

London Borough of Richmond upon Thames

Annual Monitoring Report 2005

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Produced by Policy & Research Section. Contact Fiona O'Toole – f.o'toole@richmond.gov.uk

Contents page

	page
1. Introduction	1
2. Non-technical summary	4
3. Context	7
4. Progress with Unitary Development Plan & Local Development Framework	17
5. Implementation of UDP policies & proposals	21
6. Open Environment	27
7. Conservation & Built Environment	31
8. Transport	38
9. Housing	47
10. Employment	57
11. Community Uses and Local Services	70
12. Town Centres & Access to Shopping	77
13. Sustainability Indicators	86
14. Conclusions	106

List of Figures

List of Figures	Page
Figure 1: Local Development Framework	1
Figure 2: Household Type	7
Figure 3: Distribution of BME groups	8
Figure 4: Percentage "other white" ethnic group	9
Figure 5: Index of multiple deprivation 2004	10
Figure 6: Mortality rate (all causes) for all ages (2001-2003 pooled)	11
Figure 7: % of population with a limiting long term illness	11
Figure 8: Mode of journey to work (2001)	12
Figure 9: Socio economic group of in and out commuters (2001 Census)	13
Figure 10: Main employment areas	39
Figure 11: Casualties in the Borough 2000 – 2007	43
Figure 12: Average flows across screenlines 95 – 02/03	44
Figure 13: LB Richmond upon Thames Housing trajectory	49
Figure 14: Employment rates	66
Figure 15: Breakdown of municipal waste arisings in Richmond 2001-5	87
Figure 16: Condition of SSSIs in Richmond Park 2004-05	90
Figure 17: Percentage area of land designated as a SSSI which is found to be in a favourable condition	90
Figure 18: Renewable Energy – Number of sites (2004)	93
Figure 19: Renewable Energy – Capacity	93
Figure 20: Renewable Energy Power Generation	93
Figure 21: Average annual domestic consumption of electricity (KWh)	94
Figure 22: Average annual domestic consumption of gas	95
Figure 23: Area of previously developed land available for reuse that is derelict	98
Figure 24: Percentage of developed land that is derelict	98
Figure 25: All Crimes - Richmond upon Thames April 2003 –March 2004 (offences per 1000 population)	102
Figure 26: Violence against the person for Richmond upon Thames April 2003 – March 2004 (offence per 1000 population)	102
Figure 27: Burglary for Richmond upon Thames April 2003 – March 2004 (offences per 1000)	103
Figure 28: Theft from a vehicle for Richmond upon Thames April 2003 – March 2004 (offences per 1000)	103

List of Tables

List of Tables	Page
Table 1: Key to Indicator Families	3
Table 2: Population estimates and projections	7
Table 3: Household and Family Type	7
Table 4: Ethnic group of borough residents	8
Table 5: House price data for July –September 2005	10
Table 6: BVPI indicators on educational attainment: Comparison with selected neighbouring boroughs	12
Table 7: Journey to work of residents	12
Table 8: Selected characteristics of in & out commuters to the borough industry	13
Table 9: Direction of in and out commuting	14
Table 10: Largest employers in the borough 2005	15
Table 11: BVPI indicator 45 (absenteeism): comparison with selected neighbouring boroughs	16
Table 12: Proposed structure of The Local Development Framework 2004-07	18
Table 13: Number of departures for the financial year 2004 – 2005	21
Table 14: Appeal decisions for the financial year 2004 – 2005	21
Table 15: Progress with implementation of proposal sites 2004- 05	22
Table 16: Proposals deleted from UDP due to completion	22
Table 17: Proposal sites under construction / partially completed	23
Table 18: Summary of types of obligation	23
Table 19: Obligations for financial year 2004 – 2005	24
Table 20: Open environment policies cited in appeal decisions (2004-05)	28
Table 21: Use of open environment policies	29
Table 22: Buildings currently on the English Heritage “at risk” register (published 2005)	32
Table 23: Buildings of Townscape Merit designated in the financial year 2004/05	34
Table 24: Number of Article 4 direction made in the financial year 2004/05	35
Table 25: Conservation policies cited in appeal decisions 2004/5	35
Table 26: Built Environment policies cited in appeal decisions 2004/5	36
Table 27: Use of Built Environment Policies	37
Table 28: ODPM indicator 3b	40
Table 29: BVPI indicator 178 (footpaths easy to use) - comparison with selected neighbouring boroughs.	41
Table 30: Casualty data 2000 – 2007 (BVPI 99)	42
Table 31: Changes in vehicle flows across screenlines 1994/5 to 2002/03	44
Table 32: Transport policies cited in appeal decisions 2004/5	45
Table 33: Transport appeal decisions	45
Table 34: Use of Transport policies	46
Table 35: Housing completions in the borough 1997/8 to 2004/05	47
Table 36: Densities of large sites (of ten units gross) completed during 2004/05	51
Table 37: Affordable housing completed in financial year 2004/05	52
Table 38: Affordable housing completions by calendar year 1992 - 2004	52
Table 39: Percentage of housing completions which were small units 2004 –05	54
Table 40: Housing policies cited in appeal decisions 2004/05	55
Table 41: Use of housing policies	56
Table 42: Change to employment floorspace – completions in financial year 2004/05	59
Table 43: Planning permissions for employment use granted 2004/05	60
Table 44: Amount of employment floorspace developed	62
Table 45: Employment floorspace developed for other uses	62

List of Tables	Page
Table 46: Claimant count and rates by gender and ward	63
Table 47: VAT registrations and de-registrations in the borough 1994-2004	64
Table 48: Employment rates in the borough compared to regional and national averages	65
Table 49: Employee jobs in Richmond upon Thames	67
Table 50: Employment by Industry	67
Table 51: Employment policies cited in appeal decisions 2004-05	68
Table 52: Use of employment policies	68
Table 53: Comparison of BVPI 165 with neighbouring boroughs	71
Table 54: ODPM Local services indicator	73
Table 55: Community policies cited in appeal decisions (2004-05)	75
Table 56: Use of community policies	76
Table 57: A1 completions for financial year 2004-05 in Richmond and distinct town centres	77
Table 58: Change in proportion of A1 (shop) uses in key shopping frontages 2001- 05	80
Table 59: Key services in smaller centres in 2004 & 2005	83
Table 60: Retail policies cited in appeal decision (2004-05)	84
Table 61: Use of retail policies	84
Table 62: BVPI indicator 84 (waste collected): comparison with selected neighbouring boroughs	86
Table 63: BVPI indicators 82 a,b,c & d: comparison with selected neighbouring boroughs	87
Table 64: Average annual domestic consumption of electricity in borough (kwh)	94
Table 65: Average annual domestic consumption of gas in kwh	94
Table 66: Regional and local electricity consumption statistics, 2003 (experimental)	96
Table 67: Gas sales and numbers of customers by region and area, 2003	96
Table 68: BVPI indicator 216a: sites of potential concern	97
Table 69: Comparative figures for the area of previously developed land available for reuse that is derelict (ha) in Richmond upon Thames	97
Table 70: Comparative figures for the proportion of developed land that is derelict in Richmond upon Thames	98
Table 71: Ecohomes 2000: start of scheme – June 2005	101
Table 72: BREEAM offices: Start of scheme – June 2005	101
Table 73: ALL CRIME for Richmond upon Thames April 2003 – March 2004 (offences per 1000 population)	102
Table 74: Violence against the person for Richmond upon Thames April 2003 - March 2004 (offences per 1000 population)	102
Table 75: Burglary for Richmond upon Thames April 2003 – March 2004 (offences per 1000)	103
Table 76: Theft from a vehicle for Richmond upon Thames April 2003 – March 2004 (offences per 1000)	103
Table 77: Offences by London Borough for financial year 2004/05	104
Table 78: ODPM core output indicators - where information is not fully available at present	112

List of indicators

Indicator	page
1: Number of Departures	21
2: Appeal Decisions allowed	21
3: Implementation of proposal sites	22
4: Planning Obligations	23
5: Loss of/ inappropriate uses on open space designations	27
6: Loss of / inappropriate uses on nature conservation designations	27
7: Public open space	28
8: Listed Buildings & Buildings of Townscape Merit demolished	31
9: Buildings on "At Risk" Register	31
10: Conservation Areas designated	32
11: Conservation Area Studies	33
12: Number of Buildings of Townscape Merit	34
13: Article 4 Directions	35
14: Completed non-residential development complying with parking standards	38
15: Transport accessibility of new residential development	38
16: Accessibility to footpaths	41
17: Reduction in accidents & casualties	41
18: Vehicles flows by mode	43
19: Net additional dwellings over previous years	47
20: Net additional dwellings over current year	47
21: Net additional dwelling requirement	47
22: Projected net additional dwellings	48
23: New housing built on previously developed land	49
24: Housing density	50
25: Affordable housing	51
26: Homes built to wheelchair standards	53
27: Percentage of small housing units	54
28: Percentage of small housing units in mixed use areas	54
29: Amount of employment floorspace developed by type	57
30: Amount of employment floorspace developed by type – by employment area	57
31: Employment floorspace built on previously developed land	57
32: Employment floorspace in mixed use areas	57
33: Employment floorspace available	60
34: Losses of employment land	61
35: Amount of employment land lost to residential	61
36: Unemployment rate	62
37: VAT registrations & de-registrations	64
38: Proportion of people of working age in employment	65
39: Employees in employment	66
40: Community facilities	70
41: Accessibility of pedestrian crossings	71
42: Amount of completed retail, office & leisure	71
43: Amount of completed retail, office & leisure in mixed use areas	71
44: Location of retail development	77

Indicator	page
45: Retail uses in key frontages	79
46: Basic convenience shopping facilities in smaller centres	81
47: Capacity of new waste management facilities by type	86
48: Amount of municipal waste arisings	86
49: Percentage of household waste arisings i) recycled & ii) composted	88
50: Percentage of total waste arisings to landfill	88
51: Planning permissions granted contrary to the EA advice	89
52: Change in areas and populations of biodiversity importance	89
53: Renewable energy capacity installed by type	91
54: Energy use per household	93
55: Sites identified as contaminated land	97
56: Number of contaminated sites remediated	97
57: Amount of vacant land	97
58: Number of days when air pollution is moderate or high for PM 10.	99
59: Number of transport-related noise complaints & requests for compensation (not air transport)	99
60: River water quality	100
61: Proportion of new build and retrofit homes meeting EcoHomes “very good” standard	100
62: Proportion of commercial buildings meeting BREEAM “very good” standard.	101
63: Number of recorded crimes per annum	101

ODPM Core Output Indicators

ODPM Core Output Indicator		page
1a	Amount of floorspace developed for employment by type	57
1b	Amount of floorspace developed for employment by type, in employment or regeneration areas	57
1c	amount of floorspace by employment type (1a), which is on previously developed land	57
1d	employment land available by type (in hectares)	60 & App 4
1e/	Losses of employment land in (i) employment/regeneration areas & (ii) LA area	61 & App 4
1f	Amount of employment land lost to residential development	61 & App 4
2a	net additional dwellings over the previous 5 year period or since the start of the relevant development plan document period whichever is the longer.	47
	net additional dwellings for the current year	47
	projected net additional dwellings up to the end of the relevant DPD period or over a 10 year period from its adoption, whichever is the longer	47
	annual net additional dwelling requirement	47
	annual average number of net additional dwellings needed to meet overall housing requirements, having regard to previous year's performance.	47
2b	%age of new & converted dwellings on previously developed land.	49
2c	% of new homes completed at (i) less than 30 dph (ii) between 30 & 50 dph & (iii) above 50 dph	50 & App 4
2d	affordable housing completions	51
3a	amount & %age of completed non-residential devt within UCOs A, B & D complying with car-parking standards in LDF	38 & App 4
3b	amount & %age of new residential development within 30 mins public transport time of a GP, hospital, primary & secondary school, areas of employment & a major health centre.	38 & App 4
4a	Amount of completed retail, office & leisure	71
4b/	amount & %age of completed retail, office & leisure in town centres	71
4c	amount/ percentage of eligible open spaces managed to green flag award standards	App 4
6a	capacity of new waste management facilities by type	86
6b	amount of municipal waste arising and managed by management type, and the percentage each management type represents of the waste managed.	86 & App 4
7	No. of pps granted contrary to the advice of the EA on either flood defence or water quality grounds.	89
8	Change in areas & populations of biodiversity importance, including: (i) changes in priority habitats & species (by type) & (ii) change in areas designated for their intrinsic environmental value including sites of international, national, regional, sub-regional & local significance.	89 & App 4
9	Renewable energy capacity installed by type	91 & App 4

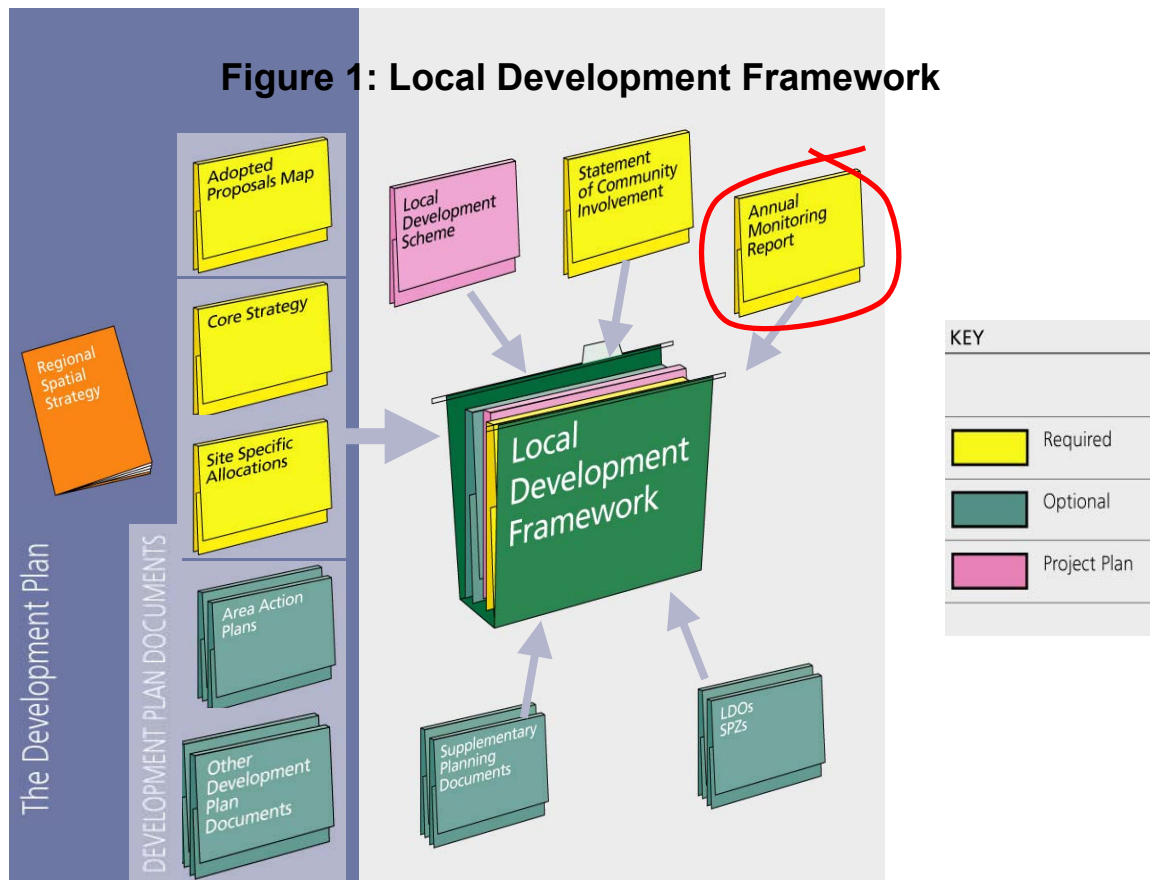
1 Introduction

The current statutory plan for the 2004/5 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.

New planning process

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 the 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.

This requirement is part of the recently introduced planning policy system illustrated in the diagram below.



(source: ODP, PPS 12: Local Development Frameworks, 2004, pg 2)

Unlike the Unitary Development Plan, the Local Development Framework (LDF) comprises a series of documents including the work programme (Local Development Scheme), a strategy setting out consultation arrangements (Statement of Community Involvement), the proposals map and site specific allocations, the policies themselves and the Annual Monitoring Report.

Local Development Framework in Richmond upon Thames

At present the Council is in the early stages of preparing the LDF. The LDS was effective from 18th April 2005. The Council consulted on the LDF Issues and Options stage in October- December 2005 and is currently analysing the responses. The Draft Statement of Community Involvement was submitted to the Government Office for London on 30th September 2005 and subject to a second period of consultation in the autumn, ending on the 18th November. The Council has considered the responses to the consultation and forwarded it to the Inspectorate at the end of December 2005. Therefore the 2005 AMR will monitor progress with the LDS and the UDP (See section 4 for details of progress) and will review the effectiveness of UDP policies until LDF policies are formulated. A great deal of information is available on the Council's website www.richmond.gov.uk/local_development_framework.

The AMR is part of the body of research and information forming the evidence base for the LDF which includes a retail capacity study, employment land survey and forthcoming local housing assessment. It has close ties with the Sustainability Appraisal process. Much of the baseline information provided in the Draft Sustainability Appraisal Scoping Report¹ is relevant to this Report in illustrating the context of the borough's socio-economic and environmental aspects. The AMR provides the means for regular monitoring of the sustainability appraisal indicators also set out in the Draft SA Scoping Report (revised as a result of consultation).

Approach & methodology

The 2005 Report (for the financial year 2004/5) builds on the monitoring work undertaken to produce the 2004 report, published in advance of the statutory requirements. 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. These indicators are carried forward into the 2005 Report to allow comparisons to be made. The approach has been modified slightly to reflect the Government's objectives/indicators/targets approach (see below). It also includes other elements to bring it in line with the requirements of planning legislation – notably, the statutory monitoring of the LDS, the annual monitoring of Sustainability Appraisal indicators and the inclusion of the ODPM's core output indicators (incorporating revisions)². 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.

Government guidance advocates the **objectives-targets-indicators** approach which encourages a focussed approach to monitoring. Guidance recommends that a range of objectives/indicators/targets are required, but these may not be mutually exclusive:

objectives:

- plan (at this stage the agreed UDP targets)
- Sustainability Appraisal (SA) objectives forming part of the SA framework.

indicators:

- contextual indicators – to **monitor the area in a wider sense**, including social, environmental & economic aspects, utilising existing data sources.
- output indicators [linked to plan/policy target] – measuring **performance of policies** (specific to policies)
- significant effects indicators [linked to SA objectives & targets] – assess the significant effects of policies on the environment (in its wider sense - social, environmental & economic) They allow for comparison between the predicted and actual effects of policies.

targets:

- plan or policy – monitoring a policy in the development plan – measures the direct effect of a policy.
- sustainability appraisal – providing time series data & regular monitoring of objectives formulated as part of the sustainability appraisal process. They will measure the significant effects of policy implementation. Targets not yet developed for the borough.
- process – is the plan making process progressing as anticipated?

Analysis of the effectiveness of policy or the contribution being made to sustainable development is referred to throughout the report on an indicator by indicator basis. Where an indicator contributes to a regional or national target, that contribution is assessed. The indicators themselves have been assessed and where necessary modification or review is recommended.

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 Public Health Authority and the Environment Agency. Data sources and limitations of the data provided are identified with

¹ (www.richmond.gov.uk/local_development_framework/sustainability_appraisal_ldf)

² ODPM's Guidance on producing AMRs - Local Development Framework monitoring: A Good Practice Guide can be accessed via the following link http://www.odpm.gov.uk/stellent/groups/odpm_planning/documents/page/odpm_plan_035638.pdf
Revisions to the Core Output Indicators were published in October 2005 and can be accessed using the following link - http://www.odpm.gov.uk/stellent/groups/odpm_planning/documents/page/odpm_plan_609973.pdf

regard to each specific indicator. The financial year 04-05 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. In turn, much of this information is uploaded to the GLA's London Development Database. The Council undertakes a Completions Survey in Spring each year. Information on completions is fed through to the decisions analysis system which allows information to be derived for a range of indicators.

Choice of indicators

In addition to the mandatory monitoring of the ODPM'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. Any linkages are identified throughout the report.

Table 1: Key to indicator families

ODPM	ODPM Core Output Indicators ² A national set of indicators required by the ODPM
BVPI	Audit Commission Best Value Performance Indicator ³ 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 ⁴ 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 ⁵ As included in the London Plan Annual Monitoring Report 1 (January 05).
LSDC	London Sustainable Development Commission – Quality of Life Indicators ⁶ 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 ⁷ The 2003–6 Community Plan sets of a series of objectives and targets to meet the vision for the area. Relevant targets are identified throughout the report.
SA	Sustainability Appraisal indicators ⁸ as set out in the Draft Sustainability Appraisal Scoping Report (July 2005) plus revisions resulting from consultation.

³ <http://www.bvpi.gov.uk/pages/Index.asp>

⁴ http://www2.audit-commission.gov.uk/pis/quality-of-life-indicators_04.shtml

⁵ http://www.london.gov.uk/mayor/planning/docs/monitoring_report.pdf

⁶ http://www.london.gov.uk/mayor/sustainable-development/susdevcomm_indicators.jsp

⁷ http://www.richmond.gov.uk/home/community_and_living/neighbourhood_information/community_plan_2003_to_2006.htm

⁸ http://www.richmond.gov.uk/saappendix_2_draft_baseline_information2.pdf

2 Non-technical summary

The 2005 Annual Monitoring Report (AMR) is the first to be produced as a statutory requirement of the new planning policy system and has been submitted to the Government Office for London in December 2005. It builds on the 2004 AMR, but now has a wider role. It includes a section on whether the Council is still on-track with the Local Development Framework, the new planning policy system which will in due course replace the Unitary Development Plan. It also includes data relating to the ODPM's mandatory Core Output Indicators where available and is the means of monitoring the set of Sustainability Appraisal indicators agreed as part of the Sustainability Appraisal process for planning policy documents⁹.

Progress with the Local Development Framework and meeting housing targets

The report shows that all key milestones identified in the Local Development Scheme have been met for the 2004/5 financial year. The Local Development Framework Issues & Options consultation stage (and accompanying Sustainability Appraisal process) and the production of the Statement of Community Involvement have progressed as planned. Work is well under way on the production of the evidence base.

Data show that the Borough remains on course to achieve the London Plan target of 5360 units 1997-2016. The most recent London-wide Housing Capacity Study, the subject of a report and a proposed London Plan alteration in 2005, puts 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. The level of outstanding permissions as at 1st April 2005 would be of the order of 1700 units net. Known large sites expected to be completed by Dec 2016 but not permitted by 1st April 2005 are likely to result in approx. 1000 units.

582 units were completed in 2004/05. Therefore, the annual net additional dwelling requirement of 270 units p.a. set by the London Plan was exceeded.

Approach

The approach taken is to include factual information on a range of indicators, some monitoring the effectiveness of plan policies, others monitoring progress towards meeting sustainable development objectives or illustrating the nature of the borough in terms of social, economic and environmental characteristics.

The following summarises the information provided on a chapter by chapter basis.

Implementation

The purpose of indicators in this section is to monitor progress with plan implementation and to provide information on planning obligations. Good progress has been made in implementing proposal sites, the number of departures remains low and the majority of appeal decisions were dismissed.

Open Environment

Overall, the open environment policies are considered to be working well and should therefore remain the same in principle in the LDF. With regard to designations, little change is anticipated at this stage, apart from the possibility of including further areas as "Other Open Land of Townscape Importance"

Allen Pyke Associates were commissioned in June 2005 to carry out a review of Borough open land designations, as part of background research for the LDF. 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 were appropriately designated. They have also reviewed around 100 other open areas and put forward approximately one third of these as highly recommended areas for designation as Other Open Land of Townscape Importance. The sites were either incidental open spaces, large individual or groups of gardens and larger landscaped areas. The report, prepared as part of the evidence base for the LDF will be considered as part of the development of the Preferred Options early next year, and the Council will decide which of the recommended sites should be put forward for a change in designation.

Conservation & Built Environment

The historic environment is an important feature of the Borough, which has 71 Conservation Areas and over 1200 listed buildings. Policies are continuing to ensure that listed buildings and Buildings of Townscape Merit

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

are protected and that Conservation Areas are extended where appropriate. Policies are used frequently in planning applications and appeal decisions. All the targets set out for the indicators for the built environment have been met and policies are considered to be working well. The Council continues to be pro-active in protecting its valuable historic environment.

Transport

Transport policies, especially parking policies, are heavily used in determining planning applications. Although, more data on transport is included in this AMR than previously, it is recognised that there is still scope to improve on the monitoring of transport policies. However, most indicators suggest that policies are working effectively in terms of their contribution towards implementing the Council's transport strategy.

Housing

Although the UDP First Review was adopted as recently as March 2005, its preparation had a long history. As a result, the Housing policies and the principles underlying them are for the most part well established and recognised. The levels of provision of additional housing have meant that housing allocations in regional guidance have been met and generally exceeded, in line with national and regional policy. The scarcity of land and high land values have been contributory factors in new house-building being on previously developed land and at densities which comply with guidance.

Areas where targets fell short are affordable housing, housing to wheelchair standards, and the percentage of small private sector units in mixed use areas. The reasons for these are complex, but they point towards a need for greater clarity of policy wording and in some cases, stronger implementation. Future policy development will also need to take account of emerging Government guidance, such as the final version of PPS 3 Housing, and the local housing assessment for the Borough, to be undertaken in 2006.

Employment

The borough provides an attractive location for business through its high quality environment and highly skilled workforce. The pressure for change of use or development on employment land, mainly from housing, is intense. Policy EMP 4 is used to retain land in compatible employment (or community) uses. The exceptional change of use of employment land provides an important source of land for affordable housing provision. Working from home is generally supported in policy unless there are likely to be damaging effects on local amenity and development for tourism and visitor accommodation is seen as beneficial to the local economy, and residents although great care is needed to minimise adverse effects of major attractions on the local environment and transport.

The employment policies are operating fairly effectively, although they may need to be strengthened to provide clarity with regard to mixed use development and prevent the loss of too much employment land. Unemployment remains low.

It is anticipated that the Council will publish a major study on employment land in the borough in Spring 2006. It is a key element of the evidence base and will be a significant influence on the development of policies for the economy in the LDF.

Community Uses & Local Services

Community policies are infrequently used; reflecting the small number of planning applications received relating to these facilities. However, despite the infrequency of use, the policies are protecting community facilities and encouraging more provision. For the financial year 2004/05 there was an increase in the amount of floorspace in use as community facilities, with a significant increase in the provision of day nurseries and crèches compared with last year. The majority of these community facilities were completed in town centres, meeting the aim of providing such services in accessible locations. There are a considerable number of policies relating to community uses. Any future review of the policies under the LDF could consider reducing the number of policies, by combining issues together.

Town centres and access to shopping

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. Analysis has identified that the indicator and target may need adjustment. 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 has been identified. 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.

Contribution towards sustainable development objectives

This is the first year that SA indicators have been included in the monitoring exercise. The trends in performance towards targets are generally encouraging, for example for waste collection and management, or the amount of vacant land that is derelict. Many of the indicators are often greatly influenced by factors other than policies in the UDP for example river water quality, which may depend on discharges further upstream, or numbers of days when air quality is poor may be caused by meteorological and other factors rather than local traffic. As national, regional and local policy evolves and Supplementary Planning Documents are adopted, a number of sustainability objectives may be met e.g. sustainable construction practices may lead to not only best use of previously developed land and existing buildings, but improved energy efficiency and increased use of renewable energy, improved health and well being through warmer and drier homes and reduced waste and reduced energy consumption.

Much of the information provided in this section is not collected locally and is not always available at local authority level. Problems 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. However, the Council intends to give them consideration.

3 Context: A 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 website¹⁰.

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 21½ miles. 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). The local community has a clearly expressed view that the borough's natural and built environment, which is of the highest quality, should be protected and enhanced. A significant amount of the borough lies within Metropolitan Open Land and there are 71 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

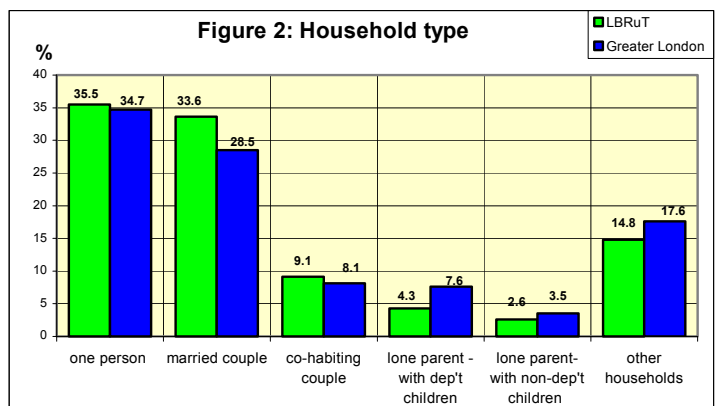
Age	ONS 2004 Mid Year Estimates			GLA 2005 Round Projections (Scenario 8.07 for year 2006)		
	Male	Female	Total	Male	Female	Total
0-4	6,100	6,000	12,000	5,854	5,677	11,531
5-14	10,300	9,700	20,000	10,380	9,893	20,273
15-24	10,100	10,200	20,300	9,000	9,060	18,060
25-34	16,500	15,900	32,500	15,332	15,854	31,186
35-44	16,800	16,400	33,300	15,554	15,580	31,134
45-54	11,600	11,800	23,300	11,383	11,859	23,242
55-64	9,000	9,500	18,500	9,164	9,660	18,824
65-74	5,200	5,800	11,000	4,958	5,599	10,557
75+	4,500	7,500	12,000	4,285	7,137	11,422
Total	89,800	92,900	182,700	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 copyright



¹⁰ www.richmond.gov.uk

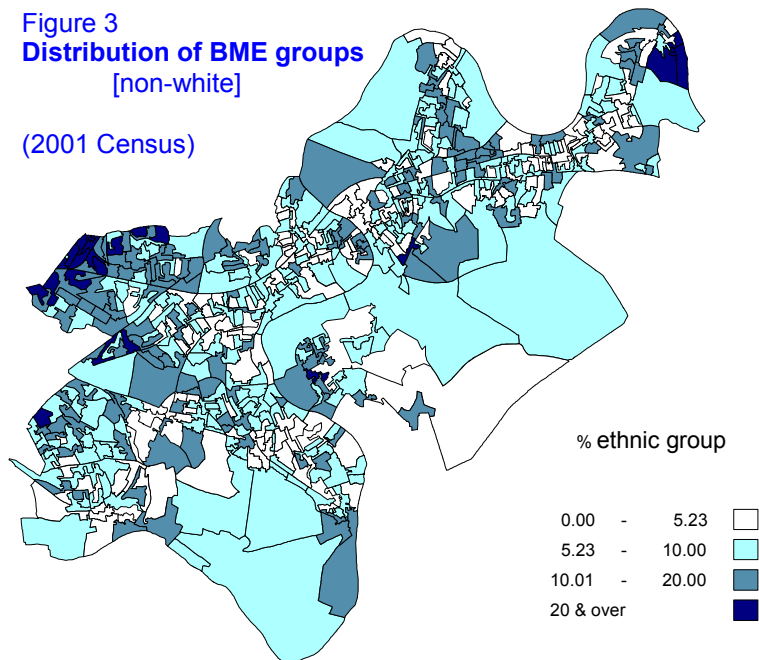
Ethnicity

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 or other ethnic group: Chinese	1,299	0.75	1.1	0.5
Chinese or other ethnic group: 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 3
Distribution of BME groups
[non-white]
(2001 Census)

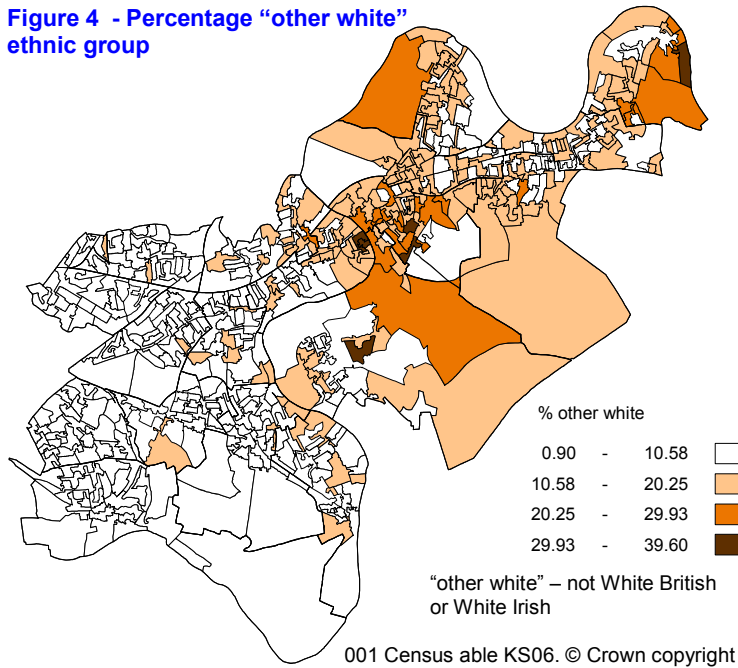


Richmond is one of the least ethnically diverse boroughs in London, with a non-white population similar to the average for England & Wales. Just over 9% of the borough's population is made up of non-white minority ethnic groups, the largest of which is Indian - 2.46%, for example White Europeans, Australians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

* BME = Black & Minority Ethnic

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

Figure 4 - Percentage “other white” ethnic group



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. The following map shows a distinct contrast between the west & east of the borough.

