------------------|----------------------------|
| BLT11 (<i>ENV19</i>) Design Considerations | 38 | 55 |
| BLT16 (<i>ENV24</i>) Unneighbourliness | 21 | 30 |
| BLT15 (<i>ENV23</i>) Daylight and Sunlight | 2 | 6 |
| BLT20 (<i>ENV28</i>) New Shop fronts | 0 | 2 |
| BLT28 (<i>ENV35</i>) Forecourt Parking | 1 | 3 |
| BLT1 (<i>ENV09</i>) Designation of Conservation Areas | 0 | 1 |
| BLT12 (<i>ENV20</i>) Accessible Environment | 0 | 1 |
| BLT14 (<i>ENV22</i>) Landscape and development | 2 | 1 |
| BLT21 (<i>ENV28</i>) New and Altered Shop fronts | 0 | 1 |
| BLT18 (<i>ENV26</i>) High Buildings | 1 | 0 |
| BLT24 (<i>ENV31</i>) Telecommunication | 2 | 0 |

Policies BLT11 and BLT16 were 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.

Policy **BLT11** seeks good design and to protect the character and appearance of the area and was cited 55 times in appeals decisions, 46 of these appeals were dismissed wholly or part on grounds of design and impact on the character and appearance of the area. Policy **BLT16** was used in dismissing 30 appeals.

Of the 170 appeals received 39.4% are for residential extensions, and this reflects the majority of planning applications received by the Borough. Overall the majority of these were dismissed at appeal, 53.7%. Of these over half are for loft conversions and dormers windows, 60% of which were dismissed by inspectors on design grounds, ENV19 (BLT11).

BLT28 the forecourt parking policy was cited in 4 appeals, being used in dismissing three of them. 04/0313 (131 Mortlake Road) was dismissed as the Inspector considered that the proposed crossover would reduce the level of safety on the busy road, contrary to BLT28. However the Inspector did also conclude that the appeal only failed on this ground and that the proposal would not harm the character and appearance of the area. Appeal 04/1766 (103 Nelson Road) was also dismissed on road safety grounds as the Inspector said the lack of a turning area would undermine the safety of other road users and this would be contrary to BLT28.

Appeal 04/1709 (47 East Sheen Avenue) for the removal of a front fence and hard landscaping to form a parking area, was also dismissed as the Inspector found that the design would not be appropriate to the setting, and would detract from the streetscape which the Inspector concluded would be contrary to policy BLT28. One appeal was allowed. 05/0639 (211 Petersham Road) the Inspector concluded that the proposed vehicular access would not affect the setting of the appeal property and would therefore not be contrary to BLT28.

Telecommunications

Three appeals involved telecommunications, 2 were allowed and one dismissed. The allowed appeals the Inspectors were satisfied that there would be no harm to the street scene. The dismissed appeal 04/3858 (Richmond Telephone Exchange, Spring Terrace) the Inspector found that it would cause harm to the Conservation Area.

Advertisements

The 6 appeals involving Advertisements, in all of them the Inspectors used the powers under the Advertisements Regulations in the interest of amenity and public safety, and didn't cite UDP policy. All appeals were dismissed for a detrimental affect on amenity; none were dismissed due to safety.

4. Transport and Development

| Policy | Cited in allowed appeals | Cited in dismissed appeals |
|---|--------------------------|----------------------------|
| TRN2 (TRN23) Transport and New Developments | 4 | 4 |
| TRN4 (TRN22) Parking Standards | 4 | 3 |
| TRN8 Pedestrian Routes and Security | 0 | 1 |

Of the fourteen appeals involving transport policies 50% were dismissed.