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

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

Index of Multiple Deprivation 2004

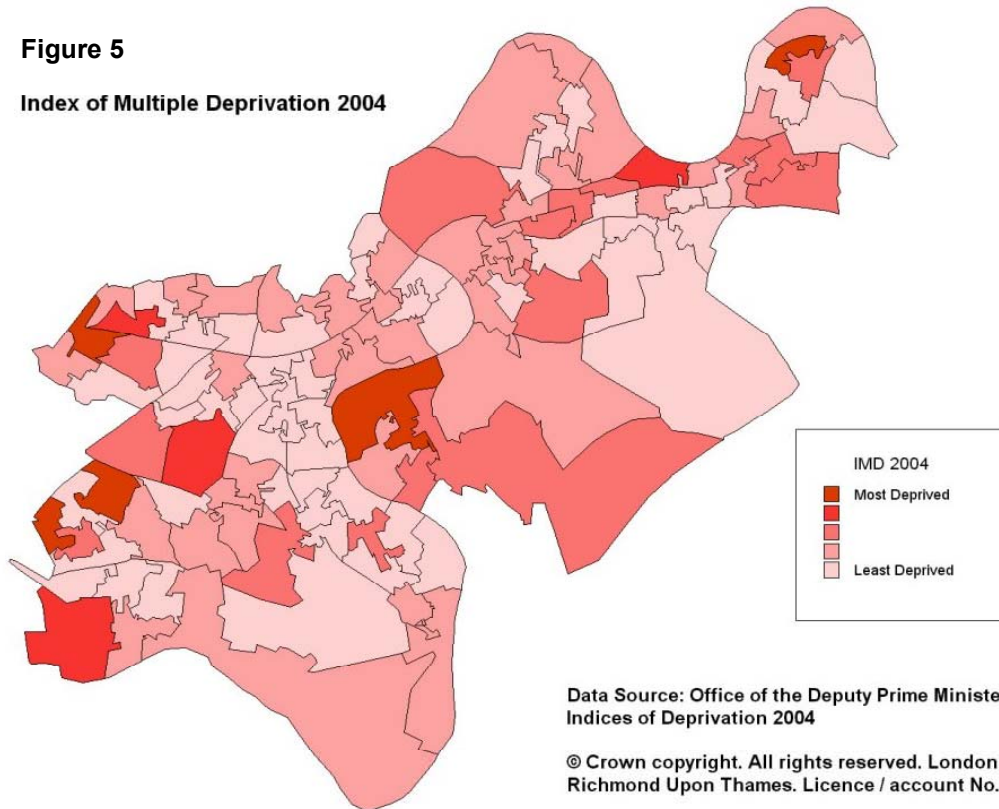
The ODPM’s Index of Multiple Deprivation 2004 (IMD 2004) was constructed by combining seven “domain” scores, using the following weights:

- Income (22.5%)
- Employment (22.5%)
- Health Deprivation and Disability (13.5%)
- Education, Skills and Training (13.5%)
- Barriers to Housing and Services (9.3%)
- Crime (9.3%)
- Living Environment (9.3%)

The new Index of Multiple Deprivation 2004 (IMD 2004) is at Super Output Area¹¹ (SOA) level. There are no Lower Layer Super Output Areas 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 on an annual basis.

¹¹ Super Output Areas (Lower Layer) are combinations of Output Areas which are the smallest geographical area used in the 2001 Census. Using Lower Layer SOAs rather than wards is desirable as boundaries are expected to be fixed which allows comparison of data over time and as the areas are smaller, a finer detailed picture can be built up. For more information please refer to indices.deprivation@odpm.gsi.gov.uk

Figure 5
Index of Multiple Deprivation 2004



House prices & income

Table 5: House price data for July-September 2005

	Detached		Semi-Detached		Terraced		Flat/Maisonette		Overall	
	Av Price £	Sales	Av Price £	Sales	Av Price £	Sales	Av Price £	Sales	Av Price £	Sales
Borough	873465	66	508317	232	398762	437	245444	406	393941	1141
Greater London	634855	1334	343524	5424	314514	10798	247686	15837	300329	33393

source: Land Registry website (Nov '05)

House prices in the borough are considerably higher than the London average. An analysis of CACI's PayCheck modelled data¹² 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.

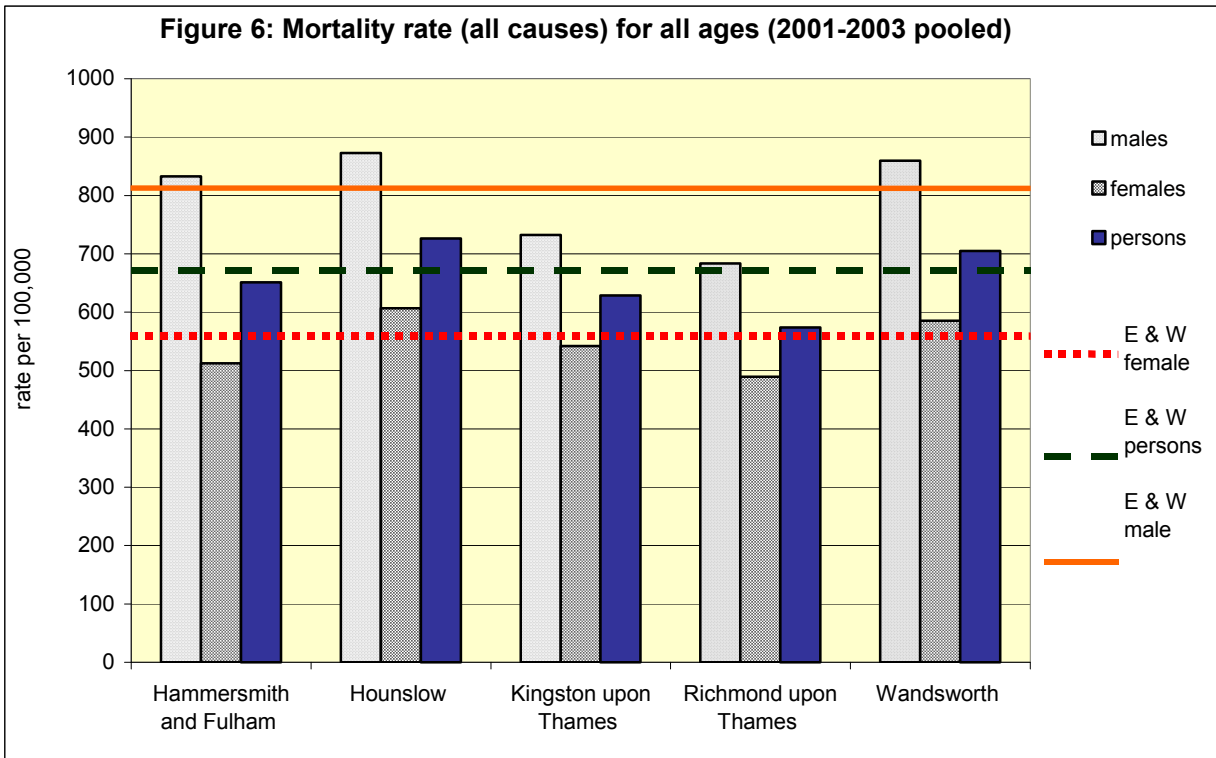
Health

Major hospitals that serve the area include West Middlesex and Kingston Hospitals. In addition, community hospitals such as Teddington Memorial Hospital & Queen Mary's Hospital, Roehampton offer a range of community and outpatient services and there are also a number of clinics. In addition, there are 31 general practices, 42 dental practices and 45 community pharmacies situated in the borough (PCT, 2004).

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).

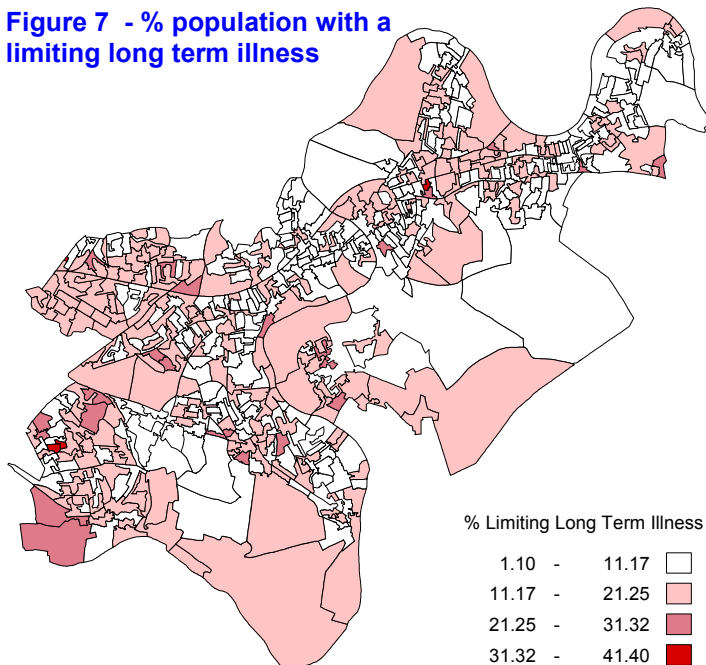
Data on directly age standardised mortality rates for all causes of mortality (Audit Commission Quality of Life Indicator 10) are presented in the figure below. The male rate exceeds the female rate, because on average men tend to die younger. The borough has the lowest age standardised mortality rates for men (683 per 100,000) women (489 per 100,000) and persons, i.e. both men and women, (573 per 100,000) of its neighbouring boroughs. It has the fourth lowest rate in Greater London.

¹² gross household income - no deductions for housing or other costs



source: ONS, Health and Social Care Information Centre. © Crown Copyright. Compendium of Clinical and Health Indicators / Clinical and Health Outcomes Knowledge Base. Released April 2005.

Figure 7 - % 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).

5.25% of the working age population are permanently sick or disabled. The England & Wales average for long term limiting illness is 18.2% and 13.6% for permanently sick or disabled respectively.

source: 2001 Census. Table KS21 © Crown copyright

Education

There are eight LEA secondary schools, 40 primary and three special schools. The standards attained by pupils in LBRUT schools are high and far above the national average. The secondary schools in LBRUT do not have sixth forms and over 16s generally attend the Richmond College of Further Education or other state post-16 establishments in nearby Esher, Kingston Colleges or the private sector. Pupils with special

educational needs represent around 3% of the total. There are a very high number of independent schools in LBRUT, which attract many pupils from outside the borough. There is a low level of exclusion from school.

Table 6: BVPI indicators: Comparison with selected neighbouring boroughs

	% of pupils achieving Level 4 or above in Key Stage 2 english BVPI 40/ LSDC indicator 4	% of pupils achieving Level 4 or above in Key Stage 2 maths BVPI 41/ LSDC indicator 4	5 of pupils* achieving 5 or more GCSEs at grade A*-C or equivalent BVPI 38/ LSDC indicator 4
Richmond upon Thames	83	87	55
LBRuT target	89	90	63
Kingston	80	85	64
Hounslow	73	77	52
Wandsworth	71	75	49

Source: Best Value Performance Plans 05

Note: * schools maintained by LEA

Journey to work of residents

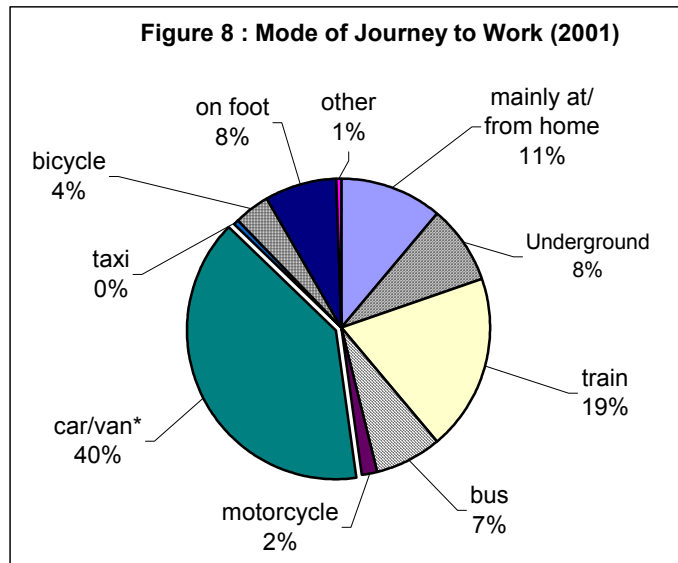
Table 7: Journey to work of residents

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

*driver or passenger

Source: 2001 Census of Population, Table KS17.

Figure 8 : Mode of Journey to Work (2001)



Commuting into and out of the borough

The 2001 Census of Population is the most reliable local data for assessing commuting patterns and unlike in 1991 where similar data were only a 10% sample, the 2001 dataset is complete.

In 2001 some 55,500 employed people who lived in the borough commuted out of the borough to work. This amounted to 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.

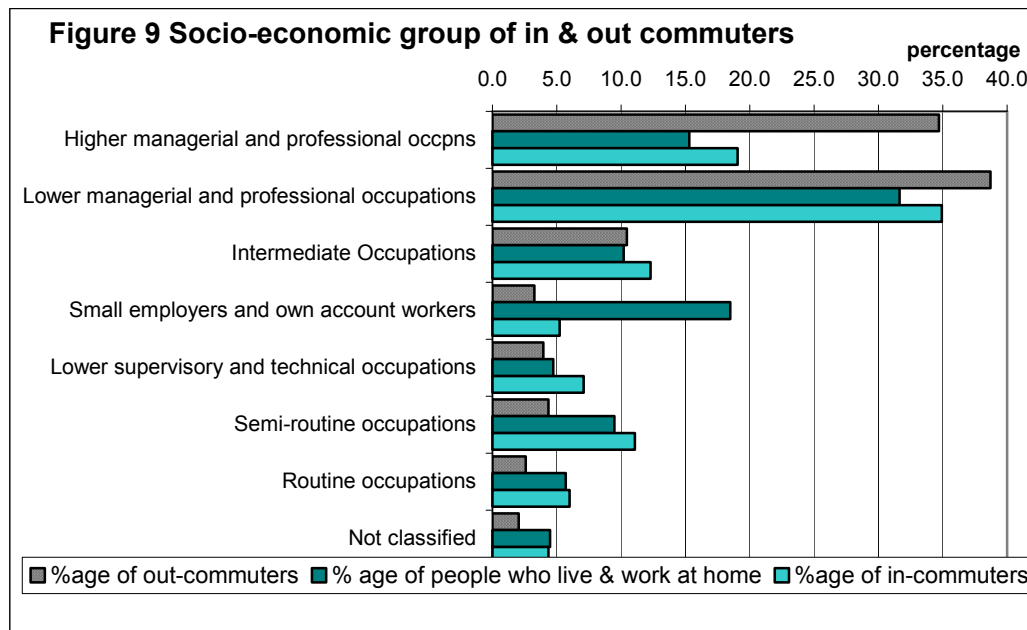
Table 8: Selected characteristics of in & out commuters to the borough

People aged 16 to 74 in employment who are either resident in the area or work in the area

Industry	%age of out-commuters	% age of people who live & work in the borough	%age of in-commuters
A, B Agriculture etc	0.2	0.8	0.4
C, D, E Mining and Quarrying, Manufacturing, and Utilities	9.9	7.4	9.4
F Construction	2.4	5.1	4.2
G Wholesale and Retail trade, Repairs	10.8	13.3	15.2
H Hotels and Restaurants	2.4	5.4	4.7
I Transport Storage and Communications	9.6	5.0	7.1
J Financial Intermediation	9.2	3.0	3.6
K Real Estate, Renting and Business Activities	27.8	25.6	26.7
L Public Administration and Defence	5.4	3.3	5.5
M Education	7.2	10.8	7.8
N Health and Social Work	7.0	9.0	7.7
O, P, Q - Other	8.1	11.3	7.9

Method of Travel To Work	%age of out-commuters	% age of people who live & work in the borough	%age of in-commuters
Works mainly at or from home		29.0	
Underground, metro, light rail, tram	12.3	1.9	5.2
Train	27.6	4.4	14.4
Bus, minibus coach	6.3	8.3	11.1
Taxi or minicab	0.2	0.4	0.2
Driving a car or van	44.3	29.7	56.8
Passenger in a car or van	1.8	2.1	3.2
Car- Either passenger or driver	46.2	31.8	60.1
Motorcycle, scooter or moped	2.3	0.8	2.1
Bicycle	3.0	5.4	3.6
On foot	1.8	17.4	3.1
Other	0.4	0.7	0.3

source: 2001 Census of Population, Theme Table 10 © Crown copyright



source: 2001 Census of Population, Themed Table TT10. © Crown copyright.

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 9: 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 considerable 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 for the borough's economy.

Environment

Much of the information on the environment is covered by the Sustainability Appraisal indicators themselves (See 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 has 96 parks. This includes two Royal Parks, Richmond and Bushy, containing herds of red and fallow deer, the Royal Botanical Gardens at Kew and many other wildlife habitats. Richmond Park was enclosed by Charles the First and the park and surrounding common land is 930 hectares in size and has been designated a National Nature Reserve. Bushy Park was first enclosed in 1499 and is 445 hectares in size.

Richmond upon Thames is exceptionally lucky in supporting a wealth of different habitats, 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;
- 71 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 European candidate 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 10: 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 Top Inns & Thomas Carter Ltd	Central House Hampton
Richmond & Twickenham Primary Care Trust	Thames House, Teddington
Richmond Upon Thames College	Twickenham
Robinson Webster (Holdings) Ltd	Richmond
Royal Botanic Gardens	Kew
Royal Star And Garter Home	Richmond Hill
Rugby Football Union	Rugby Road, Twickenham
Serco Group Plc	Palm Court, Richmond
St Mary's College (Inc Strawberry Hill Enterprises Ltd)	Waldegrave Road, Twickenham
Stopgap Ltd	Goodwin House, Richmond
Tellings - Golden Miller Buses Limited	The Coach Travel Centre, Twickenham
The Listening Company Ltd	Richmond
The National Archives	Kew

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. Each includes one or more supermarkets, most with car parking available. They also include a range of services. Local centres of varying size complement the town centres, providing for essential day-to-day needs, and isolated groups of shops comprise the fourth tier of the shopping hierarchy.

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 produced in March 2003 reveal that 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 11: 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
Richmond upon Thames	8.7
Kingston	6.8
Hounslow	7.1
Wandsworth	7.8

LBRuT 04/05 target: 8%

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

Absenteeism from LEA maintained secondary schools is marginally higher than neighbouring boroughs, although the borough figure has not changed since 2003/4.

4 Progress with Unitary Development Plan and Local Development Framework

Progress with plan making

The Local Development Scheme was submitted on 18th March 2005 and became operative on the 18th April 2005, in line with Government requirements.

The following tables, are based on the LDS and show progress to December 2005. It shows that the key milestones have been met for the preparation of Development Plan Documents, with the Issues/Options consultation taking place during October and November 2005 as planned. The production of the Statement of Community Involvement is also on target, and it was formally submitted in September 2005 as planned. Consultation on this version ended on Friday 18th November. The Council has considered the responses to the consultation and forwarded this to the Inspectorate at the end of December 2005. A Sustainability Appraisal Scoping Report was published in July 2005 and consulted on during the summer. It was sent to the four consultation bodies required. In addition, key local groups were made aware of the consultation and the consultation materials were also publicly available on the Council's website. The Sustainability Appraisal Progress Report, which appraised the LDF Issues & Options was prepared and subject to consultation as part of the October/November 2005 consultation phase. At this stage no options were changed as a result of the Sustainability Appraisal. However, the Progress Report will be used as a basis for further analysis as the Preferred Options are developed.

Most of the Supplementary Planning Documents are also on target, two briefs which had not been identified when the LDS was written, Friars Lane and Terrace Yard, both in Richmond, have been drafted and are due to be adopted in Spring 2006. The Design Guidelines for Small Housing sites and Design Quality Guidelines are on course for adoption in Spring 2006. Both are accompanied by a Sustainability Appraisal. The SPD "Design for Energy and Resource Conservation" – has been drafted by consultants, but consultation will be delayed until the New Year due to the need to re-edit to ensure that the Guidelines are workable both from the developer and Development Control viewpoint. However, these should still be adopted by Spring 2006 as planned.

The Crane Valley Guidelines were adopted as Supplementary Planning Guidance in April 2005. The Council's Planning Obligations Strategy was adopted in June 2005. The only brief to be delayed slightly is that for Barnes Goods Yard which is also accompanied by a Sustainability Appraisal, as consultation led to a need for a review of parking in the area. However, this is likely to be agreed in Spring 2006.

Work has been progressing on the evidence base for the LDF which includes the following major pieces of research: a retail capacity study, employment land survey, open space assessment and forthcoming housing assessment. With the exception of the Local Housing Assessment scheduled for first half of 2006, the other projects have been substantially completed by the end of 2005.

Review of the Local Development Scheme

It will be necessary to review the LDS for the next stages for the following reasons:

1. The production stage and early discussions have resulted in a larger than anticipated number of proposal sites, it will take more time than originally allowed to develop site specific proposals for all the sites.
2. In the light of experience of the first stage of producing the Issues and Options, the amount of time required to develop the Preferred Options is likely to be greater than anticipated. Experience and feedback have shown that the Preferred Options will need to be sufficiently detailed to allow meaningful public consultation on specific proposals and policies, and to allow for a robust SA/SEA. New SA/SEA guidance also implies that the appraisal will take longer than previously anticipated.
3. The Local Government Elections in May 2006 means that many key decisions will be postponed until afterwards, probably at least until July 2006.

The above factors mean that the Local Development Scheme will be reviewed early in 2006, in consultation with the Government Office for London to include the 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.

TABLE 12: Proposed Structure Of The Local Development Framework 2004-7				
A. LOCAL DEVELOPMENT PLAN DOCUMENTS TO BE PREPARED DURING 2005-8				
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	Some of Oct/Nov 2005 consultation implies changes to site specific allocations but may include additional formal or informal consultation phase
			----- 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	As above

B. SUPPLEMENTARY DEVELOPMENT DOCUMENTS TO BE PREPARED OR UPDATED AND RE-ISSUED DURING 2005-8				
SPD title	Role and position of SPD	Conformity	Key milestones	milestone met?
Planning Contributions Strategy	Details of Council's requirements for Planning Contributions	London Plan, UDP	Already drafted, to be finalised 2005	Finalised & published 2005
Site briefs	Site brief - details of Council's requirements for specific sites	London Plan, UDP	Barnes Goods Yard Consultation on draft Summer 2005 Adoption Autumn 2005	✓ adoption delayed due to further work on parking and possible revisions as a result of the consultation. Further work may lead to changes finalising early in 2006
			Other site briefs yet to be determined	Friars Lane – consultation Nov/Dec 05, adoption Spring 06 Terrace Yard – consultation Dec/Jan 06, adoption Spring 06
			Phase 2 From 2006	
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	Phase 1 Consultation on drafts: Nov 2005	✓ Small housing sites, Design Guidelines.
	Design for Resource and Energy Conservation			- Design for Resource and Energy Conservation - Drafted, but consultation delayed until New Year
			Adoption March/April 2006	Phase 1 all on course to meet this deadline
	NEW – Phase 2 Development and Flood Risk River Thames Guidelines (may be joint SPD in connection with Thames Landscape Strategy and partners, to be determined) Will also include existing spg to be saved.		Phase 2 Consultation on drafts : Nov 2006 Adoption March/April 2007	Phase 2 work programme now under discussion, to start in Spring 2006

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.	Initial stakeholder engagement: Feb/March 2005 Publication of draft SCI for consultation and submission to the Secretary of State: Sept 2005 Examination : March 2006 Adoption: May 2006	✓ ✓

(source – annotated extract from LB Richmond upon Thames Local Development Scheme – See the Council’s website via the following link:
<http://www.richmond.gov.uk/finalbrlds.pdf>)

5. Implementation of UDP policies and proposals

Indicator 1: Number of departures
Objective: -
Target: process target – less than 5% departures of total applications
Indicator: No of departures (planning applications granted contrary to development plan)
Type of indicator: Output indicator
Purpose: Support for our own policies in line with plan-led system
Data source: LBRuT Development Control Monitoring for financial year 04/05
Indicator family: 03/04 AMR indicator
Summary of key First Review Adopted Policies: Planning legislation states that planning applications should be decided in accordance with the Plan unless material considerations indicate otherwise, it is therefore necessary to measure the level of departures to assess how well the plan-led system is operating.

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

Table 13: Number of departures for the financial year 2004-05

quarter ending	departures granted
June 04	13
September 04	8
December 04	5
March 05	9
Total	35

In 2004-05, **35** departures from the development plan were granted relating to 21 planning applications. This is higher than the previous year by 17, but the figure still remains well within the less than 5% target of all applications. Of the 4337 applications for 2004/05, departures only accounted for 0.8% of the total, well within the target of less than 5%.

There were a variety of reasons why departures from policy including were made including, specific site characteristics, the condition of buildings warranting an exception, or a development which constitutes a very minor alteration to an existing building located on a site subject to a protective policy or return to a former use.

Indicator 2: Appeal Decisions
Objective: -
Target: process target -% of appeals allowed is less than 40%.
Indicator: number of appeal decisions allowed contrary to the development plan (by policy).
Type of indicator: Output Indicator
Purpose: To assess the strength of policies at appeal.
Data source: LBRuT Appeals Section monitoring for financial year 04/05
Indicator family: 03/04 AMR indicator
Summary of key First Review Adopted Policy: STG14: Monitoring and reviewing the policies of the plan and amend them where necessary.

Progress towards target: 33% of appeals were allowed and therefore the target has been met

Table 14: Appeals decided in the financial year 2004-05

Appeals	Number	Percentage
Allowed	43	28.3
Part Allowed	3	2.0
Dismissed	87	57.2
Withdrawn	19	12.5
Total	152	

Excluding those that were part allowed and withdrawn, some 66% of appeals were dismissed. Conversely 33% of appeals were allowed, which is the same as the average for England (PINS website). The figures are slightly lower than last year, for 2003-04 71% of appeals were dismissed, and 29% allowed.

However, the number of appeals lodged has fallen from 216 appeals in 2003-04 to 152 in 2004-05. The number overturned still remains within the target of no more than 40% of appeals being overturned.

Indicator 3: Implementation of proposal sites
Objective: -
target: process target – 10% of proposal sites developed each year plan is operational
Indicator: percentage of proposal sites developed each year plan is operational
Type of indicator: output indicator
purpose: to assess whether plan proposals are being implemented
data source: LBRuT decisions analysis, Transport, Planning & Education Departments for financial year 04/05
indicator family: 03/04 AMR indicator

progress towards target:



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

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

Table 15: Progress with implementation of proposal sites 2004/5

	Number of proposal sites	Percentage
Implemented	26	22.8
Not Implemented	58	50.9
Partially implemented/ under construction	17	14.9
No information	13	11.4
Total	114	

source: LBRuT monitoring

Appendix 1 presents the information in full.

Deleted proposals

A number of proposal sites were recently deleted from the UDP First Review UDP due to completion and are not included in the figures above.

Table 16: Proposals deleted from UDP due to completion

Proposal site	Reason
(B8) Barnes Police Station	Proposal was completed in the second half of 2004.
(P2) Pembroke Lodge	Deletion was agreed at post deposit stage due to the major works being completed.
(K2) Kew/ Mortlake towpath	The cycle route has now been implemented.
(K6) 1-17 Station Avenue, Kew	The refurbishment for employment use and a museum has now been completed.
(R16) Langholm Lodge, Richmond	The proposal for housing was completed in 2005.

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 17: Proposal sites under construction/ partially completed

Site	Status
S4 Budweiser Stag Brewery	The conversion and part redevelopment is partially completed
K1 Kew Sewage Works	The redevelopment of the site is currently under construction.
K2 Kew Riverside	The redevelopment for housing and nature conservation is partially completed
R3 United reformed Church	This site is currently under construction
D1 Normansfield	Partially completed
D9 Collis Primary School	Partially implemented
T24 Brunel University College, Twickenham	The redevelopment for mixed use is under construction
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

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 – Consultation on site brief anticipated to begin January 06
- R4 Friars Lane Car Park for housing - this proposal currently has a site brief out for consultation.
- T29 Richmond upon Thames College.

Summary

Good progress has been made on both sites that have been completed and the number of sites implemented exceeds the target of 10%. A number of large proposal sites are also currently under construction, indicating progress towards future targets of implementation. As part of the Local Development Framework the current proposal sites will be reviewed as to which should be carried forward.

Indicator 4: Planning Obligations
Objective: -
Target: No target applicable since obligations relate to developments coming forward and should only be in place where necessary.
Indicator: No of obligations agreed per year.
Type of indicator: Output indicator
Purpose: To monitor type of obligations coming forward
Data source: DC database for financial year 2004/05
Indicator family: 03/04 AMR indicator
Summary of key First Review Adopted Policy: IMP 3 - The policy provides overall guidelines for the use of planning obligations and includes a list of types of obligations.

Table 18: Summary of types of obligations

Type of obligations	Number	Monetary value where applicable
Educational Contributions	17	£441 780
Transport related	6	£1 316 000
Parking (usually restriction)	6	-
Town centre/ CCTV	3	£291 000
Affordable housing	6	£352 200
Other	8	£944 500
Total	46	£3 345 480

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.

Table 19 Obligations for Financial Year 2004/05

Ref No. and Decision Date	Address	Contribution Type
02/2759/FUL 16/6/04 04/2389/FUL	RFU South Stand	10 Affordable units on site - 7 for rent, 3 for shared ownership Education-£35,128 £180,000 for junction of Rugby/ Whitton Rd £25k for off site landscaping £75k for work to A316 £60k to footbridge over A316 £15k for pelican crossing adjacent to Chase Bridge School £81k for stadium signage £100k for Twickenham town centre £25k for Twickenham station control room £75k for CCTV £25k for cycle provision on site £10k for shuttle bus area on site RFU to give LBRUT modelling info 200 Tickets for residents 100 subsidised tickets for Membership of health club Comply with non match day Travel Plan £400k for fitting out of Theatre 30 occasions/year at cost letting out of r) £500k for buses £900k for other transport initiatives identified in s106 Payments to Council if predicted travel modes not met Possible street adverts Possible station adverts
02/3830 & 03/3778/FUL 16/6/04	22 Bardolph Rd, Richmond	£20k for bus stop, cycle shelter, pedestrian signs and other improvements £19860 for Education supplement
04/0379/FUL 17/6/04	R/o Porterhouse PH, Castelnau	£15,268 for Education supplement
04/0715/FUL 17/6/04	1-15 Crane Mead Court, Whitton Rd	Restriction on parking permits
04/1216/FUL 22/7/04	R/o 20-22 Cromwell Rd	Education supplement-amount subject to agreement
04/1498/FUL 22/7/04	86-98 Lower Mortlake Rd	Education supplement -£10,676 Improvements for trees, cyclists and pedestrians
03/1984/FUL 26/7/04	16 Hampton Rod, Teddington	Education -£4,592.00
04/0401/FUL 19/8/04	Elfin Mansions, Teddington	Affordable housing only
03/2540/FUL 13/9/2004	2-6 Park Rd/203-205 high St, Hampton Hill	£4592- Education supplement
04/1453/FUL 30/9/04	Royal Oak PH, High St, Teddington	£15,268-education supplement
04/0294/FUL 8/4/04	Norcutt House, Norcutt Rd	Ensuring B1 built as well as residential i.e. variation of condition of 03/2570/FUL-see above.

Ref No. and Decision Date	Address	Contribution Type
03/3108/FUL 21/10/04	27 Orleans Rd, Twickenham	No parking permits Occupied as affordable housing only
04/1150/FUL 26/10/04	179-101 Sheen Rd	Education supplement -£6084.00 Environmental improvements for street lighting/footpath surfacing in adjacent passageway-£6,000.
04/2517/FUL 21/10/04	Lensbury Club	Use of courts for community use twice yearly
04/1387/FUL 18/11/04	78 Lower Mortlake Rd	£25k for trees/improvements for cyclists & pedestrians Education supplement-£10,676.00
04/1149/FUL	Harlequins	24 Affordable units on site Affordable Housing budget-£352,200 Education supplement -£245,920 Likely widening of riverside walk Introduce OOLTI and enhance/maintain/allow public access Allow access for other users onto A316 £10k for station improvements Use of off-site parking but if lost alternatives to be found e.g. funding of CPZ TV reception funding if necessary Revocation of hospitality planning permission Restriction on use of pitch to Harlequins = 5 other sporting events Funding towards Crane Area if finances permit Alternative training pitches required prior to occupation No contractors vehicles via Craneford Way £7k for consultants
04/2631/FUL 2/12/04	50-54 Harvey Rd, Hounslow	Provision of 4 Affordable Housing units
04/0980/FUL 14/12/04	225/231 Lower Mortlake Rd	Education supplement-£4,592.00 No parking permits for 2 of 3 units
04/3034/FUL 6/1/05	334 Upper Richmond Rd West	Unit must be for affordable housing
04/2246/FUL 13/1/05	Land adj 7 Graham Rd, Hampton	Education supplement-£19,860.00
04/1626/FUL 24/02/05	Basement flat, 82 Kings Rd Richmond	Restrict parking permits for 3 additional flats
04/3947/FUL 7/3/05	28 Waldegrave Park	Education supplement-£15,628.00
04/2592/FUL 10/3/05	88 Kew Rd	Restrict parking permits for 4 flats
04/1252/FUL 10/3/05	R/o 42-48 Campbell Rd	Education supplement -£4592.00
05/0218/FUL 24/3/05	Bishops Grove, Hampton	Education supplement -£24,452.00
04/2152/COU 21/4/05	Richmond Old Market	Environmental improvements within vicinity of site -£7.5k
03/3095/FUL 13/7/04	190-192 Petersham Road	£5 000 for the refurbishment of village lock-up Education supplement-£4,592.00

source: LBRuT monitoring

The overall monetary contributions secured for 2004-05 was almost three times higher than the previous financial year (£2 061 980 greater). Obligations increased by 9 from 37 in 2003-04 to 46 in 2004-05. Exceptionally this year, a large proportion of monies came from the Rugby Football Union application to rebuild the south stand of Twickenham Rugby Stadium, and to a lesser extent, the proposal by Harlequins Rugby Club to rebuild their stadium.

Planning obligations securing educational contributions are the most frequently applied and have the second highest combined monetary value, £441 780. Agreements securing transport related contributions had the highest monetary value of £1 316 000, from 6 contributions, £1 026 000 greater than the contribution in 2003-04. Again, this is likely to be due to the RFU South Stand redevelopment proposal.

In June 2005 the Council adopted a Planning Obligations Strategy¹³ covering affordable housing, education, community safety, health, transport and the public realm, open space and the Thames.

Summary

The purpose of indicators in this section is to monitor progress with plan implementation and to provide information on planning obligations. Therefore it is not appropriate to set objectives. Good progress has been made in implementing proposal sites, the number of departures remains low and the majority of appeal decisions were dismissed.

¹³ Available on the Council's website www.richmond.gov.uk

6 Open Environment

Indicator 5: Green Belt, MOL and Other Open Land of Townscape Importance and Public Open Space
UDP Objective: The UDP objective is to protect and enhance open land within the Borough from development that is considered to be inappropriate.
SA objective: Conserve and enhance biodiversity avoiding irreversible losses, through responsible management of key wildlife sites, connecting and other areas.
Target: plan target - No inappropriate development on open space designations.
Indicator: Loss of/ inappropriate uses on the Green Belt, MOL and Other Open Land of Townscape Importance and Public Open Space.
Type of indicator: Output & Significant effects indicator (Sustainability Appraisal)
Purpose: To assess level of inappropriate development allowed
Data source: LBRuT decisions analysis system for financial year 2004/05
Indicator family: Similar to GLA Key Performance Indicator 13, Sustainability Appraisal, 03/04 AMR indicator
Summary of key First Review Adopted Policies: <ul style="list-style-type: none"> • ENV 1: Protection and conservation of MOL, keeping it in predominantly open use • ENV 2: Protection and enhancement of Green Belt. There is a general presumption against Green Belt. • ENV 3: Protection and enhancement of OOLTI. Development on adjoining sites will take into account any possible visual impact on the character of open land

Progress towards target:



no loss or inappropriate development on protected open land

With regard to completions in the last financial year, planning application 00/2883 at Orleans Park School involved development in metropolitan open land. Although this is technically a breach of policy, the removal of the MOL was sought by the Council and endorsed by the UDP Inspector to allow for school expansion.

With regard to planning applications granted: there have been a few departures from Metropolitan Open Land policy in the last financial year (See Indicator 1):

03/1921 - North Stand, Stoop Memorial Ground – stand was on Metropolitan Open Land, which the council was in the process of de-designating under the UDP First Review.

03/3569 – Ham Sports Fields, Riverside Drive, Ham – for sports pavilion on Metropolitan Open Land, replaced existing group of buildings with no significant increase in built form overall.

04/1616 – Lakeside, 3, Queen Elizabeth Walk, Barnes – small single storey side extension to existing property completely within MOL

04/2745 – St Mary's University College, Waldegrave Road, Teddington – halls of residence, small part in MOL.

04/2084 – White Lodge, Richmond Park – re-building of boarding house of Ballet school which is completely within MOL.

Indicator 6: No loss/ inappropriate development in SNCI/ OSNI
UDP Objective: The UDP objective is to protect and enhance nature conservation within the Borough, ensuring that sites of nature conservation importance are identified and protected and that their ecological sensitivities are protected from the damaging effects of development.
SA objective: Conserve and enhance biodiversity avoiding irreversible losses, through responsible management of key wildlife sites, connecting and other areas.
Target: plan target - No inappropriate development on nature conservation designations.
Indicator: No loss/ inappropriate development on Sites of Nature Conservation Importance (SNCI) and Other Sites of Nature Importance (OSNI).
Type of indicator: Output & Significant Effects indicator (Sustainability Appraisal).
Purpose: To assess the level of inappropriate development allowed.
Data source: LBRuT decisions analysis system for financial year 2004/05.
Indicator family: GLA Key Performance Indicator 18, Sustainability Appraisal.
Summary of key First Review Adopted Policies: <ul style="list-style-type: none"> • ENV18: Protection of Sites of Special Scientific Interest and other sites of Nature Importance. • ENV19: All new development will be expected to preserve and where possible enhance existing

habitats and wildlife features.

- ENV20: Protection and enhancement of Green Corridors for nature conservation.
- ENV21: Promote nature conservation in the management of land.
- ENV22: Promotion of greater awareness of nature conservation sites, to help maintain and enhance the value of sites.
- ENV23: Monitor the distribution and quality of habitats within the Borough, whilst also seeking expert advice on environmental and conservation matters.
- ENV24: Protection of species from adverse developments.
- ENV25: Review existing and where appropriate designate new Local Nature Reserves (LNRs).

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: Public Open Space

UDP Objective: To ensure the protection of open land from development, noise, light and air pollution and to preserve and enhance areas of open space, ensuring where practicable that it is accessible to all. The Council will also endeavour to increase the enjoyment of Public Open Spaces under Council control.

SA objective: Conserve and enhance biodiversity avoiding irreversible losses, through responsible management of key wildlife sites, connecting and other areas.

Target: plan target- No reduction in Public Open Space.

Indicator: The provision of Public Open Space.

Type of indicator: output indicator

Purpose: To maintain the level of public open space resource in the Borough

Data source: LBRuT Decisions Analysis system for financial year 2004/5.

Indicator family: 03/04 AMR target (now considered separately)

Summary of key First Review Adopted Policies:

- ENV 11: retention and improvement of public open space

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 2004-05 (financial year). The policies to protect Public Open Space appear to have been working well.

Analysis of 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.

Table 20: Open Environment policies cited in appeal decisions (2004-5)

1996 UDP policy (First Review adopted Plan 05 in brackets)	Cited in appeals
ENV8 (ENV9) Trees in Town and Landscape	3
ENV1 Areas of Special Character	2
RIV1 Protection of Special Character	1
RIV8 (ENV30) Riverside Uses	1

source: LBRuT monitoring

Environmental policies are rarely the subject of appeals, many of the policies seek to protect open space and therefore have designations that restrict development. Policy RIV1 was supported by an Inspector in refusing a two storey house (03/2101) 'I conclude that the proposal would neither preserve or enhance the character and appearance of the conservation area and that it would have a harmful effect on the views to and from the River Thames'.

RIV8 (ENV30) was not supported by an inspector in allowing an extension to a riverside building (03/3369). The Inspector found that the proposal would 'not harm the viability of the industrial unit and as such would not conflict with policies.'

Use of policies

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 does not necessarily mean that it is no longer required.

Table 21: Use of open environment policies

Review Draft policy no. & description		use in 2004/5
ENV 09	Trees in town and landscape	20
ENV 01	Metropolitan open land	5
ENV 26	Thames policy area	4
ENV 03	Other open land of townscape importance	3
ENV 15	Retention of recreation facilities	3
ENV 19	Nature conservation and development proposals	2
ENV 33	Protection of the floodplain and urban washlands	2
ENV 34	Surface water run-off	2
ENV 04	Protection of views and vistas	1
ENV 05	Green chains	1
ENV 11	Retention and improvement of public open space	1
ENV 12	Provision of public open space	1
ENV 18	SSSIs and other sites of nature conservation importance	1
ENV 27	Access to the River Thames (including foreshore) and the Thames Path National Trail	1
ENV 28	Encouragement of the recreational use of the river etc.	1
ENV 30	Riverside uses	1
ENV 31	Permanent mooring of houseboats and other craft	1
ENV 32	Nature conservation on the river	1
ENV 38	Clean water, foul sewers and sewage treatment	1
-	Protection of special character	1

No other policies in this Chapter were cited.

source: LBRUT decisions analysis monitoring system.

Apart from ENV 9, (Trees in Town and Landscape) the open land policies are not often used, either in determining planning applications or subsequently at the appeal stage. This does not mean that the policies are not useful, but that in many cases where they seek to restrict development (ENV1, ENV2 and ENV3), they are seen as strong policies which act as a deterrent to developers who are unlikely to propose to develop on such protected land.

Many of the other ENV policies are little used because they apply on sites which are also covered by ENV1, ENV2 or ENV3. For example public open space may also be metropolitan open land. Other little used Open Environment policies are due to the infrequency of applications where the policies might apply, for example for to houseboats.

Summary

Overall, the open environment policies are considered to be working well and should therefore remain the same in principle in the LDF. With regard to designations, little change is anticipated at this stage, apart from the possibility of including further areas as "Other Open Land of Townscape Importance"

Allen Pyke Associates were commissioned in June 2005 to carry out a review of Borough open land designations, as part of background research for the LDF. 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 were appropriately designated.

They then reviewed approx 100 other open areas and put forward approximately one third of these as highly recommended areas for designation as Other Open Land of Townscape Importance. The sites were either incidental open spaces, large individual or groups of gardens and larger landscaped areas. The report, prepared as part of the evidence base for the LDF will be considered as part of the development of the Preferred Options early next year, and the Council will decide which of the recommended sites should be put forward for a change in designation.

7 Conservation and Built Environment

Indicator 8: Listed Buildings & Buildings of Townscape Merit
UDP Objective: To ensure that the Borough's built environment can be maintained at its present high level of quality without compromising its future. A major part of this concern is the need to preserve and enhance the high quality of buildings and townscape in the Borough, and its important historic associations.
SA Objective: Promote high quality places, spaces and buildings & conserve and enhance the landscape and townscape character of the borough including historical features for the benefit of both residents and visitors.
Target: plan target - No loss of Listed Buildings or Buildings of Townscape Merit (BTMs)
Indicator: Number of Listed Buildings and Buildings of Townscape Merit demolished.
Type of indicator: Output Indicator
Purpose: To protect the most important buildings in the built environment.
Data source: LBRuT Urban Design Monitoring for financial year 04-05
Indicator family: 03/04 AMR indicator
Summary of key First Review Adopted Policies: <ul style="list-style-type: none"> • BLT3: encouragement of preservation of ancient monuments and listed buildings and to ensure that they are kept in a good state of repair, prohibition of demolition. • BLT4: encouragement for the preservation and enhancement of Buildings of Townscape Merit and will use its powers to protect their character and setting.

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 year 2004/05.

The policies continue to work well to preserve and enhance Listed Buildings and Buildings of Townscape Merit, with none having been demolished over the last year, nor the previous year 2003/04. Therefore, policies to protect and enhance Listed Buildings and Buildings of Townscape Merit appear to be successful in preserving these important historic buildings.

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: Buildings on the "At risk" Register
UDP Objective: The Council will aim to act proactively to improve the built environment and to reduce the buildings on the buildings at risk register.
Sustainability Objective: Promote high quality places, spaces and buildings & conserve and enhance the landscape and townscape character of the borough including historical features for the benefit of both residents and visitors.
Target: process target - Council intervention where possible
Indicator: Number of buildings on/ added/ removed from the English Heritage "At Risk" Register per year.
Type of indicator: Output Indicator, significant effects indicator (Sustainability Appraisal)
Purpose: To monitor change to the most important buildings in the built environment.
Data source: English Heritage Buildings at Risk Register/ Urban Design Monitoring
Indicator family: Sustainability Appraisal, 03/04 AMR indicator
Summary of key First Review Adopted Policy: <ul style="list-style-type: none"> • BLT 3: encouragement of preservation of ancient monuments and listed buildings & to ensure that they are kept in a good state of repair, prohibition of demolition.

Table 22: Buildings Currently on the English Heritage “At Risk” Register (Published 2005)

Building	Listing
Barnes Railway Bridge, Barnes	Grade II Listed.
Boat House No.5 (easternmost 13 bays), Platts Eyot.	Grade II Listed.
8 King Street, Richmond	Grade II Listed
Loggia and grotto in grounds of Thames Eyot, Cross Deep, Twickenham	Grade II Listed
Normansfield Hospital, Kingston Road, Teddington	Grade II* Listed
Old Brew House, Bushy Park, Teddington	Grade II Listed
Pope’s Grotto in grounds of St James Independent School for Boys, Cross Deep (east side)	Grade II* Listed
Strawberry Hill, Waldegrave Road	Grade I Listed.
The Gallery at Doughty House, 142 Richmond Hill, Richmond	Grade II Listed
United Reformed Church, Little Green, Richmond	Grade II Listed
Watchman’s box and village lock-up, Petersham Road, Petersham	Grade II Listed.
Total	11 Buildings

source: English Heritage

The Register 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.

There are 11 buildings currently on the English Heritage Buildings at Risk Register (published 2005) and account for only a small proportion of the approximately 1300 listed buildings within the Borough. Of the buildings currently on the register, three are in fair condition, six are in a poor condition and two are in a very bad condition.

Since last year no buildings have been added to the register and three buildings have been removed, these are:

- Sion House, 2 Sion Road, Twickenham
- Kilmorey Mausoleum, Twickenham
- Normansfield Hospital theatre, Kingston Road, Teddington

The Council has been pro-active in seeking the repair of 8 King Street, Richmond and has begun proceedings for its Compulsory Purchase with the view to securing a new use and the long term future of the building.

Indicator 10: Conservation Areas designated
UDP Objective: To promote high quality places, spaces and buildings & conserve and enhance the landscape and townscape character of the borough, including historical features for the benefit of both residents and visitors. The continually protection of areas of special quality by designating further conservation areas and extensions to existing conservation areas.
SA objective: Promote high quality places, spaces and buildings & conserve and enhance the landscape and townscape character of the borough including historical features for the benefit of both residents and visitors.
Target: process target - Increase in numbers as appropriate
Indicator: Number of Conservation Areas or extensions to existing Conservation Areas designated.
Type of indicator: Output/ significant effects indicator
Purpose: To monitor policy intention to increase numbers of conservation areas in order to protect the character of the area.
Data source: LBRuT Urban Design Monitoring
Indicator family: Sustainability Appraisal, 03/04 AMR indicator, (new Best Value Performance Indicator 219a)
Summary of key First Review Adopted Policies: <ul style="list-style-type: none"> • BLT1: continue to designate conservation areas and extensions to conservation areas to protect areas of special character. • BLT2: protection and enhancement of character and appearance of conservation areas.

Progress towards target:



Target fully met – several extensions agreed

There are currently 71 Conservation Areas within the Borough. In the financial year 2004-05 three of these areas have been extended.

- 1) Kew Gardens Conservation Area has been extended in four general directions.
- 2) Sheendale Road Conservation Area has been extended to incorporate 2 pair on cottages, part of an original group not demolished in the 1950s/60s.
- 3) Teddington Lock Conservation Area has been extended to incorporate the south end of St Albans Gardens.

On 07/11/05 a new Conservation Area was designated: Fieldend Conservation Area (no.71), Twickenham. Extensions were made to the following Conservation Areas:

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

The policies continue to work well supporting new designations and extensions to existing Conservation Areas, ensuring that the special historic areas of the Borough are enhanced and protected.

Indicator 11: Number of Conservation Area Studies completed
UDP Objective: To preserve and enhance areas and individual buildings of historic interest, architectural quality and good townscape character, and their settings, and to retain the distinctive individual character of the different areas of the Borough.
SA objective: Promote high quality places, spaces and buildings & conserve and enhance the landscape and townscape character of the borough including historical features for the benefit of both residents and visitors.
Target: process target - To meet timetable set at Committee.
Indicator: The number of Conservation Area Studies completed.
Type of indicator: p
Purpose: To meet requirements of legislation.
Data source: LBRuT Urban Design Monitoring
Indicator family: 03/04 AMR indicator
Summary of key First Review Adopted Policy:
<ul style="list-style-type: none"> • BLT2: protection and enhancement of character and appearance of conservation areas.

Progress towards target:



5 new Studies completed.

The following Conservation Area Studies, all in Kew, were completed in 2004-05 (financial year):

- Kew Foot Road
- Sheendale Road
- Kew Road
- Kew Gardens
- Lawn Crescent

Good progress has been made in completing Conservation Area Studies, in line with the Council's policy and national guidance. In the future Conservation Area Studies are to be replaced with Conservation Area appraisals. New Best Value Indicators for 2005-06 will 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 currently producing a management plan that will update existing documents on Conservation Areas and start the process of reviewing Conservation Area Appraisals over the next 5 years, in line with the requirements of the BVPI's.

Indicator 12: Buildings of Townscape Merit
UDP Objective: The policies seek to preserve and enhance areas and individual buildings of historic interest, architectural quality and good townscape character, and their settings, and to retain the distinctive individual character of different areas of the Borough.
SA objective: Promote high quality places, spaces and buildings & conserve and enhance the landscape and townscape character of the borough including historical features for the benefit of both residents and visitors.
Target: plan target - Increase in numbers as appropriate
Indicator: Number of Buildings of Townscape Merit designated
Type of indicator: Output Indicator, significant effects (Sustainability Appraisal), 03/04 AMR indicator
Purpose: The protection of the most important buildings in the built environment
Data source: LBRuT Urban Design Monitoring
Indicator family: 03/04 AMR indicator, Sustainability Appraisal
Summary of key First Review Adopted Policy/ies:
<ul style="list-style-type: none"> BLT4: encouragement for the preservation and enhancement of Buildings of Townscape Merit (BTMs) & will use its powers to protect their character and setting.

Progress towards target:



Target met - nearly 300 new BTMs designated.

Table 23: Buildings of Townscape Merit designated in the financial year 2004/05.

Ward	number
Barnes	3
East Sheen	2
Fulwell	38
Hampton North	15
Hampton Wick	2
Hampton	1
Kew	177
North Richmond	22
South Richmond	2
South Twickenham	1
Teddington	16
Twickenham Riverside	13
Total	292

source: LBRuT monitoring

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: Article 4 Directions
UDP Objective: To ensure that the Borough's built environment can be maintained at its present high level of quality without compromising its future. A major part of this concern is the need to preserve and enhance the high quality of buildings and townscape in the Borough, and its important historic associations.
SA objective: Promote high quality places, spaces and buildings & conserve and enhance the landscape and townscape character of the borough including historical features for the benefit of both residents and visitors.
Target: process - Appropriate increase in Article 4 Directions
Indicator: Number of Article 4 Directions.
Type of indicator: output/ significant effects (Sustainability Appraisal)
Purpose: Protect the most important buildings in the built environment.
Data source: LBRuT Urban Design Monitoring
Indicator family: 03/04 AMR indicator, Sustainability Appraisal
Summary of key First Review Adopted Policies:
<ul style="list-style-type: none"> BLT2: protection and enhancement of character and appearance of conservation areas.

Progress towards target: Target met – increase in number of Article 4 Directions

Table 24: Number of Article 4 Directions made in the financial year 2004-05.

Street Name	Buildings	Conservation Area	Date Approved	No. of properties
Elizabeth Cottages (Kew)	1-16 (incl)	Kew Gardens	22/06/2004	16
Lower Mortlake Road	9-45 (odd)	Kew Foot Road	22/06/2004	19
Michel's Row (off Kew Road)	1-28 (incl)	Kew Foot Road	22/06/2004	28
Shaftesbury Road (Richmond)	12-34 (even) & 9-27 (odd)	Kew Foot Road	22/06/2004	22
Victoria Cottages (Kew)	1-27 (incl)	Kew Gardens	22/06/2004	27
Lebanon Park (Twickenham)	50, 55 & 56	Twickenham Riverside	24/03/2005	3
Total				115

source: LBRuT monitoring

Article 4¹⁴ 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, including 115 new properties under direction in 2004-05. This increase is nearly double the number of Article 4 directions made last year. This indicator shows that the Council is actively seeking to extend its control within Conservation Areas as supported by English Heritage, and that policies are working well to protect and enhance Conservation Areas.

Analysis of 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.

Table 25: Conservation policies cited in appeal decisions 2004-5

Policy	Cited in appeals
ENV10 (BLT2) Conservation Areas	32
ENV11 (BLT3) Protection of Listed Buildings	7
ENV13 (BLT4) Protection of Buildings of Townscape Merit	14

source: LBRuT monitoring (Policies in brackets are UDP Review Draft)

¹⁴ Article 4 of the Town & Country Planning (General Permitted Development) Order 1995

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 Council's interpretation. Policy ENV10 (BLT2) was used on 23 occasions to dismiss appeals and only referred to in 9 allowed appeals, showing the importance placed by Inspectors in protecting and enhancing the Conservation Areas in the Borough. ENV11 was used to dismiss 4 appeals and ENV13 supported in dismissing 10 appeals.

There were two appeals for telecommunications antennas and equipment. One appeal was dismissed on the detrimental effect on the conservation area, policy ENV10 and the affect on a BTM, policy ENV13. The second appeal in a conservation area was allowed, but with conditions relating to materials.

SPG: Design Guidelines for House Extensions and Alterations

The Supplementary Planning Guidance on House Extensions and Alterations was cited 45 times in appeal decisions; the guidelines were supported by Inspectors in the majority of cases and given substantial weight. In only one appeal was its status questioned and given limited weight as it does not appear to have been produced in accordance with the advice in Para 3.14 and 3.15 of PPG12.

Inspectors have also disagreed with the Council with regard to meeting the guidelines set out in the SPG especially when deciding appeals on loft conversion and dormer windows. 'The proposed dormer would not meet all the detailed advice within the SPG, but in my opinion it would not conflict with the relevant aims of the SPG', Inspector's comment when deciding to allow a roof extension (04/0890).

Table 26: Built environment policies cited in appeal decisions 04-05

1996 UDP policy (First Review adopted Plan 05 in brackets)	Cited in appeals
ENV19 (BLT11) Design Considerations	77
ENV24 (BLT16) Unneighbourliness	53
ENV35 (BLT28) Forecourt Parking	8
ENV23 (BLT15) Daylight and Sunlight	6
ENV21 (BLT13) Planning Guidance	4
ENV31 (BLT24) Telecommunication	2
ENV28 (BLT20) New Shopfronts	1
ENV29 (BLT22) Signs and Illuminations	1
ENV30 (BLT23) Advertisements and hoarding	1
ENV37 (BLT30) Protection form pollution in new developments	1

source: LBRuT monitoring

Policies ENV19 (BLT11) and ENV24 (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 ENV19 (BLT11) seeks good design and to protect the character and appearance of the area. It was cited 77 times in appeals decisions, 50 of these appeals were dismissed wholly or part on grounds of design and impact on the character and appearance of the area. Policy ENV24 (BLT16) was used in dismissing 25 appeals.

Of the 152 appeals received, one third are for residential extensions, and this reflects the majority of planning applications received by the Borough. Of these nearly half are for loft conversions and dormers windows, 60% of which were dismissed by inspectors on design grounds, ENV19 (BLT11).

There were 4 appeals involving advertisements, all were dismissed. However inspectors whilst having regard for policies ENV29 (BLT22) and ENV30 (BLT23), also used powers under the Advertisements Regulations in the interest of amenity and public safety. In 04/1388 the Inspector found that the proposed internally illuminated sign would 'because of its size, height and bulk and straddling position on the wall, the panel is unduly assertive and obtrusive', supporting policies ENV29 and ENV30.

Use of policies

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 does not necessarily mean that it is no longer required.

Table 27: Use of built environment policies

Review Draft policy no. & description		use in 2004/5
BLT 16	'Unneighbourliness'	130
BLT 11	Design considerations	119
BLT 15	Daylighting and sunlighting	93
BLT 02	Protection and enhancement of conservation areas	37
BLT 14	Landscape and development	27
BLT 04	Protection of buildings of townscape merit	26
BLT 03	Preservation of listed buildings and scheduled ancient monuments	7
BLT 08	Evaluation of archaeological sites	6
BLT 12	Accessible environment	6
BLT 28	Forecourt parking	6
BLT 05	Use of historic buildings	5
BLT 09	Development of archaeological sites	4
BLT 13	Planning guidance	4
BLT 21	New and altered shop-fronts	4
BLT 17	Crime and public safety	3
BLT 07	Archaeological sites	2
BLT 30	Protection from pollution in new development	2
BLT 01	Designation of conservation areas	1
BLT 18	High buildings	1
BLT 19	Provision of art schemes in new development	1

No other policies in this Chapter were cited.

source: LBRUT monitoring.

Summary

The historic environment is an important feature of the Borough, which has 71 Conservation Areas and over 1200 Listed Buildings. Policies are continuing to ensure that listed buildings and Buildings of Townscape Merit are protected and that Conservation Areas are extended where appropriate. Policies are used frequently in planning applications and appeal decisions. All the targets set out for the indicators for the built environment have been met and policies are considered to be working well. The Council continues to be pro-active in protecting its valuable historic environment.

8. Transport

Indicator 14: completed non-residential development complying with car-parking standards in LDF (UDP)
UDP Objective: parking policies are designed to protect the vitality of town centres and residential amenity by appropriate management of parking.
SA objective: Minimise congestion and pollution by reducing the need to travel, encourage alternatives to the car and making best use of existing transport infrastructure.
target: plan
Indicator: amount & %age of completed non-residential development within Use Classes A, B & D complying with car-parking standards in LDF (UDP)
Type of indicator: significant effects (Sustainability Appraisal)/ ODPM Core Output Indicator 3a
purpose: monitor accessibility of new residential completions
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/ Sustainability Appraisal

progress towards target:



Target partially met – although maximum car parking standards are being complied with there are cases where a lack of parking may lead to loss of amenity and road safety issues

As the preparation of the LDF is in its infancy, the UDP parking standards were used in this analysis. However, it should be noted that revised car parking standards for residential developments were adopted as Interim Planning Guidance in July 2005. However, as these standards were not operative during the previous financial year, they have not been used at this time.

This indicator has not been monitored previously and limited data are available. The vast majority of applications are within the maximum car parking standards of the UDP and in this respect the standards are complied with. Although they are not minimum standards they also require sufficient car parking to avoid adverse impact on amenity, road safety or emergency access. The comments from local residents suggest that in some cases this has caused local problems and further monitoring needs to be undertaken in relation to this issue.

Indicator 15: transport accessibility of new residential development
Objective objective: UDP objective – to support development conducive to the reduction of travel by private car coincident with the provision of a range of viable alternative modes of passenger transport.
SA objective: Minimise congestion and pollution by reducing the need to travel, encourage alternatives to the car and making best use of existing transport infrastructure.
target: -
Indicator: 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.
Type of indicator: significant effects (Sustainability Appraisal) / ODPM core output indicator
purpose: monitor accessibility of new residential completions
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 towards target:

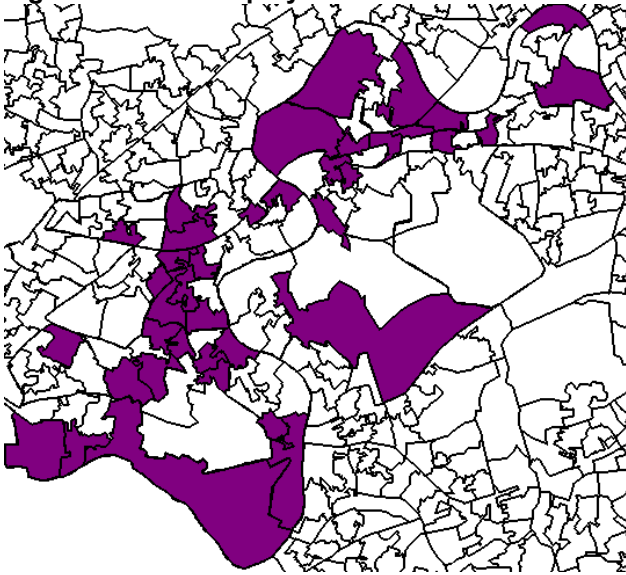


The majority of uses/facilities are less than 30 minutes away by public transport from most new residential development – the exception being accessibility to a hospital.