Policy **TRN4** deals with Car Parking & New Developments. It was the only transport policy where more appeals were allowed than dismissed. The policy was cited in the following:

- 04/1301 (Railway Land off Amyand Park Road) was allowed. Although 04/1301 showed more than the maximum number of car parking spaces allowed under policy, the inspector allowed the proposal, but also supported car parking policy by placing a condition on the permission limiting the number of car parking spaces to the maximum number allowed of 9, in line with policy.
- 04/3886 (Lion House, Red Lion Street) was allowed. In part of the reasons for allowing the residential development in 04/3886 the Inspector found that the car free nature of the proposal would be sustainable given the location.
- 04/2416 (190 Kingston Road) was allowed as the Inspector felt that the proposal would not result in any additional harm to highway safety.
- 05/0532 (Graemesdyke Cottage, Graemesdyke Road) was allowed as the Inspector concluded that it would not have a harmful effect on highway safety nor parking conditions.
- 04/1766 (103 Nelson Road) was dismissed in relation to parking spaces, as the proposed crossover would have resulted in more than the maximum one space permitted in a CPZ, contrary to policy.
- 04/3420 (9 King Street) was dismissed; part of the reason for dismissal was the lack of a S106 agreement relating to the limiting of parking permits for the occupiers of the residential development, contrary to policy.
- 05/0859 (92-94 Kew Road) was dismissed as the Inspector was dubious as to the enforceability of the S106 put forward by the appellant in relation to restricting occupiers to have residents parking permits and therefore would be in conflict with policy.

TRN2 the policy regarding transport and new developments was used in dismissing 4 appeals.

- 03/2586 (25 Kew Foot Road) was dismissed due to increased difficulties arising from vehicular movement.
- 04/0614 (24a Grove Road) was dismissed due to inadequate parking and restricted manoeuvring.
- 04/0621(40 Richmond Hill) was dismissed as the access, manoeuvring and parking proposed would create difficulties and would be to the detriment of vehicular and pedestrian safety.
- 04/2416 (190 Kingston Road) was allowed as the Inspector felt that the proposal would not result in any additional harm to highway safety.
- 04/2933 (7 High Street, Hampton Wick) was allowed, as the Inspector didn't consider that an increase in opening hours would result in a significant increase in vehicular movements.

Policy **TRN8** for pedestrian routes and security, 04/0313 was dismissed due to the affect the proposal would have on the level of pedestrian safety, contrary to this policy.

5. Housing and Population

| Policy | Cited in allowed appeals | Cited in dismissed appeals |
|---|--------------------------|----------------------------|
| HSG11 (HSG11) Residential density and mix | 7 | 8 |
| HSG12 (HSGX) Backland and Infill Development | 3 | 3 |
| HSG13 (HSG12) Conversions – suitability of property | 1 | 0 |
| HSG4 (HSG4) Residential Areas | 2 | 1 |
| HSG17 (HSG16) Additional residential standards | 1 | 0 |
| HSG6 (HSG6) Affordable Housing | 2 | 0 |
| HSG18 (HSG17) Community Facilities | 1 | 0 |
| HSG8 (HSG8) Wheelchair Standards | 1 | 0 |
| HSG9 (HSG9) Sheltered Housing | 1 | 0 |

Of the total number of appeals 55 were for residential developments, and of these 10 were for a mixture of flats and houses, 1 was for outline permission for the principle of residential development, 25 were for housing developments and 18 were for flatted residential developments. Overall residential developments were mainly dismissed at appeal on grounds of design, affect on the character and appearance of the area or unneighbourliness.

Of the 24 appeals involving housing policies 50% were dismissed. The most commonly used policy was HSG11. Section A of policy HSG11 was cited in 8 allowed appeals and 6 dismissed appeals. Section B of HSG11 deals with small unit provision. All appeals for proposals that lacked provision of small units and cited policy HSG11 were dismissed by Inspectors and the wording of part B of the policy was supported by many. They are as follows:

- 04/0576 (Land at Lewis Road/ Wakefield Road) – dismissed as unacceptable due to the low % of small units, inspector supported small units policy
- 04/2963 (Land at Lewis Road/ Wakefield Road) – dismissed, as there was no evidence that more small units could not be provided, Inspector supported policy direction.
- 05/1096 (274a Kew Road) – dismissed as fails to make small unit provision
- 05/1797 (Norcutt House and Units 1-3 The Twickenham Centre, Norcutt Road)– dismissed not enough open market small units
- 05/2545 (38 Cranmer Road)– dismissed the Inspector saw no reason why the minimum policy requirement of 25% small units could not be provided.