The data provided do not strictly meet the requirements of ODPM Indicator 3b. The parameters of this exercise have been set according to available resources. The exercise is limited to large sites only (those of ten plus units gross) which accounted for 72% 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 10: Main employment areas



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 11

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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. The data are presented as whether they are less than 30 minutes, approximately 30 minutes (i.e. a couple of minutes either side) or more than the 30 minute threshold, rather than the figures themselves as their accuracy is in question.

9 of the 15 sites (60%) were less than 30 minutes public transport time away from all the facilities in question. In terms of net dwellings – a third (141) did not meet the criteria, and two thirds did (281).

All sites were within 30 minutes of a GP, primary school, secondary school and area of employment. Only state schools were included in the analysis. It should be noted that Tiffin Girls School is a selective school, and both it and Waldegrave School are for girls only. In the case of the Twickenham residential sites (See Table 29 below), Orleans Park School is only marginally further away than Waldegrave School which is a mixed sex school. All were within 30 minutes of a town centre. Clearly 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. Only one site (Christ's School, Richmond) was a considerable travel time away.

Table 28: ODPM indicator 3b

			GP		hospital		major area of employment		primary school		secondary school		major retail centre		
appn ref	site address	postcode	address	time	address	time	SOA identifier	time	address	time	address	time	name of centre	time	meets indicator
01/0620	Barnes Police Station, Lonsdale Road, Barnes	SW13 9PY	Essex House Surgery	<30	Queen Marys SW15 9PN	<30	E01003799 (Kitson Road)	<30	St Osmund's Catholic School	<30	Shene International School	<30	Barnes - part of centre	<30	Y
02/1651	Land adj Edwin Stray House, Glebe Way, Feltham	TW13 6HN	192 Twickenham Rd (TW13 6HD)	<30	Teddington Memorial (TW110JL)	30+	E01003829 (j Sainsbury)	<30	Heathfield School (TW2 6EN)	c.30	Whitton School (TW2 6JW)	<30	Whitton or Hampton Hill	<30	N
02/2335	275 Hanworth Road, Hampton	TW12 3EF	192 Twickenham Rd (TW13 6HD)	<30	Teddington Memorial (TW110JL)	30+	within SOA E01003829	n/a	Buckingham Primary School TW12 3LT	<30	Hampton Community College TW12 3HB	<30	Hampton Hill	c30	N
02/1156	337-343 Hanworth Road, Hampton	TW12 3EJ	192 Twickenham Rd (TW13 6HD)	c.30	Teddington Memorial (TW110JL)	30+	E01003829 (j Sainsbury)	<30	Buckingham Primary School TW12 3LT	<30	Hampton Community College	<30	Hampton Hill	c30	N
02/2692	30 Latchmere Lane, Kingston upon Thames	KT2 5PD	192 Tudor Drive (KT2 5QH)	<30	Cassell Hospital, Ham Common TW10 7JF	<30	within SOA E01003817	n/a	Latchmere Rd school KT2 5TT	<30	Tiffin Girls*1 KT2 5PL	<30	Kingston (KT1 1)	c30	Y
04/0291	Redknap House, Ham	TW10 7LE	Ashburnham Rd, TW10 7NF	<30	Cassell Hospital, Ham Common TW10 7JF	<30	E01003819 (Grey Court)	<30	Meadlands School TW10 7TS	<30	Grey Court School TW10 THN	<30	Richmond	c30	Y
04/0449	40-42 Holly Bush Lane, Hampton	TW12 2QS	Priory Rd, TW12 2PA	<30	Teddington Memorial (TW110JL)	<30	E01003827 (Hampton Village)	<30	Hampton Junior TW12 2LA	<30	Hampton Community College TW12 3HB	<30	Hampton Village	<30	Y
02/2019	Normansfield Hospital	TW11 9PR	Upper Teddington Rd, KT1 4DL	<30	Teddington Memorial (TW110JL)	c 30	E01003834	<30	Hampton Wick Infants TW11 9RP	<30	Teddington School T11 9PJ	<30	Teddington	<30	Y
99/2065	9 Old Bridge Street, (Harcros), Hampton Wick	KT1 4BU	Upper Teddington Rd, KT1 4DL	<30	Kingston Hospital KT2 7QB	30+	within E01003834	n/a	St John the Baptist KT1 4HQ	<30	Tiffin School, KT2 6RL	<30	Teddington	<30	N
01/2844	Land adj to Station Platform, Station Road, Hampton	TW12 2BL	Priory Rd, TW12 2PA	<30	Teddington Memorial (TW110JL)	c.30	within E01003827	n/a	Hampton Junior TW12 2LA	<30	Hampton Community College TW12 3HB	<30	Hampton Village	<30	Y
02/3746	Open land and Rowing Club car park, Townmead Rd, Kew	TW9 4ET	High Park Road, TW9 4BH	<30	West Middlesex nearest in this HA	30+	within E01003850	n/a	Kew Riverside Primary School (school directly opposite)	<30	Chiswick Community School W4 3UN	c30	East Sheen/ Richmond	c.30	N
02/3384	162-164 Heath Road, Twickenham	TW1 4BN	The Green, TW2 5TU	<30	Teddington Memorial (TW110JL)	<30	within E01003882	n/a	Archdeacon Cambridge, The Green TW2 5TU	<30	Waldegrave Girls School (TW2 5LH)	<30	Twickenham (in town centre)	<30	Y
03/2349	Christs School, West Queens Rd, Richmond	TW10 6HS	Sheen Road, TW9 1UU	<30	West Middlesex TW7 6AF	1hr+	E01003874 (Ambulance Station, Princes Rd)	<30	Marshgate Primary School TW10 6HY (adjacent)	<30	Christs School (opposite)	<30	Richmond (Red Lion Street)	<30	N
04/0715	1-15 Crane Mead Court, Whitton Road	TW1 1BL	Acorn Practice, Twickenham , TW1 4EA	<30	West Middlesex TW7 6AF	c.30	within E01003870	n/a	St Marys, Amyand Park Road, TW1 3HE	<30	Orleans Park School, TW1 3BB	<30	Twickenham	<30	Y
03/1546	Cherry Tree PH, 59 Staines Road, Twickenham	TW2 5BE	The Green, TW2 5TU	<30	Teddington Memorial (TW110JL)	>30	within E01003898	n/a	Trafalgar Junior TW2 5EG	<30	Waldegrave Girls School (TW2 5LH)	<30	Twickenham	<30	Y

*1 – Tiffin Girls School is a selective state school. Both Tiffin Girls & Waldegrave School are for girls only.

Indicator 16 : percentage of footpaths easy to use

UDP Objective: – to support development conducive to the reduction of travel by private car coincident with the provision of a range of viable alternative modes of passenger transport.
SA objective: Minimise congestion and pollution by reducing the need to travel, encourage alternatives to the car and making best use of existing transport infrastructure.
target: BVPI target – 100%
Indicator: The percentage of total length of footpaths and other rights of way which were easy to use by members of the public.
Type of indicator: significant effects (Sustainability Appraisal)/ contextual
purpose: to improve facilities for pedestrians
data source: London Borough of Richmond upon Thames Best Value Performance Plan 2005-6 (June 2005)
indicator family: BVPI 178, Sustainability Appraisal, 03/04 AMR indicator

progress towards target:



target fully met

Table 29: BVPI indicator 178 (footpaths easy to use): Comparison with selected neighbouring boroughs

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

LBRuT 04/05 target:
100%

source: Best Value Performance Plans (or equivalent title)

This target was fully met in 2004/5, as it was in the previous monitoring year, 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: reduction in accidents and casualties

UDP Objective: to improve safety of all users of the transport system
SA objective: to create and maintain safer, more secure and more cohesive communities.
target: Sustainability Appraisal – no target currently identified. New regional targets unavailable at time of print.
Indicator: number of pedestrians killed or seriously injured in road accidents
Type of indicator: significant effects (Sustainability Appraisal) / contextual
purpose: to improve facilities for pedestrians
data source: London Borough of Richmond upon Thames Best Value Performance Plan 2005-6 (June 2005)
indicator family: BVPI 99 a, Sustainability Appraisal, 03/04 AMR indicator

progress towards target:



The Council is generally on course to meet current targets

Table 30: Casualty data 2000-2007 (BVPI 99)

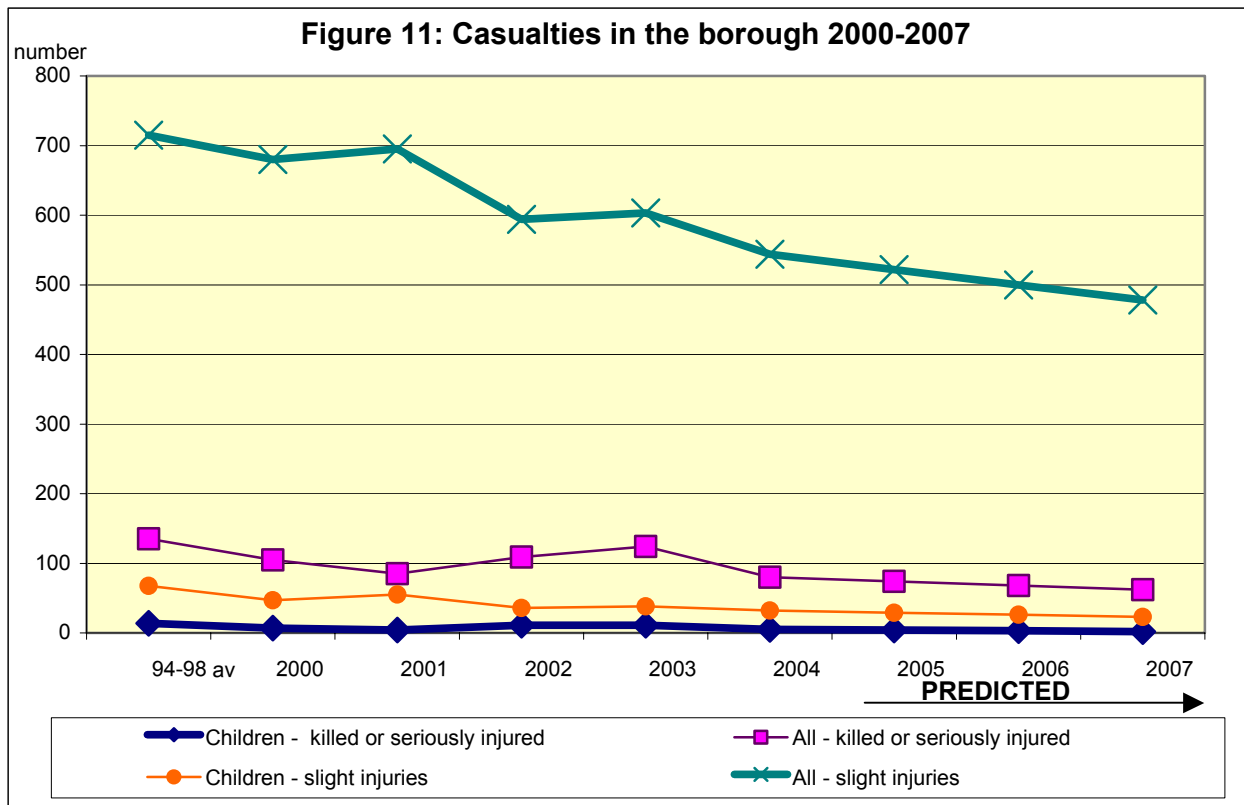
		Children - killed or seriously injured	All - killed or seriously injured	Children - slight injuries	All - slight injuries
Year	94-98 Average	14	135	67.8	715
2000	number of casualties	7	105	47	680
	%age Change From Previous Year	-0.42	-0.09	-0.02	0.11
	%age Change From 94-98 Average	-0.50	-0.22	-0.31	-0.05
2001	number of casualties	4	85	55	695
	%age Change From Previous Year	-0.43	-0.19	0.17	0.02
	%age Change From 94-98 Average	-0.71	-0.37	-0.19	-0.03
2002	number of casualties	11	109	36	594
	%age Change From Previous Year	1.75	0.28	-0.35	-0.15
	%age Change From 94-98 Average	-0.21	-0.19	-0.47	-0.17
2003	number of casualties	11	124	38	603
	%age Change From Previous Year	0	0.14	0.06	0.02
	%age Change From 94-98 Average	-0.21	-0.08	-0.44	-0.16
2004	number of casualties	5	80	32	544
	%age Change From Previous Year	-0.55	-0.35	-0.16	-0.1
	%age Change From 94-98 Average	-0.64	-0.41	-0.53	-0.24
2005 (predicted)	number of casualties	4	74	29	522
	%age Change From Previous Year	-0.2	-0.08	-0.09	-0.04
	%age Change From 94-98 Average	-0.71	-0.45	-0.57	-0.27
2006 (predicted)	number of casualties	3	68	26	500
	%age Change From Previous Year	-0.25	-0.08	-0.1	-0.04
	%age Change From 94-98 Average	-0.79	-0.5	-0.62	-0.3
2007 (predicted)	number of casualties	2	62	23	478
	%age Change From Previous Year	-0.33	-0.09	-0.12	-0.04
	%age Change From 94-98 Average	-0.86	-0.54	-0.66	-0.33

source: LBRuT monitoring

The casualty data indicator is different from the previous monitoring report reflecting a change to the BVPI indicator. However, the number of casualties in all categories has fallen since the 2003/4 financial year. This downward trend is predicted to continue.

In setting the targets for London, the Mayor adopted the national targets (**40% reduction to all persons killed or seriously injured (KSI), 50% reduction to children KSI and 10% reduction to all persons slightly injured**) and set additional targets of reducing killed or seriously injured (KSI) casualties to pedestrians, cyclists and powered two wheeler riders by 40%. The London Borough of Richmond upon Thames is generally on course to meet the targets set for 2010 and for All KSI, child KSI and Cycle KSI casualties together with All slight casualties, has already met the targets.

However it should be noted that the Mayor has recently announced proposals to further increase the percentage reductions to be achieved by 2010 in London, to exceed the national targets. The borough is hence awaiting formal notification of the new percentages, before reviewing its performance against the new targets.



Indicator 18 : Vehicle flows by mode
UDP Objective: – to support development conducive to the reduction of travel by private car coincident with the provision of a range of viable alternative modes of passenger transport.
SA objective: Minimise congestion and pollution by reducing the need to travel, encourage alternatives to the car and making best use of existing transport infrastructure.
target – GLA Transport Strategy Implementation Target – Borough are to achieve between 2001 and 2011 a reduction in growth in Outer London of a third, with the aim of achieving zero growth in Outer London Town Centres.
Indicator: Vehicle flows by mode.
Type of indicator: significant effects (Sustainability Appraisal)
purpose: assess change in different modes of transport
data source: LBRuT monitoring, Sustainability Appraisal: Environmental Report of Draft LIP 2005
indicator family: [BVPI 102, GLA KPI 13, LSDC 16, SA]

progress towards target: Data provided do not allow progress to be monitored in terms of the GLA target, although it would appear from the data that there is a marginal reduction in motor vehicle flows over the time periods in question.

Table 31: Changes in Vehicle Flows Across Screenlines 1994/5 to 2002/03

Screenline ¹	Time	Total motor vehicle flows	cycles	motorcycles	cars	HGV	buses
Screenline A (change between 1995-2003)	AM peak	-16.3	-9.9	42.9	-17.2	-25.8	2.3
	Midday	11.1	-25.0	57.9	10.7	52.1	-11.1
	PM peak	-4.6	11.8	84.5	-6.1	30.8	-4.6
Screenline B (change between 1995-2001)	AM peak	21.7	-10.7	85.1	19.5	23.3	17.1
	Midday	-22.6	-65.0	-12.2	-22.9	-26.8	2.4
	PM peak	-23.7	-24.2	1.4	-24.5	11.8	-34.0
Screenline C (change between 1991-2004)	AM peak	-5.0	87.8	163.5	-16.3	136	88.7
	Midday	-10.4	20	-5.6	-15.3	67.3	61.7
	PM peak	-2.5	8.9	64.3	-6.7	-42.3	75
Average across screenlines 05/95 to 02/03	AM peak	-1.1	19.6	90.9	-5.5	27.5	41.2
	Midday	-8.9	-20.3	2.9	-10.4	13.7	18.8
	PM peak	-11.1	1.2	37.5	-13.1	1.2	11.7

source: LBRuT/ Mouchel Parkman, Strategic Environmental Assessment: Environmental Report of Draft LIP 2005. © Mouchel Parkman.

Note:

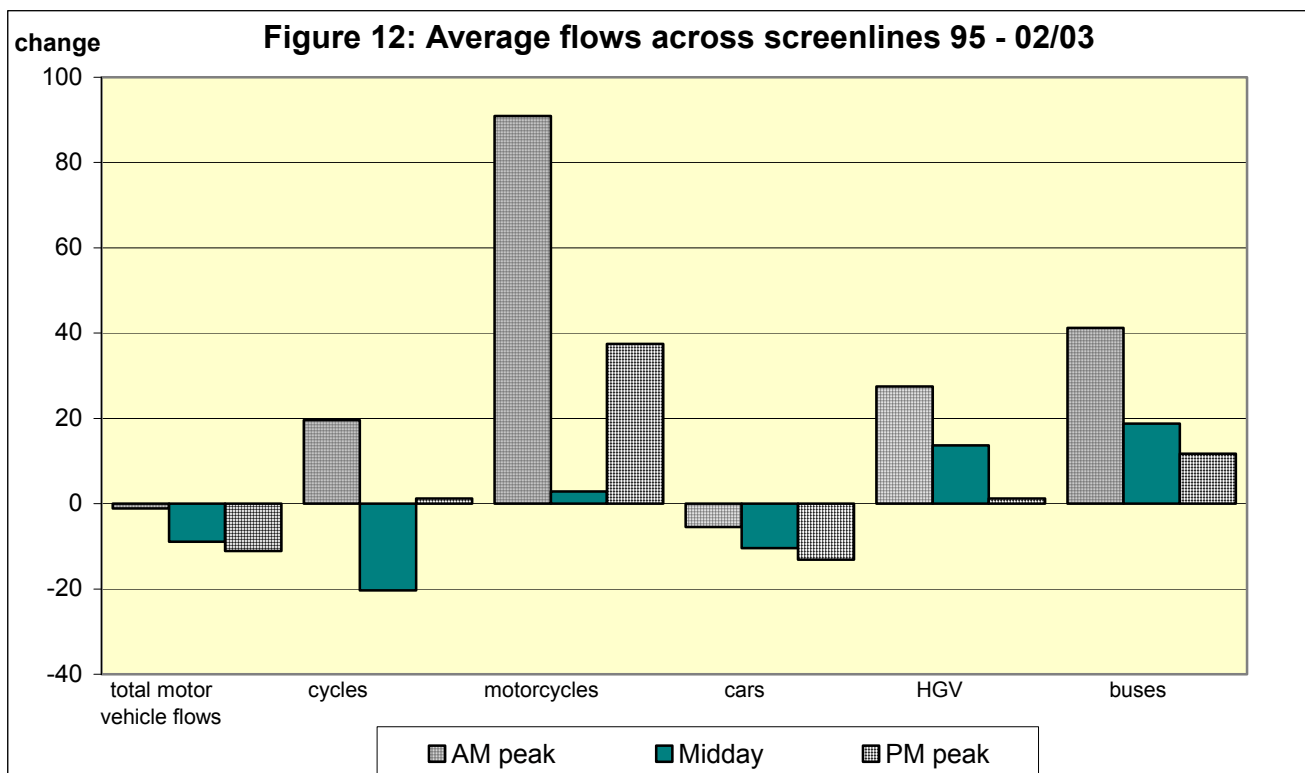
Screenline A: vehicle flows at the intersection of Hampton Hill, Park Road and Hampton Road

Screenline B: vehicle flows at the intersection of Rocks Lane and Mill Hill Road

Screenline C: vehicle flows at the intersection of Richmond Road and St Margarets

The data provided are more to illustrate change in flows over a long period of time rather than change on an annual basis, but represent the best data available at present.

Table 32 sets out the changes in flows at 3 screenlines in the borough for three periods during the day – am peak, midday off-peak and pm peak. Data are for a one-hour period. The figures shown are the change between the years indicated in the table. The data suggest that for the 3 screenlines in question flows of cars are decreasing (albeit marginally), whereas other forms of transport are increasing. However, this information should be treated as a snapshot. The percentage of households with access to a car has increased significantly between the 1991 and 2001 Censuses.



source: LBRuT/ Mouchel Parkman, Strategic Environmental Assessment: Environmental Report of Draft LIP 2005. © Mouchel Parkman.

It should be noted that data from the Department of Transport's National Road Traffic Survey which estimates traffic flows for all motor vehicles shows a year on year increase in flows between 1993 & 2002 for the borough.

Analysis of 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.

Table 32: Transport policies cited in appeal decisions 04-05

1996 UDP policy (First Review adopted Plan 05 in brackets)	Cited in appeals
TRN23 (TRN2) Transport and New Developments	15
TRN22 (TRN4) Parking Standards	10
TRN17 (TRN24) Station parking	1
TRN4 (TRN19) Highway Improvement and safety guidelines	1

source: LBRuT monitoring

Parking policies were regularly cited in appeals. Policy TRN23 (TRN4) was an issue raised in 6 dismissed appeals. Policy TRN22 was cited 10 times in appeal decisions. Table 33 summarises Inspector's comments relating to parking in new developments. In the majority of cases the inspectors cited national policies and sustainable development and concluded that overflow parking would not have a significant effect on highway safety or amenity.

The SPG Design Guidelines for Parking in Front Gardens was cited 6 times by inspectors, and in all but one instance was given substantial weight. In application 03/2488 the SPG was given limited weight, as the inspector had no evidence of the status of the document.

Table 33: Transport Appeal Decisions

Address	Inspectors Comments
Land to the side of 2 Gordon Avenue, East Sheen, SW14 8DZ	The Inspector found that the parking provision 'policy does not refer to a lower limit, and that provision of fewer spaces than the maximum is encouraged provided there would be no adverse effects upon amenity, roads safety or emergency access.' The inspector concluded that the proposal would accord with government advice on transport and sustainable development.
The Royal Oak Public House, 170-172 High Street, Teddington	The inspector commented that PPG13 indicates that developers should not be required to provide more parking than they wish other than in exceptional circumstances such as highway safety. The inspector concluded that the proposal would not have significant effect on highway safety and parking.
1 Trowlock Avenue, Teddington	On parking the inspector concluded that the 'failure to provide any off-street parking means that the proposal would have an adverse impact on the safety and convenience of users of adjacent highways. In conflict with the objectives of adopted policies.
Land at Vincam Close,	The inspector had no objection to the amount of parking proposed, but did conclude that the proposal would have an adverse impact on the safety and convenience of users of Vincam Close.
Land to the rear 94 Sheen Road, Richmond, TW9 1UF	The Inspector considered the site to be in a location where development without the provision of parking spaces would be acceptable, however concluded that the proposal would have an adverse affect on highway safety, contrary to policy.
Land rear of 576 & 578 Hanworth Road, Whitton, Twickenham TW4 5LH	The proposed development would exceed the level of parking required under policy TRN4. The Inspector concluded that the proposal would 'result in an unacceptable level of car parking, in conflict with the requirements of policy'.

Use of policies

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 does not necessarily mean that it is no longer required.

Table 34: Use of transport policies

Review Draft policy no. & description	use in 2004/5	
TRN 04	Car and bicycle parking standards	93
TRN 02	Transport and new developments	58
TRN 06	Retention of off-street parking	10
TRN 12	Cycling	10
TRN 03	Travel plans	5
TRN 09	Pedestrian routes and security	4
TRN 23	Off-street parking	4
TRN 13	Public transport improvements	3
TRN 05	Car free/ limited car developments	2
TRN 11	Public rights of way	2
TRN 18	Traffic congestion	2
TRN 01	Location of development	1
TRN 07	Traffic management and road safety	1
TRN 08	Pedestrian safety	1
TRN 16	Coaches	1
TRN 17	Road hierarchy	1
TRN 19	Highway improvement and safeguarding lines	1
TRN 22	On-street parking	1
TRN 27	Heavy lorries - traffic management/parking	1

No other policies in this Chapter were cited.

source: LBRUT decisions analysis monitoring system.

Summary

Transport policies, especially parking policies, are heavily used in determining planning applications. Although, more data on transport is included in this AMR than previously, it is recognised that there is still scope to improve on the monitoring of transport policies. However, most indicators suggest that policies are working effectively in terms of their contribution towards implementing the Council's transport strategy.

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
UDP Objective To monitor progress towards housing allocations as part of ODPM monitoring, London Plan monitoring, and UDP First Review target. SA objective: is to provide new housing opportunities.
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 encourage exceedance of completion targets.
Indicator: number of additional dwelling units completed.
Type of indicator: output indicator, ODPM Core output indicator, significant effects (Sustainability Appraisal).
Purpose: To supply information to ODPM and GLA for monitoring progress towards housing allocations
Data source: LBRuT Decisions Analysis system and annual completions survey.
indicator family ODPM core output indicator 2a-d , GLA KPI 4, SA, 03/04 AMR indicator 16
Summary of key First Review Adopted Policies: UDP First Review STG6 Housing, STG 14 Monitoring and Review, and HSG 1 Overall amount of housing.

progress towards target:



Data suggest that the 1997-2016 target will be met. The annual net dwelling requirement was exceeded in the financial year 2004/5.

Table 35: Housing completions in the borough 1997/8 to 2004/5

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
Total 1997-2002 (5 yrs)	1822
Average 1997-2002	364
Total 2003-2005 (3 yrs)	1147
Average 2002-2005	382

Source: LBRuT Decisions Analysis System: completions
Notes

Figures are for net gains on site.

The 1997/8 figure is unusually low. This may reflect reality, but could also be due to a change in computer systems.

Totals for 1999/00 and 2004/5 are unusually high because of completions on large sites (321 in Barnes in 1999 and 188 at Langdon Park in 2004)

Indicator 19 : Net additional dwellings over previous years.

It can be seen from the above table that the Borough remains on course to achieve the London Plan target of 5360 units 1997-2016. The most recent London-wide Housing Capacity Study, the subject of a report and a proposed London Plan alteration in 2005, puts 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.

The level of outstanding permissions as at 1st April 2005 would be of the order of 1700 units net. Known large sites expected to be completed by Dec 2016 but not permitted by 1st April 2005 are likely to result in approx.1000 units.

Indicator 20: net additional dwellings for the current year

582 units were completed in 2004/05. 72% of this unusually high total was accounted for by fifteen large sites (i.e. sites of 10 units gross or more). They included Langdon Park, Teddington (188) and Old Bridge Street, Hampton Wick (58).

Indicator 21: annual net additional dwelling requirement

The annual net additional dwelling requirement of 270 units p.a. set by the London Plan was exceeded in 2004/05.

Housing Trajectory as at 1st April 2005 (Indicator 22)

Note: the structure of the trajectory given below is comparable with that provided in the 2004 Annual Monitoring Report. The same data are set out in Appendix 2 to this document as per the list in 'Local Development Framework Core Output Indicators' published by ODPM in Oct 2005.

In assessing progress towards housing allocation figures, two figures for housing provision need to be borne in mind:

Firstly, the housing provision figure in RPG 3 (1996) and Policy HSG 1 in the UDP Review adopted 1st March 2005 is **4550** additional units Jan 1992 - Dec 2006 (15 years). This was superseded by the London Plan in February 2004.

Secondly, the figure in the London Plan for the 20-year period between 1st Jan 1997 and 31st Dec 2016 is **5360**. This includes an allowance of 500 for 'unconventional capacity' (e.g. bedspaces in hostels and residential homes) identified in the London Housing Capacity Study. This figure is recognised in UDP Review Policies STG6 and HSG1. It provides for an average of 270 units p.a..

Progress towards these figures as at 1st April 2005 was as follows:

1. Completions 1 Jan 1992 - 31 Dec 1996 (5 years)	1512
2. Completions 1 Jan 1997 - 31 Mar 2005 (8¼ years)	2947
3. Permissions outstanding at 1 April 2005	2015
4. UDP proposals and other large sites which might be developed for housing by Dec 2016 but which did not have planning permission by 1 April 2005	approx. 1010

Analysis/Summary

Items 1) and 2), which total 4459, together with Item 3) show that the allocation of 4550 units 1992 - 2006 is likely to be met.

Items 2) to 4) above show progress towards the London Plan figure of 5360 between 1997 and 2016. They total 5972. However, there is no guarantee that all sites included in Items 3) and 4) will be developed for housing.

As can be seen from the Indicator on housing completions, the average additional units per financial year for the eight years between 1 April 1997 and 31 March 2005 was 371 p.a.

The net additional figure for 2004/05 was 582 units.

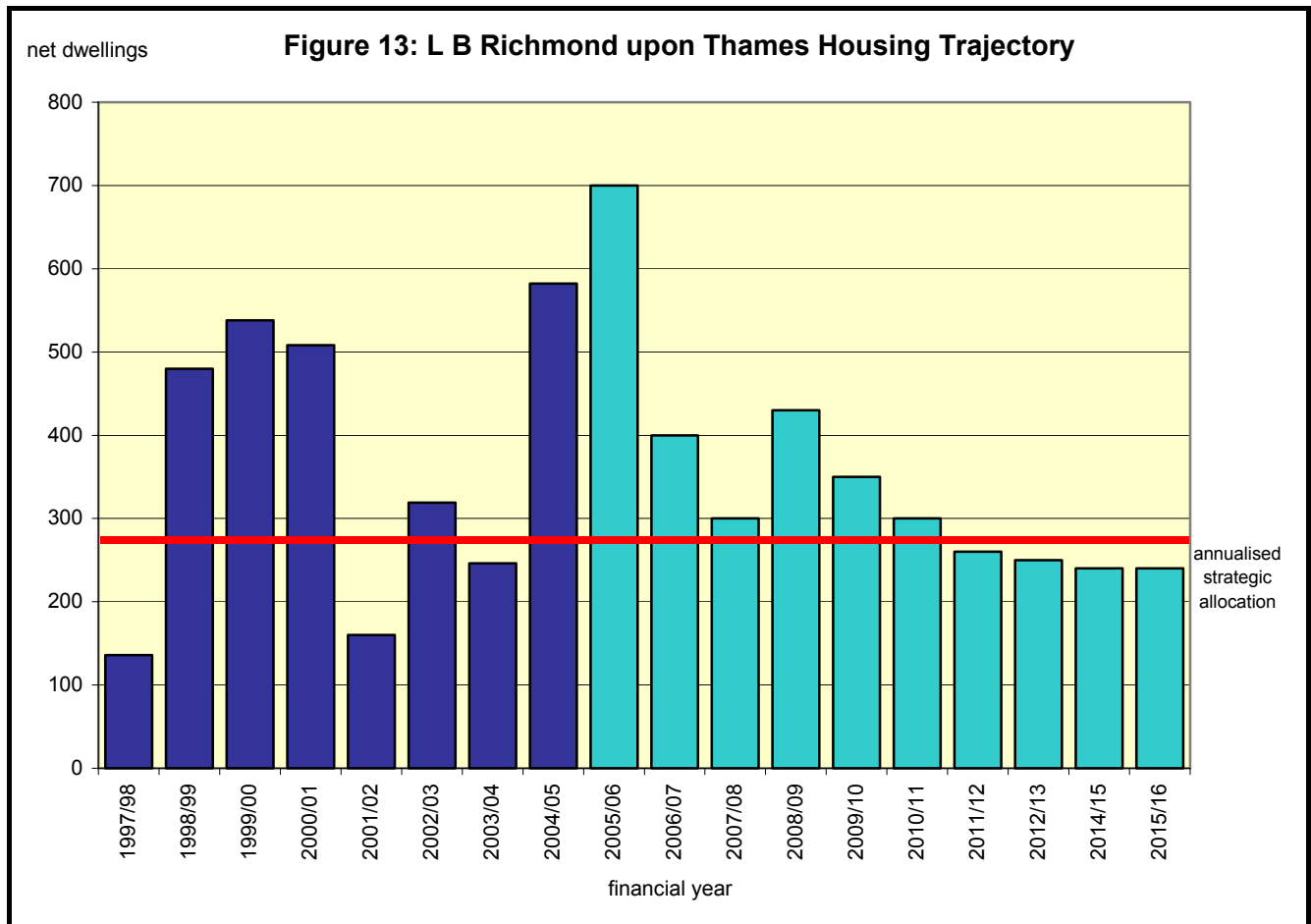
Both these figures exceed the annual average of 270 units p.a. required by the allocations.

So far, 2947 units have contributed towards the housing allocation of 5360 units between 1997 and 2016. This averages out at about 90 units p.a. in excess of the required average of 270 units a year, and demonstrates that the Borough is on course to meet its target. In theory, 2413 units more are needed (an average of 205 a year for the remaining 11.75 years until the end of 2016).

Outstanding planning permissions at 1st April 2005 for 2015 units include several large sites such as: Mill Farm (75), Kew Riverside (192), the former Kew Treatment Works (536), and Richmond Lock (171).

The results of the London-wide Housing Capacity Study, conducted by the GLA, were published in October 2005. They show a housing allocation figure for LB Richmond upon Thames of 2,700 for the ten-year period 2007/08 to 2016/17. This provides for an average of 270 additional units p.a., the same as in the current housing allocation. It would therefore seem that the Borough is on course to meet this allocation, should it be incorporated in the London Plan Alterations expected to be adopted in February 2007.

The guidance on housing trajectories in the ODPM's LDF Core Output Indicators, published Oct 2005, asks for the annual average number of net additional dwellings needed to meet overall housing requirements (para 2a (v)). However, regional guidance expects the housing allocations to be exceeded where possible (London Plan Policy 3A.2). Future levels of house-building are therefore not expected to be limited to the housing provision target, which is regarded as a minimum.



Indicator 23: Percentage of new and converted dwellings on previously developed land
UDP Objective: ODPM Core Output indicator (PPG 3 paras 54 and 77). GLAKPI 1. SA Objective: to make best use of previously developed land.
Target: plan target - 95% of new housing to be built on previously developed land, in furtherance of Policy STG 3. BVPI
Indicator: number of new and converted dwellings on previously developed land, as percentage of all new and converted dwellings.
Type of indicator: output indicator, significant effects (Sustainability Appraisal), BVPI
Purpose: to make best use of previously developed land before building on undeveloped land.
data source: LBRuT Decisions Analysis System. Residential completions for 2004/05 financial year.
indicator family BVPI 106. ODPM Core Output indicator 2b. GLA KPI 1. 03/04 AMR indicator 17. Sustainability Appraisal.
Summary of key First Review Adopted Policy/ies: Policy STG 14 states that 95% of new housing should be built on previously developed land, in furtherance of Policy STG 3.

progress towards target:



target fully met

ODPM'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 2004/05, 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 24: Percentage of new homes completed at various densities
UDP Objective: National guidance (PPG 3) and regional guidance (London Plan) requires that the most efficient use is made of land, which implies increasing densities on new development.
Target: PPG 3 (March 2000) para 58 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. SA seeks the most efficient use of land.
Indicator: new dwellings (gross) completed in each of the three 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)
Type of indicator: output, significant effects (Sustainability Appraisal)
purpose: ODPM Core Output Indicator
data source: LBRuT Decisions Analysis System. Residential completions for financial year 2004/05.
indicator family ODPM Core Output Indicator 2c , Sustainability Appraisal

Data on every site are not available. Since April 2004, information on densities has been entered on the London Development Database monitoring system, which is conducted by the Mayor. However, there have been difficulties in retrieving this data, and there are problems with densities on mixed use sites.

For the purposes of this AMR, densities have been calculated for the 15 large sites (of 10 or more units gross) completed during 2004/05. They provided 422 (72%) of the 582 units completed in 2004/05, and are set out in the table below.

All but one of the 15 sites were completed in excess of the 30 dwellings per ha promoted in PPG 3. The one exception was an elongated, Council-owned site at Glebe Way, which was developed entirely for affordable housing to provide much-needed larger 2- and 3-bedroomed houses and a bungalow to wheelchair standards.

Most (10) of the 15 sites exceeded 50 dwellings per ha.

Table 36: Densities of large sites (of 10+ units gross) completed during 2004/05

Site	No. units gross	No. units net	Site area ha	dwellings per hectare			Actual Density
				Under 30	30 - 50	Over 50	
Barnes Police Station, Lonsdale Rd	31	31	0.3066			Y	101
adj Edwin Stray Ho, Glebe Way	10	10	0.341	Y			29.3
275 Hanworth Rd, Hampton	10	9	0.1186			Y	84
337-343 Hanworth Rd, Hampton	12	10	0.1887			Y	64
Latchmere Lane, Kingston	24	22	0.66		Y		36
Redknap House, Ham	36	- 5	0.5291			Y	68
40-42 Holly Bush La, Hampton	14	12	0.1584			Y	88
Langdon Park, Hampton Wick	188	187	6.1		Y		31
Old Bridge St, Hampton Wick	58	58	0.6712			Y	86
adj Station, Hampton	10	10	0.06			Y	167
Townmead Rd, Kew	14	14	0.425		Y		33
162-164 Heath Rd, Twickenham	11	7	0.0291			Y	378
Christs School, Richmond	40	40	0.8822		Y		45
Crane Mead Court, Whitton Rd	19	4	0.1951			Y	97
Cherry Tree Pub, Staines Rd	14	13	0.1619			Y	86

source: LBRuT decisions analysis system

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. houses, flats) and proximity to public transport.

It is debatable whether the indicator is a sound one for sites involving few units, where factors other than density may take priority, or 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.

Indicator 25: Affordable housing
Objective/ SA objective: UDP First Review and SA - to provide affordable housing in the Borough in order to meet local needs.
target (plan target) - that over the Plan period 40% of all new housing units will be permanent affordable housing.
Indicator: 40% of all new housing units will be permanent affordable housing
Type of indicator: Core output indicator, UDP output indicator, SA significant effects indicator.
Purpose: to provide affordable housing in the Borough
data source: LBRuT Decisions Analysis System. Completions for 2004/05.
indicator family: ODPM Core Output Indicator 2d , 03/04 AMR indicator, Sustainability Appraisal, GLAKPI 5
Summary of key First Review Adopted Policy/ies: STG 6 Housing, STG 14 Monitoring and review, and HSG 6 Affordable Housing. 40% of all new housing units over the Plan period should be permanent affordable housing.

progress towards target:



target not met

Table 37: Affordable housing completed in financial year 2004/05

Site	Total units on site (gross)	Affordable housing units on site	Social rent	Intermediate (s.o./inter rent)	Notes
Barnes Police Station, Lonsdale Rd	31	12 (39%)	12		private site
adj. Edwin Stray House, Glebe Way	10	10 (100%)	10		local authority site
adj. 44 Ross Rd, Twickenham	6	6 (100%)	6		local authority site
275 Hanworth Rd, Hampton	10	10 (100%)	2	8 s.o.	RSL* site
30 Latchmere Lane, Kingston	24	10 (42%)		10 s.o.	private site
Redknap House, Ham	36	-5		-5	RSL refurbish
ex Harcross, Old Bridge St, Hampton Wick	58	15 (26%)		15 s.o.	private site
Langdon Park, Kingston Rd, Teddington	188	68 (36%)	68		private site
Christ's School West, Queens Rd, Richmond	40	14 (35%)	9	5 s.o.	PFI* site
Totals	403 (on sites above)	140	107	33	
Total housing completed 2004/05	582	(24% of 582)	(76% of 140)	(24% of 140)	

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

Table 38: Affordable Housing Completions by calendar year 1992 – 2004

	Total completions	Affordable housing units*		Total affordable	Affordable as % of total completions
		Private sector sites*	LA/RSL owned sites		
1992	360	44	69	113	31%
1993	204	64	13	77	38%
1994	257	26 (6)	49	75	29%
1995	387	29 (18)	76	105	27%
1996	304	21 (15)	15	36	12%
Total 1992-6	1512	184	222	406	27%
1997	90	5 (3)	- 5	0	0%
1998	479	61 (42)	31	92	19%
1999	552	13	1	14	3%
2000	475	67 (32)	16 + 3 RSL site	86	18%
2001	162	14	5	19	12%
Total 1997-01	1758	160	51	211	12%
2002	349	41 (2)	7	48	14%
2003	209	31	9	40	19%
2004	535	105	40	145	27%

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.

Some units partly funded from the Affordable Housing Fund (e.g. 5 in 1997, 23 in 1998, 9 in 2002)

Looking at the table for calendar years, which present the time series data, it can be seen that in 2004, 145 units of affordable housing were completed. 114 units of these were on 6 sites above the threshold in policy. The threshold stood at 'capable of 15 units' until it was changed by Ministerial Direction on 18th November

2004 to 'capable of 10 units', confirming the Council's original preference. This was applied to planning applications submitted after this date, and would not have affected housing completed during 2004.

Of the completed units, 40 were on sites owned by the Council or a Registered Social Landlord, and 105 were on private sector sites.

The proportions of social rented and intermediate housing completed in 2004/05 were 76% and 24% respectively, which is close to those sought through UDP policy and supplementary planning guidance on affordable housing. ('Intermediate housing' includes housing for shared ownership and housing let at rent levels which are above Housing Corporation benchmark rents, but well below market levels, both forms of tenure provided and managed by a Registered Social Landlord).

Affordable housing made up 27% of the 535 units of additional housing built during the year. While an improvement on the previous year's proportion of 19%, it still fell short of the target of 40%.

Some of the reasons for the target not being achieved are:

1. There were four sites (providing 50 units) on which affordable housing could have been sought, had the threshold been ten units, as it is now.
2. There were two sites on which the proportion of affordable housing was lower than it might otherwise have been. One site in Hampton Wick was completed with 26% affordable housing because this was the appropriate percentage when permission was granted. The other was a site in Richmond where 35% affordable housing was allowed because the residential part of the scheme was an enabling development as part of a PFI package to redevelop a school.

Looking ahead, the percentage may not improve for a couple of years. There are large sites still to be completed where the proportion of affordable housing was approved at 25% (Kew Riverside and part of the former treatment works at Kew). The lower affordable housing threshold will not have much impact until schemes permitted after November 2004 have been completed, and a number of planning applications in the last year have been submitted for nine units.

This Policy will need to be revised as part of the LDF process. Consideration will be given to the following:

- revising threshold downwards
- adopting a different target overall from the target for individual sites
- the London Plan target of 50% affordable housing.

Indicator 26: Homes (in schemes of 10 or more units) built to wheelchair housing standards
UDP Objective: UDP First Review Policy HSG 8 and STG 14. SA objective 12: to facilitate the improved health and wellbeing of the population and of enabling people to stay independent.
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.
Indicator: % of homes built to wheelchair standards on developments of 10 or more units gross
Type of indicator: UDP output, significant effects (Sustainability Appraisal), London Plan policy 3A.4.
purpose: to meet the need to provide homes for those with mobility problems
data source: LBRuT Decisions Analysis system; completions for financial year 2004/05
indicator family: 03/04 AMR indicator, Sustainability Appraisal
Summary of key First Review Adopted Policies: Policies STG 14 and HSG 8. On developments of 10 or more units, 10% of housing units should be specifically designed for, or capable of easy adaptation to, wheelchair housing.

progress towards target: partial target not fully met

In 2004/05, thirteen sites of ten or more units gross were completed on which wheelchair housing should have been provided. They provided 436 units gross, 423 units net.

5 sites, (of 12 units, 24 units, 10 units, 11 units and 14 units gross), provided no wheelchair housing. Two of these followed appeal decisions.

Provision on a further seven sites complied with policy, with 31 units to wheelchair standards being provided. One site of 58 units had a planning condition that 10% of units should be capable of conversion to wheelchair standards, but no on-site inspection has been conducted to check whether construction was in accordance with the standards in the Council's guidance *Design for Maximum Access*.

The policy does not seem to have been applied on as many sites as it could have been. This is largely a matter of implementation, which will need to improve if the London Plan Policy of 10% housing to wheelchair standards overall (rather than just on larger sites) is to be achieved.

Indicators 27, 28: Percentage of new housing which is small (1-bedroom), and in mixed use areas
UDP Objective/ SA objective: UDP First Review Policy HSG 11 (B) states that the Council will seek at least 25% small units on appropriate sites, and a higher percentage on sites meeting certain criteria. The indicator could also be seen as one contributing to SA objective 2 to make the most efficient use of land.
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.
Indicator: percentage of completed new housing units which are 1-bed, overall and in mixed use areas.
Type of indicator: SA significant effects, output indicator.
purpose: to meet need generated by growth in 1-person households, and to assess whether a mix of housing types is being provided.
data source: LB Richmond upon Thames Decisions Analysis system. Housing completions during the financial year 2004/05.
indicator family: 03/04 AMR Indicator, Sustainability Appraisal
Summary of key First Review Adopted Policy/ies: Policy STG 14 refers to Policy HSG 11 (B) which states that the Council will seek at least 25% small units on appropriate sites, and a higher percentage on sites meeting certain criteria.

progress towards target:

partial

Target achieved for 25% overall, but higher target in mixed use areas not achieved.

Table 39: Percentage of housing completions which were small units, 2004/05

	Completions (gross)	of which, 1-bed	% 1-bed
All housing completions	741	270	36%
located in mixed use areas	169	78	46%
located outside mixed use areas	572	192	34%

source: LBRuT monitoring

Small units as a proportion of all additional housing

The number of additional homes completed in the Borough during 2004/05 totalled 582 net, 741 units gross. Of the 741, 36% (270) were 1-bedroom units. This will include applications involving a change of use, a conversion, or the provision of one or two units. In such cases, it has not always been practicable to require the proportion of 1-bedroom accommodation called for in policy.

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

It is expected that the majority of new and additional housing units will be small and in suitable locations, i.e. in town centres and other areas with high public transport accessibility and with good access to facilities such as shops. For this indicator, Mixed Use Areas are used as a proxy.

In Mixed Use Areas as defined on the UDP First Review Proposals Map, 25 schemes involving residential uses were completed 2004/05. These provided a total of 169 dwellings gross. Of these, 78 were 1-bed units, which is 46% of the total. The proportion is not as high as it should be according to policy. The reasons for this may relate to the situation on individual sites, but it should be noted that:

- In proposals for changes of use or conversions, the configuration of existing premises does not always lend itself to the preferred options for unit sizes. 18 of the 25 schemes were for changes of use or conversion.
- On the two largest schemes in mixed use areas, permitted in 2001 and 2002, the proportions of 1-bed units were low. If these were deducted from the figures for Mixed Use Areas, the total would be 80 and the number of 1-bed units would be 52, or 65%, which conforms better to expectations. It is not known why the percentage was low on these sites, but one of them involved the conversion of a Building of Townscape Merit, a mixture of uses on a constrained site, and one of the earliest examples of 40% affordable housing, for which 2-bed units were a priority.

The target percentages have been achieved outside mixed use areas, but has been less successful in mixed use areas. The policy has been increasingly well supported on appeal, both within mixed use areas and elsewhere. If a policy advocating small units in the private sector is to be continued through the Local Development Framework, greater clarity will be needed, for example in contrasting this approach with the need for larger units in affordable housing.

Analysis of 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.

Table 40: Housing policies cited in appeal decisions 04-05

Policy	Cited in appeals
HSG11 (<i>HSG11</i>) Residential density and mix	25
HSG4 (<i>HSG4</i>) Residential Areas	4
HSG17 (<i>HSG17</i>) Additional residential standards	3
HSG6 (<i>HSG6</i>) Affordable Housing	3
HSG18 (<i>HSG18</i>) Community Facilities	3
HSG1 (<i>HSG1</i>) Overall amount of housing	2
HSG12 (<i>HSG12</i>) Conversions – suitability of property	2
HSG13 (<i>HSG13</i>) Conversions – design considerations	2
HSG7 (<i>HSG7</i>) Mobility Standards	1
HSG8 (<i>HSG8</i>) Wheelchair Standards	1
HSG9 (<i>HSG9</i>) Sheltered Housing	1

source: LBRuT monitoring

34 appeal decisions for residential developments were received, of which 15 were for flatted developments. Overall residential developments were mainly dismissed at appeal on grounds of design, affect on the character and appearance of the area or unneighbourliness. Policy ENV24 was referred as a reason for dismissal 11 times, ENV19 14 times, and ENV10 7 times.

HSG11 was supported by inspectors and referred to as a reason for dismissal in 6 appeals. In application 04/0261 the Inspector supported the full implementation of HSG11, 'The four bedroom units proposed for the appeal site would clearly not meet the small unit requirements of either the adopted or emerging policy. I fail to see any sound reason why some could not be adopted on site.'

HSG17 was used by inspectors to dismiss in two of three appeals that it was referred to and HSG13 was supported in both appeals in which it was used.

Supplementary Planning Guidance for Small Housing sites was referred to in 10 appeals, 7 of which were dismissed.

Use of policies

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.

Table 41: Use of housing policies

Review Draft policy number & description		use in 2004/5
HSG 11	Residential density and mix	75
HSG 12	Conversions - suitability of property	41
HSG 13	Conversions - design considerations	28
HSG 04	Residential Areas	24
HSG 17	Additional residential standards	23
HSG 01	Overall amount of housing	22
HSG 07	Mobility Standards	14
HSG 06	Affordable Housing	12
HSG 05	Residential in Areas of Mixed Use	11
HSG 03	Retention of residential use	8
HSG 02	Existing housing	6
HSG 08	Wheelchair standards	5
HSG 18	Community facilities	5
HSG 14	Non self-contained accommodation	4
HSG 09	Supported housing	3
HSG 10	Hostels and homes	1

No other policies in this Chapter were cited.

source: LBRuT monitoring

Policies not cited at all were HSG 15 Condition of housing stock, HSG 16 Quality of the residential environment and HSG 19 Gypsies and Travellers. Of these, Policy HSG 15 may not be carried through to the Local Development Framework, Policy HSG 16 will be reviewed and possibly combined with another Housing or Environmental policy, and Policy HSG 19 will be reviewed in the light of national guidance, including the forthcoming *Circular Planning for Gypsy and Traveller Caravan Sites*.

Summary

Although the UDP First Review was adopted as recently as March 2005, its preparation had a long history. As a result, the housing policies and the principles underlying them are for the most part well established and recognised. The levels of provision of additional housing have meant that housing allocations in regional guidance have been met and generally exceeded, in line with national and regional policy. The scarcity of land and high land values have been contributory factors in new house-building being on previously developed land and at densities which comply with guidance.

Areas where targets fell short are affordable housing, housing to wheelchair standards, and the percentage of small private sector units in mixed use areas. The reasons for these are complex, but they point towards a need for greater clarity of policy wording and in some cases, stronger implementation. Future policy development will also need to take account of emerging Government guidance, such as the final version of PPS 3 Housing, and the local housing assessment for the Borough, to be undertaken in 2006.

10 Employment & economic activity

Indicators 29- 31: Amount of floorspace developed for employment by type
UDP objective- to foster economic growth that is compatible with the Council's policies on transportation and conservation of the environment and to provide locally accessible employment opportunities.
SA objective: To promote and encourage a buoyant and diverse economy that will provide sustainable economic growth
Target: -
Indicator: Amount of floorspace developed for employment by type
type of indicator: significant effects (Sustainability Appraisal) & contextual
purpose: required as ODPM Core Output indicator
data source: LBRuT Decisions analysis system. Completions for 2004/5 financial year.
indicator family: ODPM Core Output Indicators 1a, 1b and 1c.

Table 42 sets out completions data for the previous financial year, showing net change in employment floorspace. The information below is set out in terms of the ODPM Core Indicator requirements:

- 1a) The amount of floorspace developed for employment (all types) totalled 2,995 sq m of B1 Use Class. Defined in terms of gross internal floorspace it amounts to **2,920.1 sq m¹⁵**. **This figure is entirely comprised of B1a offices.** There were no completions of developments falling with Use Classes B1 (b), B1 (c), B2 and B8.
- 1b) There are no regeneration or employment areas designated in the borough. Therefore, **no floorspace was completed within such areas.**
- 1c) **2,920.1 m2 (100%)** of this B1a floorspace development was completed on previously developed land¹⁶.

Indicator 32: Percentage of employment floorspace located in mixed use areas (See also indicator 43 : Amount of completed retail, office and leisure)
UDP Objective: steer major trip generating development into areas with good public transport access.
SA objective: To promote and encourage a buoyant and diverse economy that will provide sustainable economic growth.
target: (plan) UDP target of 85 % of employment floorspace created in Richmond and District centres (defined by mixed use area boundary).
Indicator: Percentage of employment floorspace located in mixed use areas.
Type of indicator: output
Purpose: to monitor the aim to locate major trip generating activity in mixed use areas.
data source: LBRuT Decisions analysis system. Completions for 2004/5 financial year.
indicator family : ODPM Core Output Indicators 4a, and 4b.
Summary of key First Review Adopted Policies: TRN 1: To require the provision of non-residential development to reduce the need to travel; to require the provision of non-residential development which attracts large numbers of people & high density residential development to be located in existing town centre or areas which are highly accessible by public transport or can be made so. EMP2: To permit business developments (B1 uses) whose scale is compatible with existing or potential public transport accessibility.

progress towards target: X **Progress (52% in mixed use areas) falls well short of the target of 85%)**

Completions data from the Council's decisions analysis system indicates that the amount and percentage of completed gross internal floorspace (m2) of B1a occurring in mixed use areas was (1,552 m2 gross external) 1,513.2 m2 gross internal or 52% of the total employment floorspace (2,995 sq m gross external) 2,920 sq m gross internal of B1a offices completed in the monitoring year. The B1a developed outside the mixed use areas was mainly the result of mixed-use schemes on former B8¹⁷ or sui generis sites.

¹⁵ The difference between gross external and gross internal floorspace is taken to be 2.5%

¹⁶ Using the PPG 3 (2000) Annex C definition.

¹⁷ Including sites which were historically in B8 uses and have subsequently been levelled, and therefore do not appear in Table 43.

Although the target had not been met, the previous monitoring report recognised that the target may have been over-ambitious. The achievement of 52% of employment floorspace located in mixed use areas, represents a satisfactory position, bearing in mind that much of the other gain in floorspace is through the redevelopment of existing employment sites in areas of relatively good public transport. It may be possible to supplement this indicator in subsequent years by recording new employment provision by PTAL (public transport accessibility indices).

In the previous AMR (2004), 68.3% of employment completions were in mixed use areas. Although the percentage is higher, the amount of floorspace is similar to this year (1,576 sq m). However, in 2004/5 there was a total gain of employment floorspace of 897 m², whereas the 2005 monitoring year has seen a significant loss of 7,470 m². Figures are generally so low in the borough, that a small number of large developments can make a significant difference to overall figures and percentages.

Table 42: Change to employment floorspace – completions in financial year 2004/5

applicn ref	Address	loss (m2)	gain (m2)	Site area (ha)	proposed land uses (ha)	located in mixed use area	loss to other use	notes	
		Gross external							
02/ 1245/	2 Claremont Road, Teddington	250 B8	110 B1a	0.137	C3 0.974 B1a 0.396	No	B1a & B8 to B1a and C3 4x units	Redevelopment of site with 4 dwellings and an office.	
03/ 3835/	Elephant House, Victoria Villas, Richmond		1073 B1a	0.1043	C3 0.018 Non res 0.086	No	B1a to B1a on ground floor and C3 x 8 units over 3 storeys	New Mixed use office and residential building	
01/ 0620/	371 Lonsdale Road, Barnes	2,310 B8	128 B1a	0.3066	C3 0.244 Non res 0.062	Yes	Sui Generis (665 sqm) and storage B8 (2,310 sqm) to A1 (221 sqm), B1a (128sqm) and 31 units of C3	Redevelopment of police station and garage workshops for a mixed use scheme of retail, B1 offices and residential	
03/ 1488/	187 Church Road, Teddington.		205 B1a	0.0388	B1a 0.0388	No	Sui Generis (406 sqm) and storage B8 (20 sqm) to B1a (205sqm).	Demolition of existing buildings and erection of 4 x 2 storey offices.	
01/ 3398/	Bembridge House, Archer Mews, Hampton Hill		44 of B1a	0.0157	B1a 0.0157	Yes		Extension to office	
04/ 0225/	6 North Road, Kew	274 B1a		0.0148	C3 0.0274 B1a 0.0105	No	B1a (379 sqm) to B1a (105 sqm) and 5 x units of C3	Change of use from offices to offices at ground floor and 5 x1 bed apartments on 3 floors.	
02/ 2191/	1 North Worpole Way, East Sheen	48 B8	55 B1a	0.0054	B1a 0.0054	No	B8 to B1	Demolition of 48 sqm B8 and erection of small B1 office	
02/ 2776/	8 & 10 Waldeck Road, Mortlake	11 B1a/B8		0.0114	Live/work 0.0114	No	B1a/B8 to live / work	Conversion of 2 existing live/work units and one B1/B8 unit into 2 live/work units	
04/ 0017/	53a George Street, Richmond	106 B1a		0.0095	Language school 0.0095	Yes	B1a to D1	Offices to language school	
03/ 3440/	393 Richmond Road, Twickenham	(79 B1c)	(79 B1a)	0.0693	B1a 0.0693	Yes	B1c to B1a	Change of use of basement to office.	
04/ 1281/	48-50 Sheen Lane, East Sheen	117 B1a		0.0222	D2 0.0117 B1a 0.0105	yes	Change of use from B1a to D2	B1 (222 sqm) to B1 (105 sqm) and D2 fitness centre of (117 sqm)	
03/ 3121/	93 Station Road, Hampton	90 B8	30 of B1a	0.012	C3 0.004 Non res 0.007	yes	B8 to A2 or B1a and 1x unit of C3	Demolition & rear extension for ground floor offices and first floor flat.	
02/ 1952/	17 Watts Lane, Teddington	468 of B1c	(291 of B1a)	0.0579	C3 0.023 Non res 0.034	yes	B1c to residential	B1c (468 sqm) changed to B1a (291 sqm) and 1 unit of C3 (approx 200 sqm).	
99/ 2065/	9 Old Bridge Street, Hampton Wick	6,712 B8	980 B1a	0.6712	C3 0.405 Non res 0.265	yes	B8 to residential and some retail and B1a	Demolition of existing buildings and redevelopment to provide marina, restaurant and wine bar A3 (670 sqm), 58 x residential units C3, offices B1 (980 sqm) and car parking.	
		total			Loss to C3 = 1.7 hectares			Net loss in Borough	7,470 sq m

Indicator 33 : employment floorspace available by type

UDP Objective: To retain existing employment sites and where these are proving to be seriously detrimental to the amenities of surrounding area, to consider appropriate development and/or change of use

SA Objective: To promote and encourage a buoyant and diverse economy that will provide sustainable economic growth

target -

Indicator: 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).

Type of indicator: Output

purpose: ODPM Core Output Indicator 1d

data source: LBRuT Decisions analysis system for financial year 2004/5

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

Please see Appendix 3 for a Guide to the Use Classes Order 2005

The land (in hectares) which is available for employment use is defined by ODPM 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 and the LDF is still in its infancy. Data on planning permissions are provided for developments in employment use for the monitoring year only. Clearly this represents only a fraction of the employment land available in the borough.

Planning permission was granted for 1.38 hectares of employment land in the 2004/5 financial year the majority of which falls within Use Class B1 (offices) (1.3099 ha). 0.0646 ha falls within Use Class B1b (research & development), and a further 0.0051 ha in Use Class B8 (warehousing).

The Council has commissioned consultants to undertake an employment land survey, which is due to be published early in 2006. One of the outcomes of this research will be a more accurate figure of the total stock of employment land in the borough.

The study is likely to advise that the demand for offices and distribution space is high but insufficient space is coming forward to meet demand in terms of Grade A quality offices or an adequate amount and location for distribution space. This suggests that policy to protect appropriate employment land should be strengthened. It is however too early to suggest revisions to policy in advance of the publication of this key part of the evidence base for the LDF.

The Council has recorded floorspace but not site areas for planning permissions prior to 1st April 2004.

Table 43: Planning permissions for employment use granted 2004-05

Address	Existing use	Proposed employment use	other uses	site area (ha)
Glenthams Road, Barnes	B8	B1a	C3	0.0509
Castelnau, Barnes	Sui Generis	B1a		0.0233
28.5 Sheen Lane, East Sheen	B1	B1a	C3	0.0472
48-50 Sheen Lane, East Sheen	B1	B1a	D2b	0.0222
Hampton Road, Teddington	B1	B1a	C3	0.024
High Street, Hampton Hill	B1	B1a		0.0268
Uxbridge Road, Hampton Hill	B1	B1a	C3	0.024
Petersham Road, Richmond	B2	B1a	C3	0.03
Ferrymore, Richmond	Sui Generis	B1a	C3	0.043
High Street, Hampton	B1	B1a	C3	0.009
Oldfield Road, Hampton	B1	B1a	B1c	0.0316
Ripley Road, Hampton	Sui Generis	B1a		0.0225

Address	Existing use	Proposed employment use	other uses	site area (ha)
North Road, Kew	B1	B1a	C3	0.005
Ferry Lane, Kew	B1	B1a		0.2721
2 Lower Mortlake Road, Richmond	A2/B1	B1a		0.0489
76 Lower Mortlake Rd, Richmond	A1	B1a or A2	C3	0.0136
86 Lower Mortlake Rd, Richmond	A1	B1a or A2	C3	0.0218
Colne Road, Twickenham	A1	B1a	C3	0.013
Heath Road, Twickenham	B8	B1a	C3	0.001
37 Sheen Road, Richmond	B1	B1a	C3/D1	0.04
Grosvenor Road, Richmond	D2	B1a		0.0215
Church Terrace, Richmond	C3	B1a		0.0168
Twickenham Stadium, Twickenham	D2/A1/B1/C3	B1a	A1/D1/D2/C3/C1	0.322
Kelvin Avenue, Teddington	B1	B1b		0.0646
Waldegrave Road, Teddington	B1/C3	B1a	C3	0.0082
Elfin Works, Teddington	B1	B1a		0.0315
Teddington Business Park, Station Road	B8	B1a		0.14
Worple Way, Richmond	B8	B8	C3	0.0051
Total employment land available				1.3796

source: LBRuT decisions analysis system

Indicators 34, 35: losses of employment land

UDP Objective: to provide locally accessible employment opportunities.
SA objective: To promote and encourage a buoyant and diverse economy that will provide sustainable economic growth.
Target: -
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).
Type of indicator: output
purpose: required for ODPM Core Output Indicator
data source: LBRuT Decisions analysis system. Completions for 2004/5 financial year.
indicator family ODPM Core Output Indicators 1e and 1f (the latter is also a Sustainability Appraisal indicator)

The Council has recorded floorspace but not site areas for planning permissions prior to April 1st 2004.