HSG13 was cited in one allowed appeal. Appeal 04/0415 was allowed as the Inspector was satisfied that the neighbouring properties would not suffer unduly from overlooking or loss of privacy, and the accommodation would be directed to meeting specific affordable housing need.

Policy **HSG12**, Backland and Infill development was cited in 6 appeals, with 50% being dismissed. The 6 appeals are as follows:

- 04/1915 (Land rear of 15 Hampton Road) was dismissed – the proposed four bedroom dwelling would be excessive for the site.
- 05/0760 (40-42 Udney Park Road) was dismissed – the proposal would have a harmful effect on the living conditions of neighbours, failing to comply with HSG12 (b).
- 05/1975 (Rear of 81 Connaught Road) was dismissed - The siting of the dwelling and its impact within the street scene makes the proposal unacceptable, resulting in an obtrusive and dominant structure which would be at odds with the prevailing pattern of development. The windows on the west facing elevation would cause a loss of privacy to neighbouring gardens; Inspector considered that the proposal to fix these with obscure glazing would not be appropriate for main bedroom windows.
- 04/3700 (Land rear of 15 Hampton Road) was allowed – the smaller form of development would be a better balance in the site.
- 05/1054 (Land to the rear of 4 Richmond Hill) was allowed – the Inspector did not feel that the building would have a serious visual impact on neighbouring dwellings, and did not feel there would be overlooking.

- 05/1455 (38 Twickenham Road) was allowed – the Inspector felt that scheme would be appropriate in location, would not be harmful to character and appearance of area and would not have a significant affect on living conditions of neighbouring properties.

Affordable Housing

Both the appeals involving the affordable housing policy HSG6 were allowed. Appeal 05/1455 (38 Twickenham Road) was allowed with a condition to require the provision of affordable housing. In appeal 05/1839 (61 Cambridge Crescent and land to the rear at Watts Lane, Teddington) the Inspector decided that no affordable housing contribution was required: he accepted the appellants financial appraisal, and in the absence of an independent value's opinion on behalf of the council, the Inspector concluded that there would be little profit to be made on purely market housing and that the proposal would not be viable if on site provision or a contribution was made towards affordable housing. In this appeal however the Inspector did support the affordable housing policy, but found that an exception to policy be made in these circumstances.

The wheelchair housing policy **HSG8** was only cited in one appeal, and the inspector concluded that the proposed residential development application 05/0189 (Land at the end and adjacent to Vincam Close) provided satisfactory wheelchair housing

Policy **HSG4** deals with residential areas and preserving land now in residential use. Two appeals were allowed, as they did not conflict with this policy objective. One appeal 04/1915 (Land rear of 15 Hampton Road) was dismissed as it was considered 'excessive for the site' and therefore didn't meet the policy requirement to be compatible with the residential environment.

6. Employment and Economic Activity

| Policy | Cited in allowed appeals | Cited in dismissed appeals |
|---|--------------------------|----------------------------|
| EMP4 (<i>EMP5</i> Retention of Employment Uses | 2 | 6 |
| EMP2 (<i>EMP2</i>) Business Development | 0 | 1 |
| EMP7 | 0 | 1 |

The policy direction to protect and ensure provision of employment land within the borough was widely supported by Inspectors. Of the 8 appeals regarding the retention of employment (**EMP4**) use only 2 were allowed. Of these, in 04/3886 (Lion House, Red Lion Street) the Inspector was satisfied with the level of evidence in justifying the loss of employment land, and in 05/1839 (61 Cambridge Crescent and land to the rear at Watts Lane, Teddington) again the Inspector was satisfied with the evidence and due to the lack of argument and independent view of the appellants financial appraisal by the Council, the Inspector agreed with the appellants financial viewpoint and the proposal was allowed for the employment site to change to residential with no provision of affordable housing.