Table 44 sets out completions data for the previous financial year, showing losses in employment floorspace. The information below is set out in terms of the ODPM Core Indicator requirements:

ODPM 1e) The amount of floorspace developed for employment totalled 2,995 sq m (gross external floorspace) or 2,920 gross internal floorspace in 04/05.

Table 44: Amount of employment floorspace developed 04-05

Existing use	losses in m2	gross internal m2	gained space m2	gross internal m2
B1a	508	495.3	2995	2920.125
B1b	0		0	0
B1c	547	533.325	0	0
B2	0		0	0
B8	9,410	9174.75	0	0
total	10465	10203.375	2995	2920.125

source: LBRuT decisions analysis system

Losses of employment land in the local authority area amounted to 10,465 sq m (gross external) or 10,203 sq m (gross internal). In terms of floorspace this means that there has been an overall loss amounting to 7,450 m².

Estimates of site areas have been calculated 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 uses (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 2004/05 was:

Table 45: Employment floorspace developed for other uses 04-05

Area (ha)	new land use
1.6954 ha	lost to C3
(0.0221)	A1 included in non-residential part of mixed-use schemes)
(0.067)	A3 included in non-residential part of mixed-use schemes)
0.114	live/work
0.0095	D1
0.0117	D2
1.9197	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.

ODPM 1f) The amount of employment land lost to residential development for the year 2004/05 was 1.7 ha.

The overall shortage of employment land, coupled the continuing demand for employment floorspace and the lack of surplus space within the borough would suggest that the use of a policy strongly restrictive for the change of use of employment land should continue.

Indicator 36: Unemployment rate for the Borough

UDP Objective: To provide locally accessible employment opportunities

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

Indicator: unemployment rate for the Borough for a given month - April

Type of indicator: contextual

purpose: to monitor contribution of policies to provision of employment opportunities (albeit not necessarily for borough residents)

data source: GLA estimates of claimant rates (%) on a monthly basis (See GLA DMAG Briefing 2005/7)

indicator family: 03/04 AMR indicator

Summary of key First Review Adopted Policies: STG1 Opportunity for All. As far as possible a range of ... employment opportunities should be provided for all groups within different areas of the Borough. Shop and services and small-scale employment opportunities should be provided as locally as practicable.

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 2004 was 2.1%. This is slightly lower than the estimate for 2003 (2.3%).

Table 46: Claimant count and rates by gender and ward

April 2004	Numbers of unemployed			Unemployment rate (%)		
	Persons	Males	Females	Persons	Males	Females
Barnes	108	72	36	2.3	2.7	1.7
East Sheen	81	49	32	1.7	1.8	1.5
Fulwell and Hampton Hill	82	56	26	1.6	2.0	1.1
Ham, Petersham & R. Riverside	131	101	30	2.9	3.9	1.6
Hampton	83	63	20	1.7	2.4	0.9
Hampton North	128	88	40	2.8	3.5	1.9
Hampton Wick	90	53	37	2.0	2.1	1.8
Heathfield	115	88	27	2.5	3.4	1.3
Kew	104	81	23	2.1	3.0	1.1
Mortlake & Barnes Common	120	76	44	2.2	2.5	1.9
North Richmond	136	80	56	2.6	2.8	2.4
St. Margarets & North Twickenham	77	50	27	1.4	1.7	1.1
South Richmond	124	86	38	2.3	2.8	1.6
South Twickenham	75	55	20	1.6	2.1	0.9
Teddington	94	64	30	1.8	2.2	1.2
Twickenham Riverside	96	67	29	1.7	2.1	1.2
West Twickenham	119	80	39	2.2	2.7	1.6
Whitton	83	56	27	1.8	2.2	1.3
Borough Total	1,846	1,265	581	2.1	2.5	1.4

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 (2005) *Claimant Count Model: Technical Note*, DMAG Briefing 2005/7

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

Indicator 37: VAT registrations and de-registrations

UDP Objective: to provide for the needs of local businesses and small firms on appropriate sites, and foster economic growth that is compatible with the Council's policies on transportation and the conservation of the environment and provide locally accessible employment opportunities.

SA Objective: To promote and encourage a buoyant and diverse economy that will provide sustainable economic growth.

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

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

Type of indicator: significant effects (Sustainability Appraisal)/ contextual

purpose: to assess policies aimed at nurturing new & retaining existing businesses

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

indicator family: Audit Commission Quality of Life Indicator 4, Sustainability Appraisal, 03/04 AMR Indicator

Summary of key First Review Adopted Policies:

Summary of key UDP policy: monitoring of general local economic conditions

The UDP employment strategy includes:

- Policies for business development which are based on the principle of encouraging development to provide for growth of local businesses and small firms.

Objectives include:

- To foster economic growth that is compatible with the Council's policies on transportation and the conservation of the environment and provide locally accessible employment opportunities
- To provide for the needs of existing local and small firms on appropriate sites

progress towards target:



The target was not met as the number of registration and de-registrations were broadly equal.

Table 47: VAT registrations and de-registrations in the Borough 1994-2004

Year	number of businesses			net change	% as share of initial stock	
	initial stock	registering	deregistering		registering	deregistering
1994	6860	820	780	40	11.95	11.37
1995	6895	890	680	210	12.91	9.86
1996	7105	900	655	245	12.67	9.22
1997	7350	970	650	315	13.20	9.04
1998	7665	1010	635	375	13.18	8.28
1999	8040	955	665	290	11.88	8.27
2000	8330	955	765	190	11.46	9.18
2001	8520	890	700	190	10.45	8.22
2002	8710	995	885	110	11.42	10.16
2003	8820	1010	915	95	11.45	10.37
2004	8915	985	980	0	11.05	10.99
2005	8915					

Source: Small Business Service (Statistics Team), DTI

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. As such they are used widely in regional and local economic planning. The source of these figures is the Inter-Departmental Business Register (IDBR), which contains records of all businesses registered for VAT. 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 the start of 2004, the VAT threshold was an annual turnover of £56,000).

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.

The borough in line with all regions and countries, with the exception of Northern Ireland, saw a decrease in the number of VAT registrations per 10,000 working age residents in 2004, compared to 2003. There were 35,500 registrations in London, the largest of any English region. With the exception of Wales, all regions saw an increase in the number of VAT de-registrations per 10,000 working age residents during the same period. The biggest number of de-registrations was in London whose stock saw the biggest decrease (-500) during 2004.

Indicator 38: proportion of people of working age in employment (residents)
UDP Objective: to provide employment opportunities for local residents
SA objective: To promote and encourage a buoyant and diverse economy that will provide sustainable economic growth.
Indicator: Proportion of people of working age in employment (residents)
Type of indicator: contextual, significant effects (Sustainability Appraisal)
purpose: To measure the level of employment in the borough to monitor whether the employment of local people is increasing and unemployment levels are reduced.
data sources: Labour Force Survey, Nomis and ONS
indicator family: SA Indicator, LSDC 17, Audit Commission QoL1
Summary of key First Review Adopted policies:
<ul style="list-style-type: none"> • EMP 1: This policy is to ensure that development for employment uses is related to the employment needs of the borough. The Council is anxious to encourage provision for small firms as this affords an opportunity for residents to set up their own business, and perhaps work closer to home. • EMP 2: The Council wishes to encourage small scale B1 business space, which is compatible with residential areas, in order to provide jobs and opportunities for business development in all areas. • EMP 5: Home working is encouraged providing there are no unacceptably harmful affects on local amenity.

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 has fallen since February 2003 and is now lower than the national average though it is still higher than that of London (which is one of the lower regional figures in the country).¹⁸

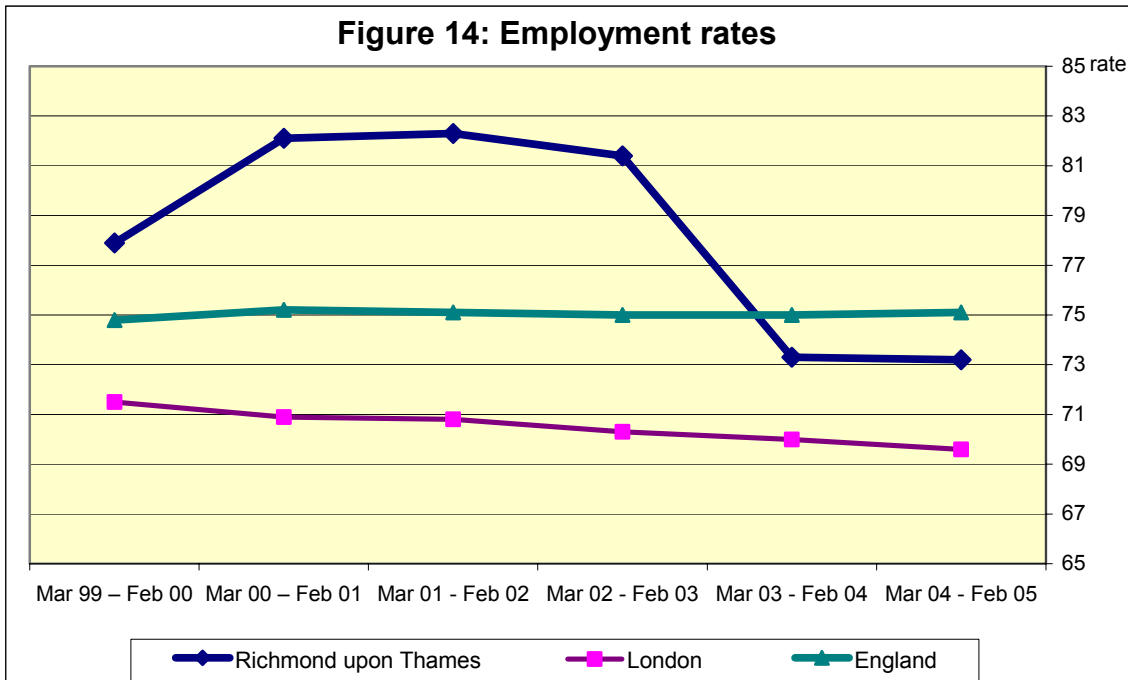
Table 48: Employment rates in the borough compared to regional and national averages.

	Richmond upon Thames	London	England
March 2004 – Feb 2005	73.2	69.6	75.1
March 2003 – Feb 2004	73.3	70.0	75.0
March 2002 – Feb 2003	81.4	70.3	75.0
March 2001 - Feb 2002	82.3	70.8	75.1
March 2000 – Feb 2001	82.1	70.9	75.2
March 1999 – Feb 2000	77.9	71.5	74.8

Source: ONS Crown Copyright Reserved [from NOMIS on 17 November 2005]

Note: 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.

¹⁸ The new Quarterly Labour Force Survey dataset is the source of this information. It is a sample survey and is therefore subject to sampling variability. Estimates for Local Authorities will be less reliable than regional and national figures.



Indicator 39: number of employees in employment (workers in the borough)
UDP Objective: to foster economic growth that is compatible with the Council's policies on transportation and conservation of the environment and to provide locally accessible employment opportunities.
SA objective: To promote and encourage a buoyant and diverse economy that will provide sustainable economic growth .
Indicator: number of employees in employment (workers in the borough)
Type of indicator: contextual/ significant effects (Sustainability Appraisal).
Purpose: To measure whether the economy is growing.
data sources: ONS, Annual Business Inquiry
indicator family: 03/04 AMR indicator
Summary of key First Review Adopted Policies:
<ul style="list-style-type: none"> EMP 1: This policy is to ensure that development for employment uses is related to the employment needs of the borough. The Council is anxious to encourage provision for small firms as this affords an opportunity for residents to set up their own business, and perhaps work closer to home. EMP 2: The Council wishes to encourage small scale B1 business space, which is compatible with residential areas, in order to provide jobs and opportunities for business development in all areas.

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. Employee jobs play an important role in other national statistics as they form part of the denominators in the calculation of claimant rates and productivity estimates.

Table 49: Employee jobs in Richmond upon Thames (2003)

	employee jobs	borough	London	GB
		percentage		
Total employee jobs	65,542	-	-	-
Full-time	46,722	71.3	74.8	68.1
Part-time	18,813	28.7	25.2	31.9
Manufacturing	4,313	6.6	5.7	12.6
Construction	2,342	3.6	3.2	4.4
Distribution, hotels & restaurants	17,700	27.0	22.8	24.7
Transport & communications	3,285	5.0	7.7	6.0
Finance, IT, other business activities	19,082	29.1	31.8	19.8
Public admin, education & health	13,119	20.0	21.9	25.8
Other services	5,521	8.4	6.5	5.2
Tourism-related	7,869	12.0	8.6	8.1

Source: Annual Business Inquiry employee analysis (2003)

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

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 50: Employment by Industry

Richmond upon Thames	1999	2000	2001	2002	2003
Total employee jobs*	66,131	64,413	68,844	65,202	65,542
Full-time*	46,902	47,108	48,886	46,648	46,772
Part-time*	19,230	17,305	19,957	18,554	18,813
Manufacturing	5,384	5,221	4,894	4,389	4,313
Construction	1,969	1,923	2,311	2,574	2,342
Distribution, hotels & restaurants	16,313	15,686	17,459	16,958	17,700
Transport & communications	3,035	2,998	3,133	3,062	3,285
Finance, IT, other business activities	18,065	20,365	20,854	18,278	19,082
Public admin, education & health	14,207	11,636	11,955	13,185	13,119
Other services	6,746	6,022	6,843	6,496	5,521

Source: Annual Business Inquiry employee analysis

* 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 2003 has risen slightly by 340 from the 2002 figure. 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 main change is that head offices are now classified to Division 74 whereas they used to be classified to the main activity of the business. The 2003 dataset also sees the introduction of the new Census based geographies (2003 CAS wards). Earlier years data are presently only available on a frozen 1991 ward basis or the then (current) geography.

Analysis of 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.

Table 51: Employment policies cited in appeal decisions 04-05

1996 UDP policy (First Review adopted Plan 05 in brackets)	Cited in appeals
EMP5 (<i>EMP4</i>) Retention of Employment Uses	4
EMP2 (<i>EMP2</i>) Business Development	1

source: LBRuT monitoring. Figures in brackets are First Review Adopted Plan policy reference

Employment policies have been supported and disagreed with at appeal. Policy EMP5 (*EMP4*) was supported by inspectors 50% of the time. In a change of use from B1 to A1 the Inspector supported the EMP5, 'The appellant has not demonstrated that any attempt has been made to find an acceptable employment use. The proposal is, thus, demonstrably inconsistent with Policy EMP5'. But inspectors have also disagreed with the council in protecting employment uses. In 04/0689 an Inspector allowed the loss of employment to residential, not agreeing with the Council and policy EMP5 (*EMP4*). The Inspector allowed the change of use as there was a need for residential and 'there is a possibility that office accommodation will be provided on site and the loss of office accommodation is not of paramount importance'.

Use of policies

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 does not necessarily mean that it is no longer required.

Table 52: Use of employment policies

Review Draft policy number & description		use in 2004/5
EMP 4	Retention of employment uses	29
EMP 2	Business developments	7
EMP 1	New development	4
-	Changes of use between employment uses	3
EMP 3	Provision, improvement and expansion of industrial and storage & distribution premises	2
EMP 5	Homeworking	1
EMP 6	Live and work units	1
EMP 8	Development of tourism	1
EMP 9	Hotels and guest houses	1

source: LBRUT decisions analysis monitoring system.

No other policies in this Chapter were cited.

Summary

The borough provides an attractive location for business through its high quality environment and highly skilled workforce. Where a proposal includes some form of business development, usually in mixed use schemes, then policies EMP1 & EMP2 set out those criteria to meet the objective of protecting the environment and residential amenity and providing a range of small business opportunities, while EMP3 encourages the improvement of industrial, storage and distribution premises.

The pressure for change of use or development on employment land, mainly from housing, is intense. Policy EMP 4 is used to retain land in compatible employment (or community) uses. The exceptional change of use of employment land provides an important source of land for affordable housing provision.

Working from home is generally supported in policy unless there are likely to be damaging effects on local amenity and development for tourism and visitor accommodation is seen as beneficial to the local economy, and residents although great care is needed to minimise adverse effects of major attractions on the local environment and transport.

The employment policies are operating fairly effectively, although they may need to be strengthened to provide clarity with regard to mixed use development and prevent the loss of too much employment land. Unemployment remains low.

It is anticipated that the Council will publish a major study on employment land in the borough in Spring 2006. It is a key element of the evidence base and will be a significant influence on the development of policies for the economy in the LDF.

11 Community uses & local services

Indicator 40: Community Facilities

UDP Objective: To ensure that community facilities are located where they will be accessible, that they are effectively used and encourage the provision of new facilities, resisting the loss of existing facilities where there is a demand.

SA objective: To facilitate the improved health and well being of the population, including enabling people to stay independent and ensuring access to those health, education, sport, leisure and recreation facilities and services that are required.

Target: plan (UDP) target - No net loss in floorspace of community facilities.

Indicator: Net loss in floorspace of community facilities.

Type of indicator: output, significant effects (Sustainability Appraisal)

Purpose: To assess whether community facilities are being retained.

Data source: LBRuT decisions analysis for financial year 04/05.

Indicator family: Sustainability Appraisal, 03/04 AMR indicator

Summary of key First Review Adopted Policies:

- CCE15: resistance of the loss of existing private and public indoor recreation, cultural and entertainment facilities.
- CCE 20: The loss of community centres and public halls will be resisted.
- CCE5: Loss of health facilities – LPA to consider the views of those bodies responsible for the provision of statutory health facilities when applications for change of use and redevelopment are determined.
- In all instances it is considered important that any proposal does not result in inadequate provision or poor accessibility to services and facilities for Borough residents.

progress towards target:



overall increase in land in community uses

Overall, the completions data show an increase in community facilities in the year ending 31/03/05 the amount of D1 floorspace for medical and health services rose by 1447 sqm. This increase in provision of D1 uses included a range of facilities, including two new osteopath clinics, two doctors surgeries and a physiotherapy clinic, maintaining a range of services within the Borough. No new schools have been completed within the Borough, although two schools were extended. Whitton School was extended by 211sqm to provide a new dance studio and a new entrance to the community sports centre, which is a dual use facility with the school. Broomfield school extended by 269sqm to provide classrooms and a new dining room and as part of this redevelopment a new netball practice pitch was created. A proposal was completed for a change of use from an office to create a language school.

With regard to the fitness and leisure (D2) Use Class, there have been two completions - the extension to the Community Sports facility at Whitton School and a change of use from an office to a gym at 48-50 Sheen Lane, East Sheen.

In the previous monitoring year there were no developments for crèches or nurseries completed within the borough. However this financial year has seen the completion of 6 with an increase in floorspace of 293sqm. In addition to this 257sqm is used during the day Monday to Friday at Richmond Youth Club. Two of these were changes of use from residential, the others were already in other D1 uses.

There was one recorded completion involving the loss of a public house, The Cherry Tree in Twickenham. This redevelopment was for a mixed use scheme involving residential and A3 use. It resulted in an overall loss of 82sqm of A3 floorspace.

Indicator 41: Accessibility of pedestrian crossings
UDP Objective: In a wider objective the Borough endeavors to ensure that all residents of all parts of the Borough including those with special needs have an adequate range of transport, and the wider environment should normally be conveniently accessible to all people, not excluding those with disabilities.
SA objective: To facilitate the improved health and well being of the population, including enabling people to stay independent and ensuring access to those health, education, sport, leisure and recreation facilities and services that are required.
Target: BVPI - 98% of pedestrian crossings in the Borough to have facilities for the disabled.
Indicator: % of Pedestrian Crossings with facilities for the disabled.
Type of indicator: contextual
Purpose: To measure whether there are adequate crossings for the disabled.
Data source: LBRuT Best Value Performance Report, figures from 2004-2005.
Indicator family: Best Value Performance Indicator 165
Summary of key First Review Adopted Policies: <ul style="list-style-type: none"> • STG1: Opportunity for all. • TRN 8: Continuing to improve Pedestrian Safety. • TRN 10: Enhancing and providing for those with disabilities within the Pedestrian Environment.

Progress towards target: X Good performance – although target narrowly not met

Table 53: Comparison of BVPI 165 with neighbouring boroughs

Borough	% of pedestrian crossings with facilities for disabled people
Richmond upon Thames	97% (2004-05)
Wandsworth	100% (2004-05)
Kingston	93.4% (2004-05)
Hounslow	100% (2004-05)
Hammersmith and Fulham	100% (2004-05)

LBRuT 04/05 target:
98%

Data Source: Best Value Performance Plans

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.

For 2004-2005 97% of pedestrian crossings in the Borough had facilities for the disabled. Although the figure falls short of the 2004/5 target by 1%, progress has been made, as the percentage of pedestrian crossings with disabled provision has increased by 1% since the period 2003-2004.

Indicators 42, 43: Local services amount & location
SA objective: To facilitate the improved health and well being of the population, including enabling people to stay independent and ensuring access to those health, education, sport, leisure and recreation facilities and services that are required.
Target: none identified
Indicator: Amount of completed retail, office & leisure, and amount and percentage completed in town centres
Type of indicator: output, significant effects (Sustainability Appraisal)
Purpose: ODPM Core Output Indicator
Data source: LBRuT decisions analysis system for financial year 2004-2005.
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 but would still constitute a small local centre, 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 3514 m² of floorspace (gross internal) falling within use classes A1 (shops), A2 (financial services), B1(a) (office) and D2 (leisure) were completed. Of this, 2095 m² or 60% was located within mixed use area boundaries (a proxy for town centre boundaries which are not defined in the UDP Review).

All of the A2 and D2 completions and the vast majority of the retail completions (with one exception only which is in fact a minor extension to an existing shop amounting to an increase of 15m²) are located in town centres.

The proportion of B1 (a) developments in mixed use areas is 52%, and this primarily due to a sizable development for a mixed use scheme including office and residential at Victoria Villas, Richmond. This development is in an areas of established employment uses, located off the A316 and therefore has good road access. The scheme is for the development of a vacant (cleared) site (historically a warehouse) for a mixed use scheme and thus is a more efficient use of land.

Table 54: ODPM Local Services Indicator

A1 completions for financial year 2004-5

application ref	address	gross fspace (m2)	Notes	within mua?
02/3297	17 & 19 Sheen Road, Richmond	95	change of use to introduce retail	yes
03/2427	3 Paradise Road Richmond	30	part change of use to retail	yes
02/2804	74 High Street, Teddington	28	gain of retail sales area only	yes
03/1278	40 London Road, Twickenham	17	refurbishment - extension to retail area	yes
01/0620	Police Station And Garage, Barnes High Street, Barnes	221	Redevelopment which includes retail on ground floor	yes
03/1455	83-85 Station Road, Hampton	34	extension	yes
03/2434	8, Royal Parade, Kew	24	rear extension	yes
03/1348	37 Kneller Road, Twickenham	15	minor increase	no
total gross external		464		
total gross external in mixed use areas		449		
total net sales area		369		
total net sales area in mixed uses areas		357		

* Where retail sales area of either the existing or proposed development, or both is not known a proxy is calculated using a 80/20 ratio (identified in bold)

A2 completions for financial year 2004-5

application ref	address	gross fspace (m2)	Notes	within mua?
03/3317	662 And 664 Hanworth Road, Hounslow	68	Change Of Use To Licensed Betting Office	yes
03/3185	122 Heath Road Twickenham	46	Change Of Use From D1 To A2 (lettings Agency).	yes
total gross external		114		
total gross external in mixed use areas		114		
total gross internal		111		
total gross internal in mixed uses areas		111		

B1a completions for financial year 2004-5

application ref	address	gross fspace (m2)	Notes	within mua?
02/ 1245	2 Claremont Road, Teddington	110	Redevelopment of site with 4 dwellings and an office.	No
03/ 3835	Elephant House, Victoria Villas, Richmond	1073	New Mixed use office and residential building	No
01/ 0620	371 Lonsdale Road, Barnes	128	Redevelopment of police station and garage workshops for a mixed use scheme of retail, B1 offices and residential	Yes
03/ 1488	187 Church Road, Teddington.	205	Demolition of existing buildings and erection of 4 x 2 storey offices.	No
01/ 3398	Bembridge House, Archer Mews, Hampton Hill	44	Extension to office	Yes
02/ 2191	1 North Worple Way, East Sheen	55	Demolition of 48 sqm B8 and erection of small B1 office	No
03/ 3440	393 Richmond Road, Twickenham	79	Change of use of basement to office.	Yes
03/ 3121	93 Station Road, Hampton	30	Demolition & rear extension for ground floor offices and first floor flat.	yes
02/ 1952	17 Watts Lane, Teddington	291	B1c (468 sqm) changed to B1a (291 sqm) and 1 unit of C3 (approx 200 sqm).	yes
99/ 2065	9 Old Bridge Street, Hampton Wick	980	Demolition of existing buildings and redevelopment to provide marina, restaurant and wine bar A3 (670 sqm), 58 x residential units C3, offices B1 (980 sqm) and car parking.	yes
	total gross external	2995		
	total gross external in mixed use areas	1552		
	total gross internal	2920		
	total gross internal in mixed uses areas	1513		

D2 completions for financial year 2004-5

application ref	address	gross fspace (m2)	Notes	within mua?
04/ 1281	48-50 Sheen Lane, East Sheen	117	B1 (222 sqm) to B1 (105 sqm) and D2 fitness centre of (117 sqm)	yes
	total gross external	117		
	total gross external in mixed use areas	117		
	total gross internal	114		
	total gross internal in mixed uses areas	114		

Grand Total

total gross external	3690
total gross external in mixed use areas	2232
total gross internal	3514
total gross internal in mixed uses areas	2095

source: LBRuT Decisions Analysis system,

Analysis of 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.

Table 55: Community, Culture and Entertainment policies cited in appeal decisions 04-05

1996 Adopted Policy (First Review policy in brackets)	Cited in appeals
CET1 (<i>CCE15</i>) Retention of Facilities	1
CET2 (<i>CCE18</i>) New or extended facilities	4
HEP9 (<i>CCE8</i>) Educational Premises	3

source: LBRuT monitoring

Policy CET1 (*CCE15*) was cited in one allowed appeal. Although a public house was demolished, a replacement was provided within the new scheme.

Policy HEP9 (*CCE8*) was cited in 3 appeals that were all dismissed, however in all occasions the inspector found no conflict with the provision of educational provision. In 03/3404 although the inspector dismissed the proposal on design grounds, it was found that there was no support for policy HEP9 (*CCE8*) in the provision of school places. The inspector commented that the council had provided a lack of evidence to indicate a shortfall in school places to work out contribution.

Policy CET2 (*CCE18*) was cited in one allowed appeal and three dismissed appeals. The allowed appeal was a change of use to A3 that was considered to complement a row of shops on the periphery. The 3 dismissed appeals the inspectors considered that the impact on amenity from the extended facilities would cause disturbance. In 04/0287 the Inspector found that the proposed extension to the piano lounge would be 'an unacceptable intensification of the use and general increase in noise and disturbance outside the premises'.

Use of policies

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 does not necessarily mean that it is no longer required.

Table 56 : Use of community policies

Review Draft policy number & description	use in 2004/5
CCE 08 Educational premises	9
CCE 18 New or extended entertainment facilities	7
CCE 06 Location of doctors' and dentists' surgeries	6
CCE 11 Provision for early years	6
CCE 03 Use of surplus sites and premises	5
CCE 15 Retention of indoor recreation, cultural and entertainment facilities	5
CCE 01 Supply of land for public services	4
CCE 02 Provision of new public services	4
CCE 04 Provision of health facilities	4
CCE 05 Loss of health facilities	3
CCE 24 Location, design and landscaping of recycling facilities	3
CCE 07 Provision of social services and day centres	2
CCE 09 Dual use of facilities	2
CCE 16 Provision of new indoor recreation facilities	2
CCE 23 Recycling sites and kerbside collection	2
CCE 10 Children's play facilities	1
CCE 12 Youth centres	1
CCE 17 Provision of new arts facilities	1
CCE 20 Community centres and public halls	1

No other policies in this Chapter were cited.

source: LBRUT decisions analysis monitoring system.

Summary

Community policies are infrequently used; reflecting the small number of planning applications received relating to these facilities. However, despite the infrequency of usage the policies are protecting community facilities and encouraging more provision. For the financial year 2004/05 there was an increase in the amount of floorspace in use as community facilities, with a significant increase in the provision of day nurseries and crèches compared with last year. The majority of these community facilities were completed in town centres, meeting the aim of providing such services in accessible locations. There are a considerable number of policies relating to community uses. Any future review of the policies under the LDF could consider reducing the number of policies, by combining issues together.

12 Town centres and access to shopping

Indicator 44: location of retail development
UDP Objective: to steer new major trip-generating development into Richmond town centre and the district centres
Sustainability Appraisal objectives: Minimise congestion and pollution by reducing the need to travel, encourage alternatives to the car and making best use of existing transport infrastructure & to increase the vitality and viability of existing town centres, local centres and parades.
target: (UDP) plan: 90% of increase in retail provision in Richmond and district centres (Twickenham, Teddington, Whitton and East Sheen)
Indicator: % of retail development located in Richmond and district centres (defined by mixed use area in the absence of town centre boundaries).
Type of indicator: output & significant effects (Sustainability Appraisal)
purpose: monitor ability to steer development into the main centres & monitor the operation of the sequential test (Planning Policy Statement 6)
data source: LBRuT Decisions Analysis system. Completions for 2004/5 financial year. date of data if relevant, timeframe if relevant (should be financial year but might be calendar year or different) how collected & limitations if any (can elaborate in commentary):
indicator family LBRuT Sustainability Appraisal indicator. Indicator uses the same information as the ODPM Core Output Indicator 4.
Summary of key First Review Adopted Policy: TC5 – to locate new retail development in Richmond and the four district centres as first choice, if no suitable sites/buildings are available, then to consider edge-of-centre sites, only then to consider out-of-centre sites. Latter two to be considered against a set of criteria.

progress towards target:



Target of 90% not met - However, most changes are fairly minor adjustments to existing provision and some small scale changes of use which contribute towards vitality & viability of smaller centres.

Table 57: A1 completions for financial year 2004-5 in Richmond & district town centres

Richmond & districts		gross floorspace (m2)		retail sales m2		Notes
application ref	address	lost	gained	lost	gained	
03/3502	154 Heath Road, Twickenham	31		30		redevelopment of storage area for residential
02/3297	17 & 19 Sheen Road, Richmond		95		75	change of use to introduce retail
03/2427	3 Paradise Road Richmond		30		24	part change of use to retail
02/2804	74 High Street, Teddington		28		28	gain of retail sales area only
04/0820	6 Church Road, Teddington	8			45	minor loss of retail overall, but increase in retail sales area
03/1278	40 London Road, Twickenham		17		17	refurbishment - extension to retail area
03/1894	35 Kew Road Richmond	49		36		Change Of Use From A1 to A3 (A4).
	total	88	170	66	189	
	net total		+82		+123	

elsewhere		gross floorspace (m2)		retail sales m2		Notes
application ref	address	lost	gained	lost	gained	
01/0620	Police Station And Garage, Barnes High Street, Barnes		221		177	Redevelopment which includes retail on ground floor
03/1455	83-85 Station Road, Hampton		34		26	extension
03/2434	8, Royal Parade, Kew		24		19	rear extension
02/3647	225-231 Lower Mortlake Rd, Richmond	77			62	redevelopment for mixed use
02/2034	59-64 Richmond Road, Twickenham	168			9	overall loss of floorspace but small gain to retail sales area
03/1348	37 Kneller Road, Twickenham		15		12	minor increase
01/1496	17 Hampton Road Hampton Hill	47			29	Redevelopment for housing
04/2228	19 High Street, Hampton Wick	123			98	change of use
04/2521	76 Station Road (to Rear Of), Hampton	142			n/a	change of use. All ancillary in a separate building
total		557	294	189	243	
net total		-263		54		

overall net increase in gross retail floorspace in borough	-181
%age in Richmond & districts	45.3

overall net increase in retail sales area in borough	177
%age in Richmond & districts	46.8

overall increase in retail floorspace*1	464
%age in Richmond & districts	36.6

source: LBRuT decisions analysis system

Notes

* Where retail sales area of either the existing or proposed development, or both is not known a proxy is calculated using a 80/20 ratio (identified in bold)

*1 - not taking losses into account

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, rather than specific reference to town centre boundaries. The definition of town centre boundaries will be considered as part of the LDF process. In due course this indicator will be calculated using town centre boundaries as defined on the LDF proposals map.

There were no significant retail developments completed within the 04/05 financial year and very little change to provision overall. The main town centres have experienced a minor increase in net¹⁹ gross floorspace and retail sales floorspace. Elsewhere there was a net reduction in gross floorspace, but a small increase in retail sales floorspace. All developments were either within mixed use areas or designated shopping frontages.

Developments were generally restricted to changes to existing shops rather than the introduction of new retail floorspace, with the notable exception of the redevelopment of Barnes Police Station which provided the greatest addition to the retail floorspace in the borough for which planning permission was required. There have also been some small scale additions in smaller centres. These additions are not contrary to policy TC 3 in that they are appropriate to the size of the centre and can bring about benefits in terms of adding to vitality & viability.

¹⁹ net in this instance meaning a figure which takes into account both losses and gains.

Although it may appear that new development is not being steered towards the major centres, and the target has not been met, there is no cause for concern bearing in mind that the overall level of change to retail provision is extremely small. Minor changes in more local centres are in general adjustments to the retail sales/ storage areas and small scale refurbishments or redevelopments that in no way harm the centres, but rather make very modest additions to support the shopping function.

There were three changes of use resulting in outright loss of retail floorspace. In Richmond, the relevant planning application was allowed on appeal. Of the two instances occurring elsewhere, one premises was not located in protected shopping frontages and the other related to a separate ancillary building to the rear of the existing shop building.

Comparison with 2003/4

Some 81% of retail development (not taking account of losses) was located in Richmond and the four district centres. The overall net increase in provision was 953m², considerably more than in 2004/5. This included the completion of a neighbourhood food only store in High Street, Teddington.

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 2004/5. Consideration will need to be given to whether the indicator is meaningful when the changes to the overall provision are so small.

Indicator 45: retail uses in key frontages
Objective/ SA objective: UDP objective: ensuring that all Borough residents have shopping facilities for their day-to-day needs within a reasonable walking distance of their homes.
Sustainability Appraisal objectives: Minimise congestion and pollution by reducing the need to travel, encourage alternatives to the car and making best use of existing transport infrastructure, to increase the vitality and viability of existing town centres, local centres and parades & To facilitate the improved health and well being of the population, including enabling people to stay independent and ensuring access to those health, education, sport, leisure and recreation facilities and services that are required.
target: (UDP) plan - Maintain proportion of retail uses in key frontages at existing levels
Indicator: Proportion of retail uses in key frontages
Type of indicator: output & significant effects (Sustainability Appraisal)
purpose: to ensure shopping function of town centres is maintained.
data source: 2001, 2002, 2004, 2005 Town Centre Land Use Surveys
indicator family LBRuT Sustainability Appraisal indicator
Summary of key First Review Adopted Policy/ies: TC 5: no loss of retail floorspace in defined key shopping frontages

progress towards target:



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

Context:

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 it was designated. 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. In the larger centres a certain amount of change between retailers is to be expected. Lastly, the level of A1 use (shop)²⁰ in retail frontages will be affected by economic buoyancy.

²⁰ See Appendix 3 for full Guide to the Use Classes Order

Town Centre Land Use Surveys

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 limited as it is a snap shot survey.

The figures reveal that in the majority of cases 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.

Table 58 : Change in proportion of A1 (shop) uses in key shopping frontages 2001-5

	proportion of A1 (shop) uses in key shopping frontages in centres				number of uses in key shopping frontage	change in numbers 2004 -5
	2005	2004	2002	2001	2005	2005
Ashburnham Road	75.0	75.0	75.0	75	6	0
Barnes	75.6	70.9	75.9	73.4	59	3
Castlenau	45.8	43.5	43.5	56.5	11	1
East Sheen	74.3	76.0	72.4	68.4	55	-2
East Twickenham	68.4	73.7	73.7	68.4	13	-1
Friars Stile Road	70.6	70.6	76.5	82.4	12	0
Fulwell	90.0	90.0	70.0	90.0	9	0
Ham Street / Back Lane	50.0	41.7	33.3	50.0	6	1
Ham Common	70.0	72.4	70.0	70.0	21	0
Hampton Hill	80.0	80.0	80.0	80.0	20	0
Hampton Nursery Lands	75.0	100.0	100.0	75.0	3	-1
Hampton Village	69.2	68.0	72.0	72.0	18	1
Hampton Wick	54.5	50.0	33.3	25.0	6	0
Heathside	86.7	86.7	86.7	86.7	13	0
Hospital Bridge Road	100.0	100.0	100.0	100.0	6	0
Kew Gardens Station	76.0	73.1	74.1	74.1	19	0
Kew Green	100.0	88.9	77.8	77.8	9	1
Kingston Road	66.7	55.6	61.1	61.1	10	0
Lower Mortlake Road	61.5	61.5	61.5	69.2	8	0
Nelson Road	72.7	72.7	72.7	81.8	8	0
Richmond	72.9	73.2	71.2	73.0	172	0
St Margarets	67.7	64.5	64.5	60.0	21	1
Sandycombe Road	83.3	83.3	83.3	83.3	5	0
Sheen Road	66.7	66.7	66.7	77.8	6	0
Stanley Road	71.4	71.4	61.9	76.2	15	0
Strawberry Hill	64.3	64.3	60.0	68.8	9	0
Teddington	75.0	73.9	64.4	71.1	66	1
Twickenham Green	70.6	64.7	58.8	64.7	12	1
Twickenham	64.9	66.4	63.8	67.7	85	-2
Waldegrave Road	72.7	54.5	45.5	45.5	8	2
White Hart Lane	66.7	66.7	76.2	76.2	14	0
Whitton	72.6	74.7	74.3	73.0	53	-3
Whitton Road	50.0	60.0	60.0	60.0	3	0
average percentage	71.5	70.7	68.5	70.7		

(source: LBRuT, Town Centre Land Use Surveys)

Most change amounts to the loss or gain of 1 or 2 A1 uses. In terms of numbers, Barnes has seen the largest increase, whereas Whitton has seen the largest decrease (to vacant units), although its proportion of A1 uses remains amongst the highest.

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, depending on material considerations such as the particulars of the site, the health and size of the centre, whether the vacancy is supported by adequate marketing evidence. Closer inspection of the data reveals that there are a handful of instances where a breach in policy may have occurred and the Council's Enforcement Section have been advised. There appear to be a number of mixed A1/A3 developments appearing in KSF. The Town Centre Land Use Survey is not conclusive on these matters since it relies on a subjective judgement in the field, although data on the number of tables & chairs in a premises is collected. Procedures have been put in place to inform Planning Enforcement of suspected breaches in policy.

Indicator 46: basic convenience shopping facilities in smaller centres
UDP Objective: UDP objective: ensuring that all Borough residents have shopping facilities for their day-to-day needs within a reasonable walking distance of their homes.
Sustainability Appraisal objectives: Minimise congestion and pollution by reducing the need to travel, encourage alternatives to the car and making best use of existing transport infrastructure, to increase the vitality and viability of existing town centres, local centres and parades & To facilitate the improved health and well being of the population, including enabling people to stay independent and ensuring access to those health, education, sport, leisure and recreation facilities and services that are required.
target: (UDP) plan: no loss of basic convenience facilities in smaller centres
Indicator: number of basic convenience facilities in smaller centres
Type of indicator: output & significant effects (Sustainability Appraisal)
purpose: to monitor whether adequate top-up shopping exists in smaller centres
data source: LBRuT 2005 Town Centre Land Use Survey
indicator family LBRuT Sustainability Appraisal indicator
Summary of key First Review Adopted Policy: The UDP does not have a policy which relates specifically to the retention of key basic shopping facilities and services in smaller centres which provide top-up shopping. Rather 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. Information on access to basic shopping will inform policy makers on whether a more explicit policy is required, bearing in mind the operation of the Use Classes Order.

progress towards target: The target has not been met - some limited loss of basic food shopping facilities in small centres in line with national trends.

Town Centre Land Use Surveys
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 limited as it is a snap shot survey.

Planning policies can not 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 the need for planning permission in the majority of cases.

It may also be legitimate for another use such as a restaurant or estate agent to locate in a unit previously occupied by a convenience retailer providing that the criteria in policy TC 6 (secondary shopping frontages) are not breached which limit diversification of uses to an appropriate level.

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 shows the availability of 11 key shops and services in centres in the borough at the time of the 2004 & 2005 Town Centre Land Use Survey (July-August) carried out by the Council.

There is obviously considerable range in facilities available, primarily based on the size of the centre. Local centres such as Barnes and St Margarets are only marginally smaller (in terms of the number of shops) than Whitton town centre which is classified as a district centre by the Greater London Authority, and have a good range of services and shops. Other centres such as Ashburnham Road in Ham have only 8 units, but all 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 – (enlarged petrol filling station shop)) and have extended their provision since 2004.

Comparison with 2004 data

Changes since 2004 are highlighted in the table. The most obvious change is that no less than 6 Post Offices have closed since the 2004 survey was carried out. This means that approximately half of the smaller centres do not have this facility.

Another potential trend is that in some centres bakers are being replaced by mixed A1/A3 patisseries where the range of goods is likely to be smaller. However, in some areas such developments make fresh baked goods available in centres where previously there were none.

A chemist has opened in Lower Mortlake Road, which replaces one lost in 2001/2. Kingston Road and Lower Mortlake Road have gained a restaurant since 2004. The former is a change of use from a take-away and the latter is a change of use from a mixed A1/A3 shop/café to a restaurant. Another A1/A3 use has opened up in the centre.

St Margarets has lost its traditional bakery. Although the centre still lacks a bank, an ATM is provided by the Tesco redevelopment. An off licence has closed in Hampton Wick, and a green grocer in Heathside, Whitton, the latter has been replaced with a general store.

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

Analysis of Indicator

It is unlikely that the target of no loss of basic facilities can be met, since it is likely that national trends in the decline in the number of independent & specialist food retailers and the closure of sub-post offices will continue. Since the target is not realistic, it may need revision. Despite the limitations of the planning system to influence these trends, this information is useful in determining whether a stronger policy is needed in the future, for instance whether adjustment is needed to the designated frontages of existing frontages to restrict further changes of use in some centres. It also provides contextual information on access to services which adds to data available on social exclusion in the borough.

Table 59: Key services in smaller centres in 2004 & 2005

change 

Local Centre	Chemist		Newsagents		Hairdresser		Pub / Restaurant		Post Office		Bank		off licence		Bakers/ patisserie		Butchers		Green Grocer		small general store		supermarket (c.250m2 gfa+)		total of 11 key services				
	04	05	04	05	04	05	04	05	04	05	04	05	04	05	04	05	04	05	04	05	04	05	04	05	04	05			
Ashburnham Road	*	*	*	*									*	*	*	*					*	*	*	*	*	*	5	5	
Barnes	*	*	*	*	*	*	*	*	*	*	*	*	*	*	*	*	*	*	*	*	*	*	*	*	*	*	11	11	
Castlenau	*	*	*	*	*	*	*	*	*	*	*	*	*	*	*	*	*	*	*	*	*	*	*	pfs shop	pfs shop	8	8		
East Twickenham	*	*	*	*	*	*	*	*	*	*	*	*	*	*	*	*	*	*	*	*	*	*	*			8	8		
Friars Stile Road	*	*	*	*			*	*	*	*			*	*	*	*	*	*	*	*	*	*					9	9	
Fulwell			*	*	*	*			*	*											*	*					4	4	
Ham Common	*	*	*	*	*	*	*	*				*	*	*	*	*	*	*	*	*	*	*	*					10	10
Ham Street / Back Lane	*	*	*	*	*	*			*												*	*					5	4	
Hampton Hill	*	*	*	*	*	*	*	*	*	*	*	*	*	*	*	*	*	*	*	*	*	*	*	*	*	*	9	9	
Hampton Nursery Lands	*	*	*	*	*	*			*											*	*	*	*	*	*	5	4		
Hampton Village	*	*	*	*	*	*	*	*	*	*	*	*	*	*	*	*	*	*	*	*	*	*	*	*	*	*	11	11	
Hampton Wick			*	*	*	*	*	*	*	*	*	*	*		*	*	*	*	*	*	*	*	*	*	*		7	7	
Heathside	*	*	*	*	*	*	*	*	*	*	*	*	*	*	*	*	*	*	*	*	*	*	*	*	*	*	10	9	
Hospital Bridge Road	*	*	*	*					*	*				*	*			*	*			*	*				6	6	
Kew Gardens Station	*	*	*	*	*	*	*	*				*	*	*	*			*	*	*	*	*	*	*	*		9	9	
Kew Green			*	*			*	*													*	*					3	3	
Kew Road			*	*	*	*	*	*	*	*				*	*						*	*					6	6	
Kingston Road	*	*	*	*	*	*		*						*	*		*				*	*					5	7	
Lower Mortlake Road		*	*	*				*						*	*	*	*	*	*		*	*					5	5	
Nelson Road			*	*	*	*			*					*	*						*	*					5	4	
Sandycombe Road			*	*	*	*	*	*	*	*											*	*					5	4	
Sheen Road	*	*	*	*	*	*	*	*	*	*				*	*						*	*						7	7
St Margarets	*	*	*	*	*	*	*	*	*	*		ATM		*	*	*	*	*	*	*	*	*	*	*	*	*	10	9	
Stanley Road	*	*	*	*	*	*	*	*	*	*				*	*	*	*				*	*						8	7
Strawberry Hill	*	*	*	*	*	*	*	*	*	*				*	*						*	*						7	7
Twickenham Green	*	*	*	*	*	*	*	*	*	*				*	*			*	*		*	*							
Waldegrave Road					*	*	*	*						*	*			*	*		*	*							
White Hart Lane			*	*	*	*	*	*	*	*				*	*						*	*							
Whitton Road			*	*			*	*						*	*						*	*							

Analysis of 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.

Table 60: Retail policies cited in appeal decisions 04-05

1996 UDP Policy (First Review Adopted Plan in brackets)	Cited in appeals
SHP7 (TC6) Change of use in secondary frontages	3
SHP11 (TC9) Other considerations and conditions	1
SHP9 (TC8) Change of use in other shopping frontages	1

source: LBRuT monitoring

Policy SHP7 (TC6) was only supported once in the three occasions it was referred two in appeals. In application 03/3163 for a change of use from a hairdresser to a diner (A1 to A3) the Inspector in dismissing the appeal supported the retail policies, SHP7 (TC6), in concluding that the proposal would harm the retail character and function of the shopping centre in Twickenham. In application 03/1894 for a change of use from A1 to A3 the inspector concluded that given the peripheral location of the unit a change of use would not 'adversely affect the vitality and viability of Richmond Town Centre.' In application 03/1965 for the change of use of premises as A2 the Inspector disagreed with the Council's view that it would lead to an unacceptable concentration of non-retail uses, concluding that 'SHP7 allows for exceptions by the word "normally".' However, both of the latter decisions had considerations relating to the specifics of the site. In general key shopping frontage policy is well supported by Inspectors.

Policy SHP9 (TC8) was supported in dismissed appeal 03/2833. The inspector concluded that 'the proposed introduction of residential on the ground floor and basement floors would harm the existing vitality and diversity of the mixed use area within which it is situated.', supporting policy SH9(TC8) and EMP5 (EMP4).

Policy SHP11 (TC9) was referred to in appeal 03/3879 over a disputed condition relating to opening hours, the appeal was dismissed on the ground of adverse affect on the living conditions of nearby occupiers.

Use of policies

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 does not mean that it is no longer required.

Table 61: Use of town centre policies

Review Draft policy number & description	use in 2004/5
TC 06 Change of use in secondary frontages	10
TC 09 Other considerations and conditions non-A1 uses	4
TC 05 Key shopping frontages	3
TC 02 New shopping development in Richmond and the four district centres	2
TC 03 Development in small centres	1
TC 04 Facilities in new retail developments	1
TC 07 Isolated shops and small groups of shops serving local needs	1
TC 08 Change of use in other shopping frontages	1

source: LBRUT decisions analysis monitoring system.

No other policies in this Chapter were cited.

The analysis reveals that almost all retail policies are used. The designated shopping frontage policies which are key to implementing the retail strategy are the most used, along with policy TC 9 which is designed to access affects of non-shop uses primarily on residential amenity. Of course, the frequency of use of the policies will relate to proposals coming forward.

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. Analysis has identified that the indicator and target may need adjustment. 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 has been identified. 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 have been agreed for the borough, and form part of the framework for appraising planning policy documents. The Draft Sustainability Appraisal Scoping Report (July 2005) presents this list in Appendix 2²¹. Where these indicators are related to land use topics, they have been included throughout this Report where relevant. The remainder are presented in this Section.

Waste

Indicator 47: Capacity of new waste management facilities by type
SA objective: To promote sustainable waste management, including reducing waste and waste disposal, promoting recovery, reuse and recycling.
Target: BVPI
Indicator: Capacity of new waste management facilities by type
Type of indicator: significant effects (Sustainability Appraisal)
purpose: ODPM Core Output Indicator
data source: LBRuT Waste and recycling services
indicator family: ODPM Core output indicator 6a , GLA KPI 20, Sustainability Appraisal (similar)

There were no new waste management facilities of any type in the financial year 2004/5. 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 48: Amount of municipal waste arisings
SA objective: to promote sustainable waste management, including reducing waste and waste disposal, promoting recovery, reuse and recycling.
target: Not expressed as a total tonnage but as BVPI 84 of 501 kgs per capita for 2004/05. BVPIs to measure waste and recycling services.
Indicator: Total tonnage of household waste collected [ODPM indicator - amount of municipal waste arising and managed by management type, and the percentage each management type represents of the waste managed.]
Type of indicator: significant effects (Sustainability Appraisal)/ BVPI
purpose: to promote waste recovery, reuse and recycling
data source: Best Value Performance Plan 2005/06
indicator family: ODPM Core Output Indicator 6b , LSDC QoL 12 (ii) , BVPI 84

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.

The amount of household waste collected in 2004/05 in the borough was 489 kgs per capita, which is lower than the figure for neighbouring boroughs with the exception of Wandsworth. It is also an improvement on the 03/04 figure of 501 kgs per capita.

Table 62: BVPI indicator 84: Comparison with selected neighbouring boroughs

	household waste collected (kgs per capita)
	BVPI 84
Richmond upon Thames	489
Kingston	545
Hounslow	501

LBRuT 04/05 target:
501 kgs

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

²¹ http://www.richmond.gov.uk/saappendix_2_draft_baseline_information2.pdf

In 2004/05, Richmond produced approximately 123 000 tonnes of municipal solid waste (MSW)²², **86 000 tonnes of which was classed as household waste**²³ of which 18% was recycled and 6% was composted. A breakdown of the sources of this waste is shown below illustrating that collected household waste makes up almost half of all waste produced in the borough.

Figure 15: Breakdown of Municipal Waste Arisings in Richmond 2001 to 2005

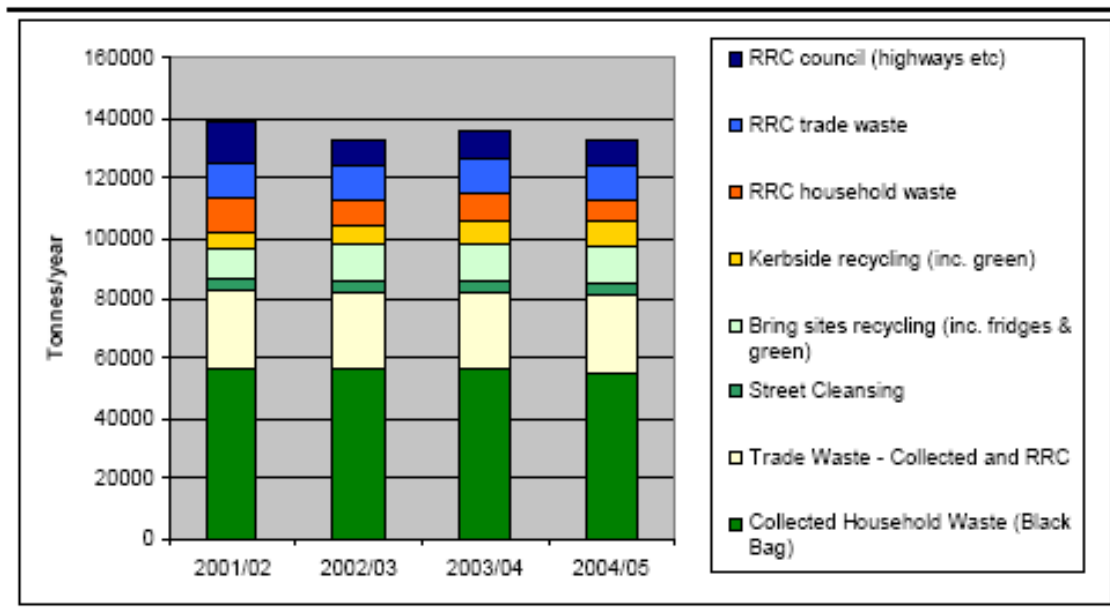


Table 63: BVPI indicators 82 a, b, c & d : Comparison with selected neighbouring boroughs

	Percentage of the total tonnage of household waste arisings which have been:			
	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
LBRuT 04/05 target	23	6	0	71
Kingston	13.4	4.9	0	81.8
Hounslow	14.6	2.8	-	-
Wandsworth	18.4	0.13	-	-

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

The borough has a BVPI target to recycle or compost 29% of household waste in 2005/06. There has been steady progress towards this target with a performance of 24% in 2004-05 which is very similar to the figure for the previous year. This is considerably higher than neighbouring boroughs with the exception of Wandsworth. Changes introduced will improve the percentage recycled in 2005/6. 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.

Some 76% of household waste was landfilled in 2004/5, although this figure does not meet the target, it is an improvement on last year's figure of 78%.

²² This includes waste produced by households, as well as trade wastes, fly-tipped materials and abandoned vehicles.

²³ 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 49: Percentage of household waste arisings: i) recycled and ii) composted
SA objective: to promote sustainable waste management, including minimising waste disposal, promoting recovery, reuse and recycling.
target: GLA target is at least 26% by 2005, 30% by 2010. BVPI target for recycling is 23%. BVPI target for composting is 6%.
Indicator: Percentage of household waste arisings: i) recycled and ii) composted
Type of indicator: significant effects (Sustainability Appraisal) / BVPI
purpose: improvements in recycling and waste collection
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 not been met.

See Table 63 above. Current performance figures from the Best Value Performance Plan 2005-06, for the year 2004-05 show that **the percentage of household waste recycled (BV82a) is 17.91 %, the percentage of household waste composted (BV82b) is 5.89%**. However, the percentage of household waste recycled has slightly improved (by 0.27%) from 17.64% to 17.91% over 2004-05. The composting performance was marginally short of the target 6% (at 5.89%). This is up from 4.4% from the previous year. The food waste recycling scheme, introduced throughout the borough in November 2005 should improve this for the next year.

Indicator 50: Percentage of total waste arisings to landfill
SA objective: to promote sustainable waste management, including minimising waste disposal, promoting recovery, reuse and recycling.
target SA, GLA target is at least 75% treated within London by 2010. BVPI target for landfill is 71%
Indicator: Percentage of household waste sent to landfill.
Type of indicator: significant effects (Sustainability Appraisal)
purpose: improvements in amount of waste sent to landfill
data source: LBRuT Best Value Performance Plan 2005/06
indicator family BVPI 82d Also GLA KPI 21

progress towards target



The target has not been met, the proportion of waste arisings to landfill exceeds the BVPI target

See Table 63 above. Current performance figures from the Best Value Performance Plan 2005-06, for the year 2004-05 show that: **the percentage of household waste sent to landfill (BV82d) is 76.20%** The target of 71% was not met for year 2004 -05. However, the percentage of household waste sent to landfill has slightly improved (by 1.76%) from 77.96% to 76.20% over the year.

Flooding

Indicator 51: Number of planning permissions granted contrary to the advice of the EA on either flood defence or water quality grounds
SA objective: To maintain or where possible improve water quality, conserve water and reduce the risk of and from flooding.
target -
Indicator: Number of planning permissions granted contrary to the advice of the EA on either flood defence or water quality grounds.
Type of indicator: ODPM Core Output Indicator & significant effects (Sustainability Appraisal)
purpose: To maintain or where possible improve water quality, conserve water and reduce the risk of and from flooding
data source: Source: All Planning Applications objected to by the Agency on Flood Risk Grounds between 1/4/04 and 31/3/05 in East of England, London, South East and South West Government Regions. See Website http://www.environmentagency.gov.uk/commondata/103599/frmobjectionssouth_1164543.doc
indicator family ODPM Core Output Indicator 7, Sustainability Appraisal

There were no planning applications in LBRuT objected to by the Environment Agency on Water Quality Grounds between 1/4/04 and 31/3/05.

According to the Council's monitoring systems there was only one application objected to by the Environment Agency in the 2004-05 monitoring year because of a potential risk of flooding. However, the Environment Agency withdrew their objection.

Biodiversity

Indicator 52: change in areas & populations of biodiversity importance.
SA objective: To conserve and enhance biodiversity avoiding irreversible losses, through responsible management of key wildlife sites.
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.
Indicator: 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
Type of indicator: Sustainability Appraisal, Core Output Indicator
purpose: To conserve and enhance biodiversity avoiding irreversible losses, through responsible management of key wildlife sites.
data source: English Nature, GLA, (and in the future Richmond Biodiversity Group)
indicator family: ODPM 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 is less encouraging

The area of land designated as SSSI is 873.70 ha. No such land has been lost or destroyed. The London Ecology Unit identified a total 42 sites of Metropolitan, Borough and Local Importance²⁴. 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 Sites of Importance for Nature Conservation (SINCs) for all important habitats. They are not monitored on a regular basis. It might be possible to use the London bird indicator for monitoring species change. However, individual London Boroughs are small in terms of land area compared with most other local authorities and are considered too small for such an indicator to be reliable.

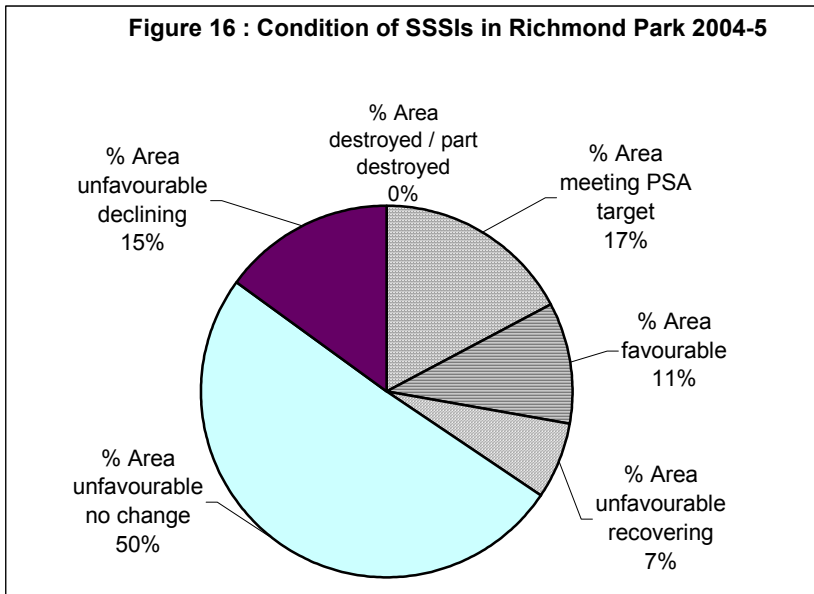
There are two SSSI's in the Borough, which are London's Wetland Centre in Barnes and a number of areas in Richmond Park. The English Nature website link gives a map, and information about each of the SSSI's, and what condition it is in i.e. favourable, non-favourable, recovering etc.

²⁴ Archer, J. and Curson, D. (1993) *Nature Conservation in Richmond upon Thames*, Ecology Handbook 12, London Ecology Unit

Latest English Nature assessment figures for the year 2004-05 show that:

Richmond Park

SSSIs in Richmond Park are a mixture of acid grassland-lowland, standing water and canals, and broadleaved, mixed and yew woodland. According to research carried out by English Nature:



Source: English Nature (2005)

- 5 units are favourable
 - 5 are unfavourable - recovering
 - 4 are unfavourable - no change
 - 1 is unfavourable - declining
- Richmond Park was designated as a SSSI because of the acid grassland and dead wood invertebrate assemblages. English Nature have stated that they are hoping to re-assess the whole site to take in account the invertebrates. The re-survey could result in a different rating.

English Nature is responsible for assessing c.22,000 units designated as SSSIs. Of the 15 in Richmond Park, 7 were assessed in 2002, 5 in 2003, 1 in 2004 and 2 in 1999. (See <http://www.english-nature.org.uk/special/ssi/>)

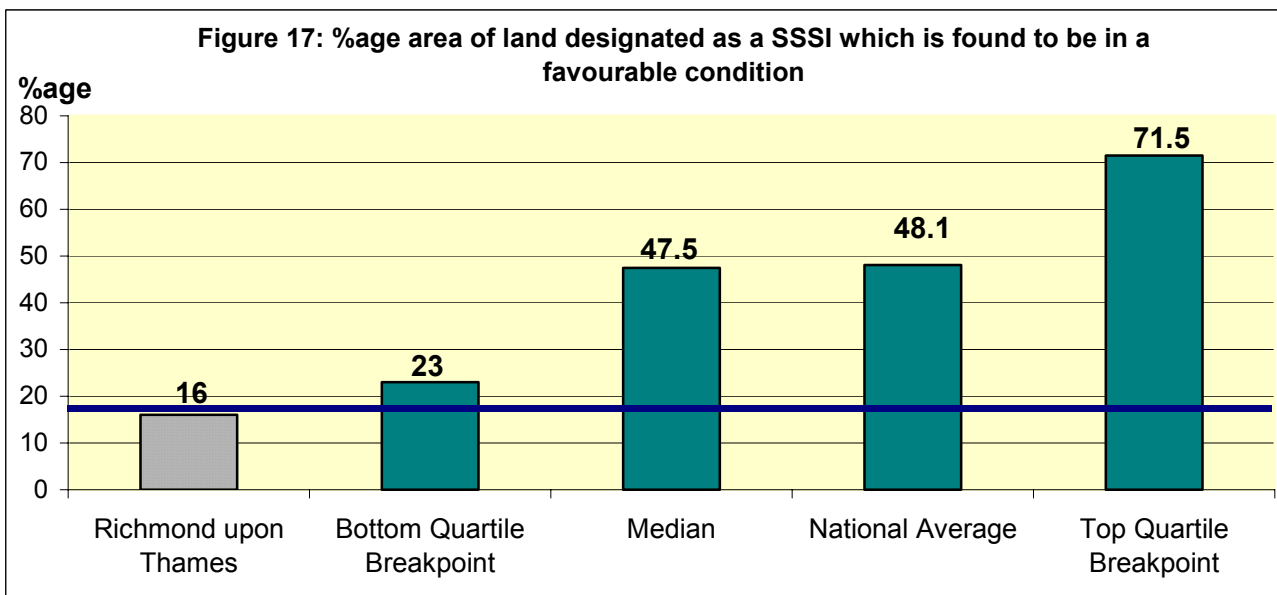
Barn Elms Wetland Centre

There are 29.84 hectares of standing open water and canals. The last assessment by English Nature found all of which to be in a favourable condition.