In the majority of appeals Inspectors supported the Council's policy in protecting employment land. In 04/3745 (London House, 42 Upper Richmond Road West), 05/0003 (42 Thames Street), 05/0239 (Land at 28 Coombe Road) and 05/0706 (Land at 28 Coombe Road) the inspectors saw no reason why the loss of employment land should be allowed and said that allowing the change would undermine policy. In 05/0315 (42-44 Charles Street) the appeal disputed a condition. The inspector felt that the condition was reasonable in requiring affordable housing as the employment land was being lost, and the appellant had not produced evidence to justify that the site was unsuitable for affordable housing.

In 05/1684 (Land rear of 33 Walpole Road) the Inspector dismissed the change of use from a storage building and refurbishment for use as an office. The inspector concluded that the development would harm the living conditions of neighbours and was therefore contrary to **EMP2** part (b). The inspector also commented that **EMP7** regarding small and growing businesses was not a strong enough policy for a different conclusion to be reached.

7. Communities, Culture and Entertainment

| Policy | Cited in allowed appeals | Cited in dismissed appeals |
|---|--------------------------|----------------------------|
| CCE23 (<i>ENV46</i>) Recycling and Kerbside collection | 0 | 2 |
| CCE8 (<i>HEP9</i>) Educational Premises | 4 | 1 |
| CCE18 (<i>CET2</i>) New or extended facilities | 0 | 1 |
| CCE2 (<i>HEP2</i>) Provision of new public services | 1 | 0 |
| CCE6 (<i>HEP7</i>) Location of doctor's and dentist's surgeries | 1 | 0 |

The majority of appeals involving community, culture and entertainment policies were allowed, and CCE8 relating to education provision was the most widely used policy in appeals.

CCE8 was cited in 5 appeals with 4 of them being allowed. The allowed appeals were all related to residential developments and education contribution. 04/3886(Lion House, Red Lion Street) was for a mixed use

development, and the inspector felt that an education contribution was not needed as the majority of residential units to be provided were for single person households and not families. In both 05/0189 (Land at the end and

SPG Small and Medium Housing Sites

adjacent to Vincam Close) and 05/2218 (Latchmere Lodge, Church Road) the Inspector was satisfied that the education contribution would be made through a unilateral undertaking, and Inspector imposed a condition to this effect. The only application to be dismissed was 04/2033 (Churchview Road/ Rear of 30-32 Campbell Road) as there was a lack of a contribution to education facilities. Although not in this monitoring period, the education contribution is currently being reviewed due to the Inspectors decision on 05/2114 (The former Seaboard Site, Sandy Lane, Teddington). In his conclusions the Inspector said that 'Whilst I accept that, by virtue of its status, the Council's SPG should be afforded some weight, my opinion is that, in this case, that weight should be substantially reduced having regard to the clear shortcomings in the various factors and formulae used to calculate the education contribution that were revealed at the inquiry'. Work to review this is currently being undertaken.

CCE2 and CCE6 were both used in the same allowed application for a change of use from a retail unit to a dentist. The addition of a dentist, despite being contrary to retail policy, was seen as providing benefits to the wider community (04/2416 190 Kingston Road).

CCE18 was cited in a dismissed appeal disputing a condition limiting opening hours. The condition was found to be reasonable as any extension of hours of operation would cause an unacceptable level of noise and disturbance (04/1034 – 29 London Road).

8. Town Centres and Shopping

| Policy | Cited in allowed appeals | Cited in dismissed appeals |
|---|--------------------------|----------------------------|
| TC3 (SHP3) Developments in small centres | 0 | 1 |
| TC5 (SHP6) Key shopping Frontage | 3 | 1 |
| TC6 (SHP7) Change of use in secondary frontages | 0 | 1 |

Town centre policies were cited in 5 appeals, with 40% being dismissed. **TC5** deals with areas designated as key shopping frontage in the Borough, and was the most widely used policy cited in 4 appeals, with only 25% being dismissed. The appeal that was dismissed was for a harmful effect on retail shopping (04/3233 – 369 Upper Richmond Road West)). The three appeals that were allowed all were for a change of use. In 03/00354 (48 White Hart Lane) an enforcement case the Inspector believed that the premises were operating as a mixed A1/A3 use, with retail sales forming a substantial part of the business and would not harm vitality and viability. In both 04/2416 (190 Kingston Road) (dentist adding to vitality) and 05/0844 (208 Hampton Road) (the same goods being available nearby) although the proposed change of use would be contrary to policy the Inspectors felt that the change would not significantly harm the retail function.

TC3 and **TC6** relate to protecting the retail function of small local shopping areas and secondary shopping frontage. In dismissing 05/1157 (147 Stanley Road) the inspector found that the loss of the retail function to residential would harm the shopping function and the centre as a whole, agreeing with aims of the policy.

9. Historic Environment

| Policy | Cited in allowed appeals | Cited in dismissed appeals |
|---|--------------------------|----------------------------|
| BLT2 (ENV10) Conservation Areas | 14 | 33 |
| BLT4 (ENV13) Protection of Buildings of Townscape Merit | 5 | 13 |
| BLT3 (ENV11) Protection of Listed Buildings | 0 | 4 |

Policies protecting conservation areas, listed buildings and Buildings of Townscape Merit have been supported by Inspectors. There have been no instances where an Inspector has questioned a policy; rather they have disagreed with the Councils interpretation. The majority of appeals involving listed buildings and conservation areas have been supported, policy **BLT2** was used in dismissing 70% of appeals in Conservation Areas. In this financial year 100% of appeals involving the protection of listed buildings policy were dismissed.

10. Supplementary Planning Guidance

This SPG was given very limited weight in appeal 04/1301 (Railway Land off Amyand Park Road) due to the date it was adopted. In February 2006 the Council adopted updated guidance on Small and Medium Housing sites, as well as a separate SPD on Design Quality.

SPG Car Parking in Front Gardens

This SPG was used in dismissing an appeal for a new crossover, although due to the date it was last reviewed the Inspector gave it limited weight (04/0313 131 Mortlake Road)). In appeal 04/1709 (47 East Sheen Avenue) for hard surfacing to the front garden to provide parking, the Inspector dismissed this appeal due to the harm to the

conservation area and street scene. This SPG has now been updated and replaced with the Supplementary Planning Document Front Garden and other off Street Parking Standards, adopted September 2006.

SPG Affordable Housing

This SPG was cited in an allowed appeal for a residential development. The Inspector supported the need for the provision of affordable housing in line with the SPG and imposed a condition requiring its provision (05/1455, 38 Twickenham Road)

SPG Design Guidelines for House Extensions and External Alterations

This was the most widely used of the SPGs in appeals and was cited in 45 appeals, 15 which were allowed and 30 which were dismissed.

11. The London Plan

| Policy | Cited in allowed appeals | Cited in dismissed appeals |
|--|---------------------------------|-----------------------------------|
| 3A.4 Housing Choice | 0 | 2 |
| 3C.1 Integrating Transport and Development | 0 | 1 |
| 4B.1 Design Principles for a Compact City | 1 | 2 |
| 4B.3 Maximising the potential of Sites | 1 | 3 |
| 4B.10 London's Built Heritage | 0 | 1 |
| 4B.11 Heritage Conservation | 0 | 2 |

In 11 appeals The London Plan was mentioned, as these 8 were dismissed. In appeals 04/1301, 04/2028 and 04/2297 the London Plan was mentioned as a spatial strategy, but specific policies were not mentioned. In one appeal the Inspector used The Mayor's Living Roofs document, to support his decision to allow an appeal for a flat roof to be used as a roof terrace.

12. Enforcement appeals

There were 15 enforcement appeals; the majority 80% were upheld by Inspectors. Two appeals were allowed and one part allowed. The Council's position was consistently supported on appeal where the reasons for taking enforcement action related to neighbour amenity or harm to the character and appearance of the area.

Appendix 5: Guide to the Use Classes Order

| Use Classes Order 2005 | Description | permitted change |
|------------------------|--|--|
| A1 | Shops , retail warehouses, hairdressers, undertakers, travel and ticket agencies, post offices, dry cleaners, Internet cafes, sandwich bars, funeral directors | No permitted change. |
| A2 | Professional and financial services , banks, building societies, estate and employment agencies, betting offices | Permitted change to A1 |
| A3 | Restaurants & cafes – sale of hot food for consumption on the premises | Permitted change to A1 or A2. |
| A4 | Drinking Establishments – public house, wine bar or other drinking establishment | Permitted change to A1, A2 or A3. |
| A5 | Hot food takeaways – sale of hot food for consumption of the premises | Permitted change to A1, A2 or A3. |
| Sui Generis | Retail warehouse clubs, Shops selling and/or displaying motor vehicles, laundrettes, taxi or vehicle hire businesses, amusement centres, petrol filling stations. | No permitted change. |
| B1 (a) (b) (c) | Offices not within A2 Research and development, studio, laboratories, high tech Light industry | Permitted change to B8 (where no more than 235m2) |
| B2 | General Industry | Permitted change to B1 or B8. (B8 limited to 235m2) |
| B8 | Wholesale warehouse, distribution centres, repositories | Permitted change to B1 (where no more than 235 m2) |
| Sui Generis | Any work registrable under the Alkali, etc, Works Regulation Act, 1906 | No permitted change |
| C1 | Hotel, boarding and guest houses where no significant element of care is provided. | No permitted change |
| C2 | Residential schools and colleges. Hospital and convalescent/ nursing homes | No permitted change |
| C3 | Dwellings occupied by a person or family , or by no more than 6 residents living together, including a household where care is provided. | No permitted change |
| Sui Generis | Hostels | No permitted change |
| D1 | Non-residential institutions e.g. places of worship, church halls Clinics, health centres, crèches, day nurseries, consulting rooms Museums, public halls, libraries, art galleries, exhibition hall Non residential education and training centres | No permitted change |
| D2 | Assembly & leisure e.g. Cinemas, music and concert halls, dance, sports halls, swimming baths, skating rinks, gyms. Other indoor and outdoor sports and leisure uses, bingo halls and casinos | No permitted change |
| Sui Generis | Theatres, nightclubs | No permitted change |

Appendix 6: Improvements to monitoring system

Progress Made

The following progress has been made since 2004/5 AMR was published:

- Better information on housing densities has been made available by the GLA (Core Indicator 2c)
- Much more information has been provided on biodiversity than previously. The Council has amended its SLA with GiGL to provide further information on biodiversity to meet Core Indicator 8 on an annual basis. Much of the baseline data are now in place.
- More information on transport has been included in the Report
- Local Authority level data from the Building Research Establishment has been made available for the first time.
- More accurate information have become available on compliance with parking standards from the Council's decisions analysis system. However, the proposed amendments to the Council's software for recording and monitoring planning applications have not taken place.

Remaining gaps

There remain some ODPM indicators which have not been fully met. The Council will continue to work towards implementing new monitoring systems and amending existing systems to improve the quality of data provided. Accurate data for sustainability appraisal indicators is not always available at borough level or updated on an annual basis. Much of the information is supplied by external organisations.

Table 81: ODPM Core Output Indicators for which full information is not yet available.

| Indicator | |
|---|--|
| 1d –employment land available in borough | <p>The Borough is characterised by many small commercial sites scattered across mixed use and residential areas, which accommodate a significant amount of local employment and business development opportunities.</p> <p>A survey to ascertain the baseline stock of employment land would be impracticable to conduct given the small size and dispersed nature of the employment floorspace. However, the 2005 revaluation figures suggest that there are 2,344 retail premises, 1,654 offices, 419 factories, and 250 warehouses in the Borough. (See Business rates 2005 figures.)</p> |
| 3b- amount of new residential development within 30 minutes public transport time of various facilities | Continuation with previous year's methodology to provide a partial response, appropriate to the level of resources available. |
| 6 b – amount of municipal waste arising and managed by management type | The situation remains that data are more readily available for household waste, rather than municipal waste. |
| 9 – renewable energy capacity installed | Data provided remains anecdotal, provided by partners in the Building Responsibly Group. Revisions to the Council's planning software, which would have allowed for a more quantitative approach have not taken place as anticipated. |

**The Local Development Framework for the London
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