Overall figures

The area of land designated as a SSSI within the local authority area, which is found 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 and if planning permission is not required for activities, which may include management regimes, affecting the condition of the SSSI.



Source: English Nature and Audit Commission area profiles

Biodiversity Action Plan

The Biodiversity action plan for Richmond upon Thames was launched on 17 June 2005. In Richmond's BAP - the following Habitat and Species Action Plans have been established:

Habitats:

Acid Grassland - 620 Ha of acid grassland

Ancient Parkland and Veteran Trees

Broad-leaved Woodland - 396 Ha of native woodland and 78 Ha of non-native woodland

Reedbeds - Total area not known but major sites (ie Pen Ponds, Richmond Park, London Wetland Centre and Leg O'Mutton reservoir total 3 Ha)

Tidal Thames - The riverbanks within the Richmond Tidal Thames Habitat Action Plan (HAP) 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.

Unfortunately the total area of each of the above habitats is not known at present, although this information may be an outcome of the Plan if an audit of the habitat is undertaken. As the BAP was only launched in June this year, the Biodiversity Group are also aware of the need to establish the condition of and monitor each of the above habitats. The BAP contains Species Action Plans for the following: bats, mistletoe, song thrush, stag beetles, tower mustard and water vole.

The information provided does not fully meet the ODPM Indicator requirements. However there are difficulties in providing data on an annual basis when the GLA's London Ecology Unit undertakes less frequent reviews. More information is likely to be forthcoming once the BAP has been in place longer.

Energy

Indicator 53: Renewable energy capacity installed by type
SA objective: To promote sustainable energy use through reduced energy use, improved energy efficiency, and increased use of renewable energy.
Target: SA target: GLA have set a 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 <ul style="list-style-type: none"> • 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
Indicator: Renewable energy capacity installed by type.
Type of indicator: significant effects (Sustainability Appraisal), ODPM Core Output Indicator 9
purpose: The London Plan requires major developments to show how the development would generate a proportion of the site's energy needs from renewables, where feasible. In the Energy Strategy the Mayor expects major developments to generate at least ten per cent of their energy needs from renewable sources. Boroughs are encouraged to introduce similar policies and to establish at least one showcase renewable energy project in their area and one zero carbon development.
data source: DTI – RESTATS data
indicator family ODPM Core Output Indicator, Sustainability Appraisal

The data are not collected at local authority level. 6 solar water-heating systems were installed in domestic properties during 2004-05, which collectively save 1.75 Tonnes of CO₂ per year.

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

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

RESTATS data shows that the London Region²⁵ trails the other English regions in terms of sites for, and generation of electricity from renewables, see figures below.

²⁵ London regional data do not include solar

Figure 18: Renewable energy - Number of sites (2004)

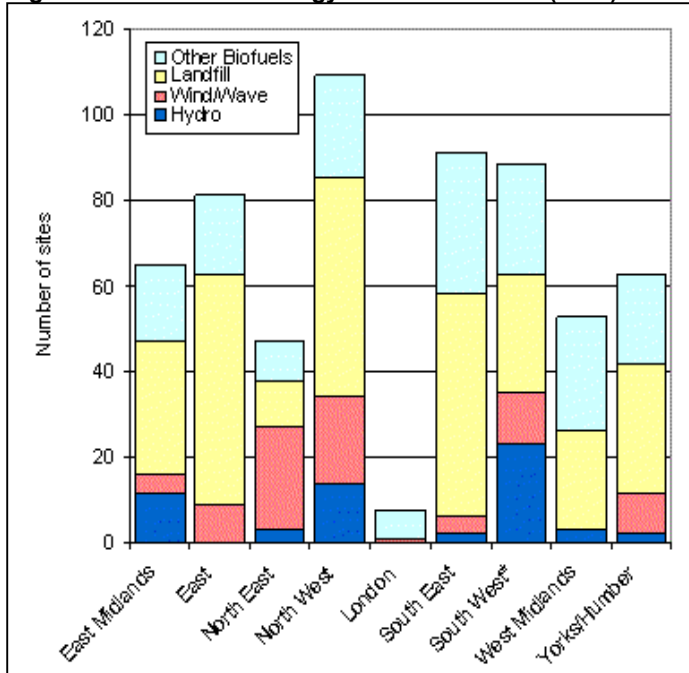


Figure 19: Renewable energy - capacity

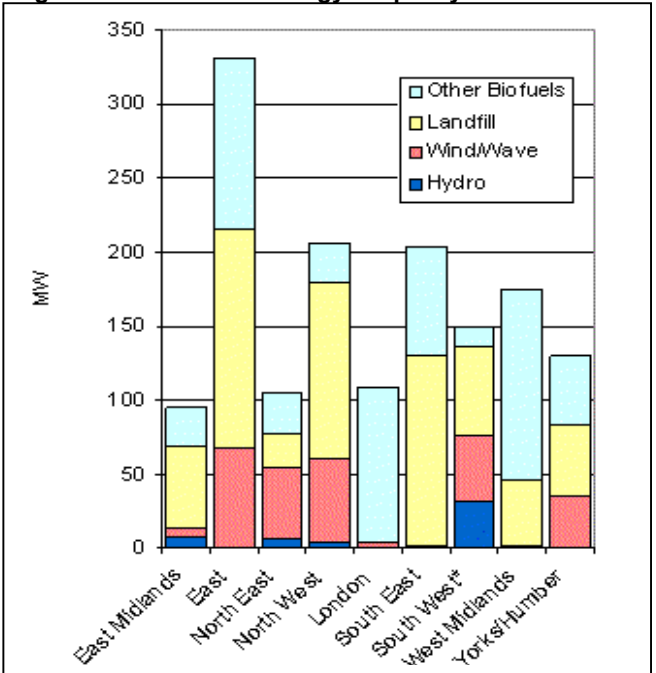
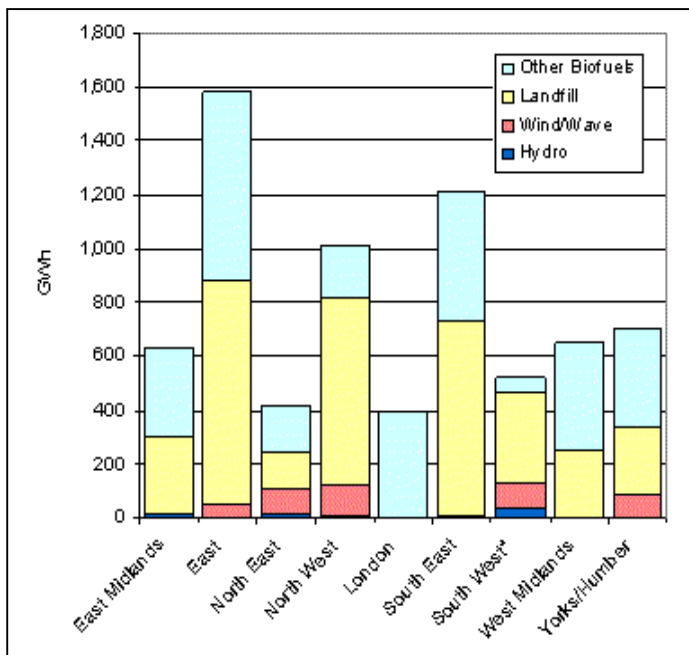


Figure 20 - Renewable Energy – Power generation



source for Figures: DTi, RESTATS

Indicator 54: Energy use per household

SA objective: To promote sustainable energy use through reduced energy use, improved energy efficiency, and increased use of renewable energy.

target SA target: to reduce energy use over time

Indicator: energy use per household

Type of indicator: significant effects (Sustainability Appraisal)

purpose: To promote sustainable energy use through reduced energy use, improved energy efficiency, and increased use of renewable energy

data source: DTI - Energy Trends, BRE

<http://www.statistics.gov.uk/statbase/ssdataset.asp> DTI website: www.dti.gov.uk/energy

indicator family: Sustainability Appraisal

progress: The use of energy (gas) appears to be reducing over time. Experimental electricity figures have only been collected recently.

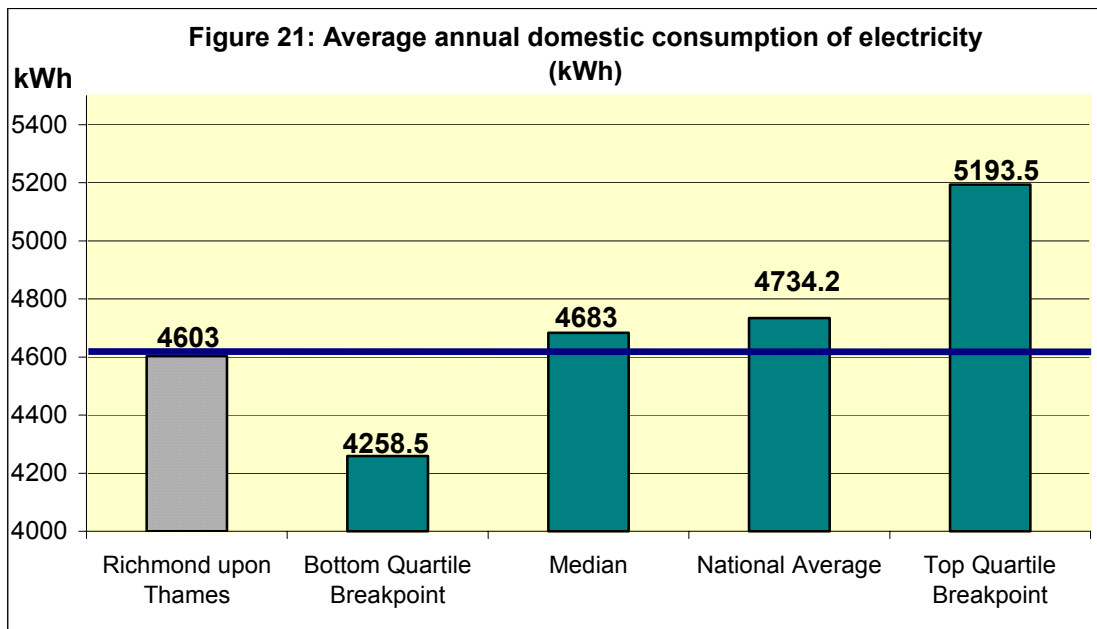
Energy Trends is the Department of Trade and Industry's bulletin of statistics on energy in the United Kingdom. This has been published quarterly since June 2001. This includes gas consumption data at local authority area level for 2003 and experimental electricity consumption data at local authority area level for 2003.

Electricity

Borough residents appear to use slightly less electricity (kWh) than the national average according to experimental figures produced by the DTi.

Table 64: Average annual domestic consumption of electricity in borough (kWh)

Period	Value – Richmond upon Thames	National Average	Bottom Quartile Breakpoint	Median	Top Quartile Breakpoint
2003	4603 kWh	4734.19	4258.50	4683	5193.50



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 level²⁶.

Table 65: Average annual domestic consumption of gas in kWh

Period	Richmond upon Thames	National Average	Bottom Quartile Breakpoint	Median	Top Quartile Breakpoint
2003	21109 kWh	20126.26	19104	20093	21159
2002	21235 kWh	20121.17	19096	20136	21231
2001	21084 kWh	19923.45	18947	19739	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 has fallen slightly between 2002 & 2003.

²⁶ NUTS 1 & NUTS 4 areas

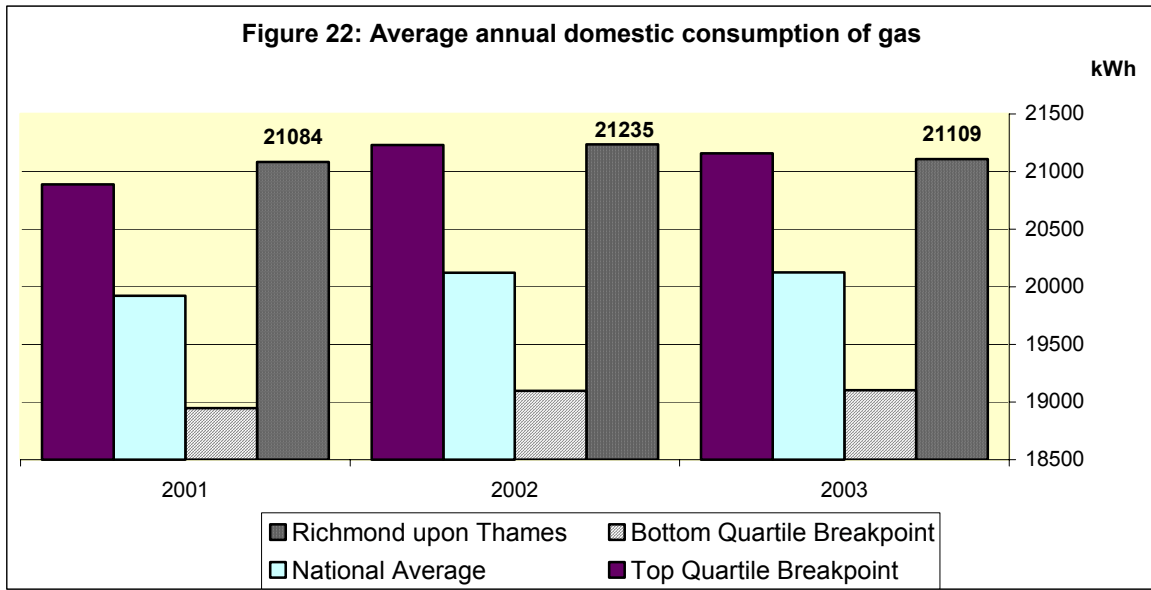


Table 66: Regional and local electricity consumption statistics, 2003 (experimental)

borough	Domestic consumers		Commercial & industrial consumers		All consumers		Sales per consumer	
	Sales 2003 - GWh	Number of MPANs (thousands)	Sales 2003 - GWh	Number of MPANs (thousands)	Sales 2003 - GWh	Number of MPANs (thousands)	Average domestic consumption kWh	Av industrial & commercial cons'n kWh
Hammersmith and Fulham	301	78.8	657	14.0	958	92.8	3,822	46,778
Hounslow	393	90.7	853	7.9	1,246	98.7	4,329	107,713
Kingston upon Thames	294	62.4	340	7.0	634	69.4	4,717	48,686
Richmond upon Thames	363	78.9	379	9.2	742	88.1	4,603	41,027
Wandsworth	500	126.1	599	16.4	1,099	142.5	3,963	36,538
TOTAL GREATER LONDON	13,786	3,205.6	25,651	421.1	39,437	3,626.7	4,301	60,918

Source: DTI Energy Trends, December 2004

Meter point administration numbers (MPANs) every metering point has there own unique reference number.

Table 67: Gas sales and numbers of customers by region and area, 2003

borough	Domestic consumers		Commercial and industrial consumers		All consumers		Sales per consumer	
	Sales 2003 - GWh	Number of consumers (thousands)	Sales 2003 - GWh	Number of consumers (thousands)	Sales 2003 - GWh	Number of consumers (thousands)	Domestic-kWh	Commercial and industrial - kWh
Hammersmith and Fulham	1,264	73.04	945	1.70	2,209	74.75	17,309	554,645
Hounslow	1,555	78.19	1,088	1.59	2,644	79.78	19,893	684,036
Kingston upon Thames	1,238	57.69	354	1.29	1,592	58.98	21,457	275,684
Richmond upon Thames	1,878	88.95	836	2.41	2,713	91.36	21,109	347,233
Wandsworth	1,896	99.86	994	2.30	2,890	102.16	18,982	432,558
TOTAL GREATER LONDON	56,074	2858.38	34,386	68.52	90,459	2,926.90	19,617	501,864

Source: DTI Energy Trends, December 2004

Land & Soil quality

Indicator 55: Number of sites identified as contaminated land
SA objective: To make the most effective use of land and to reduce contamination and safeguard soil and air quality
target: No target this year - a new BVPI
Indicator: The number of sites identified as potentially contaminated.
Type of indicator: Significant effects (Sustainability Appraisal)
purpose: improvements in the quality of the soil and land
data source: Best Value Performance Plan 2005-06
indicator family: Sustainability Appraisal, BVPI 216a

Current performance figures from the Best Value Performance Plan 2005-06, show that for the year 2004-05 the total number of sites of potential concern for 2004/05 is 1,473. As this is a new indicator comparison with last year is not possible, neither can progress made towards a target be assessed.

Table 68: BVPI indicator 216a : Sites of potential concern

	number of sites of potential concern (contaminated land)
	BVPI 216a
Richmond upon Thames	1,473

Source: Best Value Performance Plan 2005

Indicator 56: Number of contaminated land sites remediated
SA objective: To make the most effective use of land and reduce contamination and safeguard soil and air quality
target: Sustainability Appraisal Target for this is not set
Indicator: The number of contaminated land sites remediated.
Type of indicator: Sustainability Appraisal significant effects
purpose: reduction in amount of contaminated land
data source: LBRuT figures in Best Value Performance Plan 2005-06
indicator family: BVPI 216b, Sustainability Appraisal

Current performance figures from the Best Value Performance Plan 2005-06 for the year 2004-05 show that the total number of sites of remediated in 2004/05 was 35.

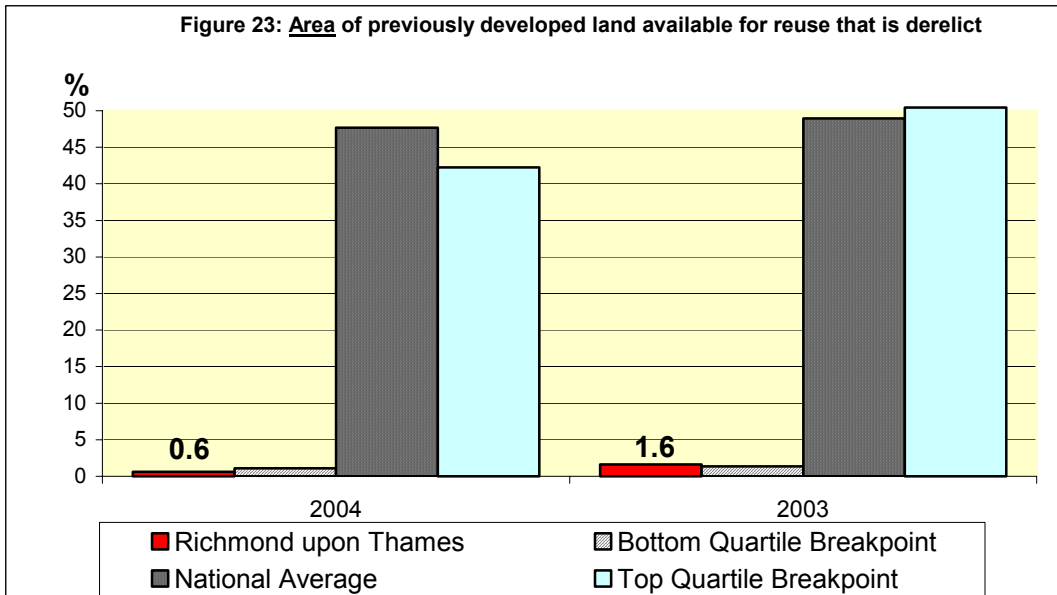
Indicator 57: Amount of vacant land
SA objective: To make the most effective use of land and to reduce contamination and safeguard soil and air quality
target: -
Indicator: The area of previously developed land available for reuse that is derelict (ha)
Type of indicator: Significant effects (Sustainability Appraisal)
purpose: To make the most effective use of land
data source: ODPM NLUD statistics May 2005 and Audit Commission Area Profiles
indicator family: Sustainability Appraisal

Current performance figures from the Audit Commission show that for the year 2004-05 the area of previously developed land available for reuse that is derelict was 0.6 ha. This is very low. The amount has dropped slightly between 2003 & 2004 as shown in Figure 23 below.

Table 69: Comparative figures for the area of previously developed land available for reuse that is derelict (ha) in Richmond upon Thames

Period	Richmond upon Thames	National Average	Bottom Quartile Breakpoint	Median	Top Quartile Breakpoint
2004	0.6 ha	47.66	1.10	9.70	42.25
2003	1.6 ha	48.96	1.35	10.20	50.45

source: Audit Commission

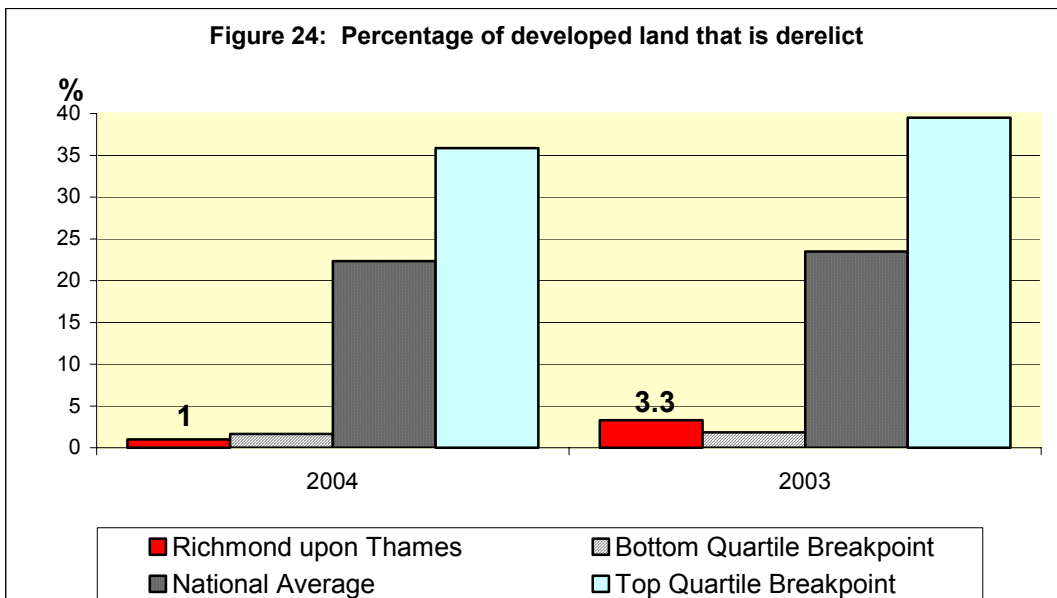


Looking at the proportion of land that is derelict, again it can be seen that the borough is in the lowest quartile (25%) in 2004 and that the figure is very low. This is not surprising as the borough is a built-up urban area with relatively high land values.

Table 70: Comparative figures for the proportion of developed land that is derelict in Richmond upon Thames

Period	Richmond upon Thames	National Average	Bottom Quartile Breakpoint	Median	Top Quartile Breakpoint
2004	1.0%	22.35	1.65	13.30	35.85
2003	3.3%	23.50	1.85	14.10	39.50

source: Audit Commission



source: Audit Commission

Air Quality & Noise

Indicator 58: Number of days p.a. when air pollution is moderate or high for PM10
SA objective: To reduce air and noise pollution, including greenhouse gases, and ensure air quality improves
target: -
Indicator: Nos. of transport related noise complaints and requests for compensation (other than due to air traffic)
Type of indicator: significant effects (Sustainability Appraisal)
purpose: improvement in air quality
data source: LBRuT figures
indicator family LSDC QoL 14, Sustainability Appraisal

Monitoring of air quality in the London Borough of Richmond upon Thames takes place 24 hours a day. Currently the section has one mobile monitoring unit and two static units. One is located in Castelnau outside the Public Library and the other is at the Wetlands site, Barnes. The mobile unit is moved around the borough to different locations. Continuous monitoring of the following pollutants is carried out:

- Nitrogen dioxide NO₂
- Sulphur dioxide SO₂
- Ozone O₃
- Carbon Monoxide CO
- Particulates PM₁₀'s
- Benzene BTX
- Polycyclic Aromatic Hydrocarbons (PAHs)

The Council also runs a program of background monitoring of the pollutant NO₂. This is achieved using diffusion tubes, which are located at a number of sites throughout the borough. In addition, there are five monitoring sites for Benzene and one site for PAH.

Air quality data for the monitoring year shows that:

- 1) Barn Elms Wetlands Centre site: there was 1 day when the PM10 levels were within the moderate band and no days when the levels were within the high band.
- 2) Castelnau site there was 1 day when the levels were within the moderate band, 2 days in the high and 2 days in the very high band.

With regards to the banding moderate is 50-74ug/m³, high 75-99ug/m³ and very high is >100ug/m³.

Previous figures show the following number of days in each year when the air quality was below the standards required:

2004 = 5
2003 = 14
2002 = 1
2001 = 11
2000 = 1

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.

Indicator 59: Numbers of transport related noise complaints and requests for compensation (not air transport)
SA objective: To reduce air and noise pollution, including greenhouse gases, and ensure air quality improves
target: Sustainability Appraisal Target for this is not set
Indicator: Number of days p.a. when air pollution is moderate or high for PM10.
Type of indicator: significant effects (Sustainability Appraisal)
purpose: improvement in noise pollution.
data source: LBRuT figures
indicator family Sustainability Appraisal

The Council has not received any transport noise complaints for the period 01/04/04 to 31/03/05 as part of its monitoring programme.

Water quality

Indicator 60: river water of good or fair chemical and biological water quality
SA objective: To maintain water quality and reduce the risk of and from flooding
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 2005.
Indicator: River water of good or fair chemical and biological water quality
Type of indicator: significant effects (Sustainability Appraisal)
purpose: improvement in river water quality
data source: Environment Agency and OFWAT
indicator family: Sustainability Appraisal

progress towards target:

The 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 2005 (by 2002, RQO compliance stood at 91.2 %).

Current performance figures for the year 2004-05 show that:

River Quality: Chemistry

Duke of Northumberland's river 2000-02 = C

Crane 2000-02 = C

Thames (Hogsmill –Teddington) 2000-02 = B

B = good and C= fairly good

River quality: Biology

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 while the proportion of river length in the borough assessed as being of good chemical quality had increased from 2000- 2002, it remained broadly static in 2003 (66.01%) - above the national average of (51.32%). However, having improved from 2000 – 2002, the proportion of the river length in the borough assessed as of good biological quality (in 2003 =34.45%) is now below the national average (53.61%).

Efficient use of land/ sustainable construction practices

Indicator 61: Proportion of new build and retrofit homes meeting EcoHomes "very good" standard
SA objective: to make best use of previously developed land and existing buildings, encouraging sustainable construction practices.
target -
Indicator: Proportion of new build and retrofit homes meeting EcoHomes "very good" standard
Type of indicator: significant effects (Sustainability Appraisal)
purpose: to monitor uptake of sustainable construction techniques
data source: BREEAM
indicator family: Sustainability Appraisal

Data were supplied directly by BREEAM and are not available at local authority area level. 16% of those meeting the standard fall within the "very good" category. With such a small number of homes applying for the standard it is difficult to see how this can be applied at local authority level in a meaningful way. It is suggested that a more appropriate indicator is devised if possible.

Table 71: EcoHomes 2000: Start of Scheme – June 2005

Rating	number
Excellent	20
Very Good	186
Good	510
Pass	465
Unclassified	1
Total	1182

source BREEAM, June 2005

Indicator 62: Proportion of commercial buildings meeting BREEAM very good standard

SA objective: to make best use of previously developed land and existing buildings, encouraging sustainable construction practices.

target -

Indicator: Proportion of commercial buildings meeting BREEAM very good standard

Type of indicator: significant effects (Sustainability Appraisal)

purpose: to monitor uptake of sustainable construction techniques

data source: BREEAM

indicator family: Sustainability Appraisal

Table 72: BREEAM Offices: Start of Scheme – June 2005

Rating	Number
Excellent	100
Very Good	253
Good	67
Pass	8
Total	427

source BREEAM, June 2005

As with the EcoHomes information, data were supplied directly by BREEAM and are not available at local authority area level. 59% of those meeting the standard fall within the “very good” category. The same limitations apply and therefore, a more appropriate indicator will also be devised if possible.

Crime

Indicator 63: Number of recorded crimes per annum

SA objective: To create and maintain safer, more secure and more cohesive communities.

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

Indicator: Recorded crimes per annum: violence against the person; burglary from a dwelling; theft from a motor vehicle.

Type of indicator: significant effects (Sustainability Appraisal)

purpose: To create and maintain safer, more secure and more cohesive communities.

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 2005 the total number of offences equalled 15,320. This is a slight reduction on the previous 12 months figure of 15,446 offences. Rather than conduct a total crime audit, three types of offence have been selected for monitoring purposes that are of particular concerns to local residents.

Home Office comparative crime statistics are available for year 2003 –March 2004. The figures show that Richmond upon Thames has fewer crimes than the national average.

Figure 25: ALL CRIME for Richmond upon Thames Apr 2003 - Mar 2004 (offences per 1000 population)

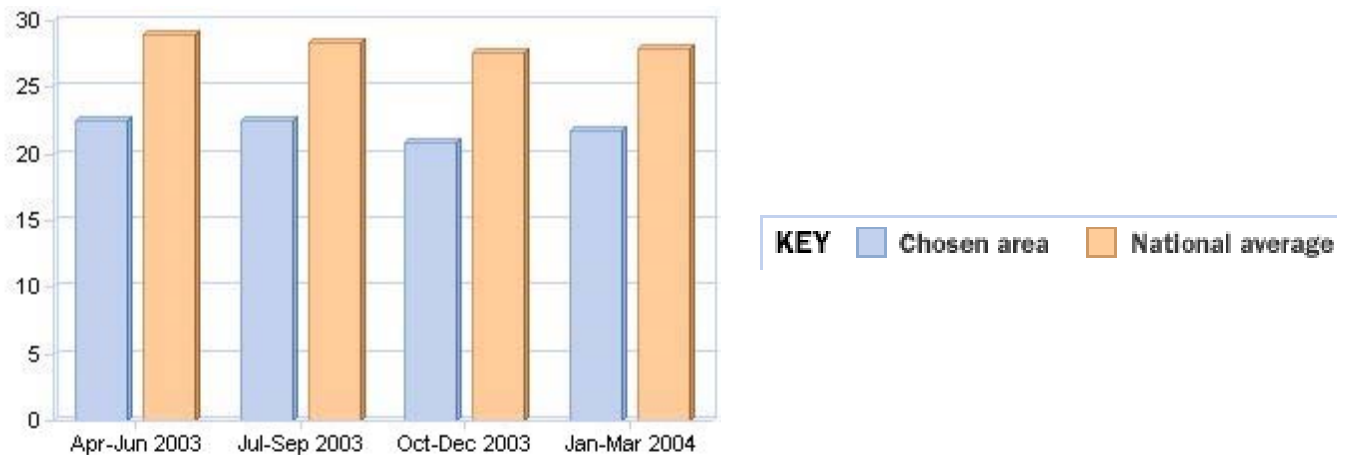


Table 73: ALL CRIME for Richmond upon Thames Apr 2003 - Mar 2004 (offences per 1000 population)

Month	Total number of offences	Offences per 1000 population	Offences per 1000 England/Wales population
Apr-Jun 2003	3960	22.4	29.0
Jul-Sep 2003	3969	22.5	28.3
Oct-Dec 2003	3682	20.9	27.6
Jan-Mar 2004	3835	21.7	27.8

Source: Home Office, Crime Statistics.

Figure 26: Violence against the person for Richmond upon Thames Apr 2003 - Mar 2004 (offences per 1000 population)

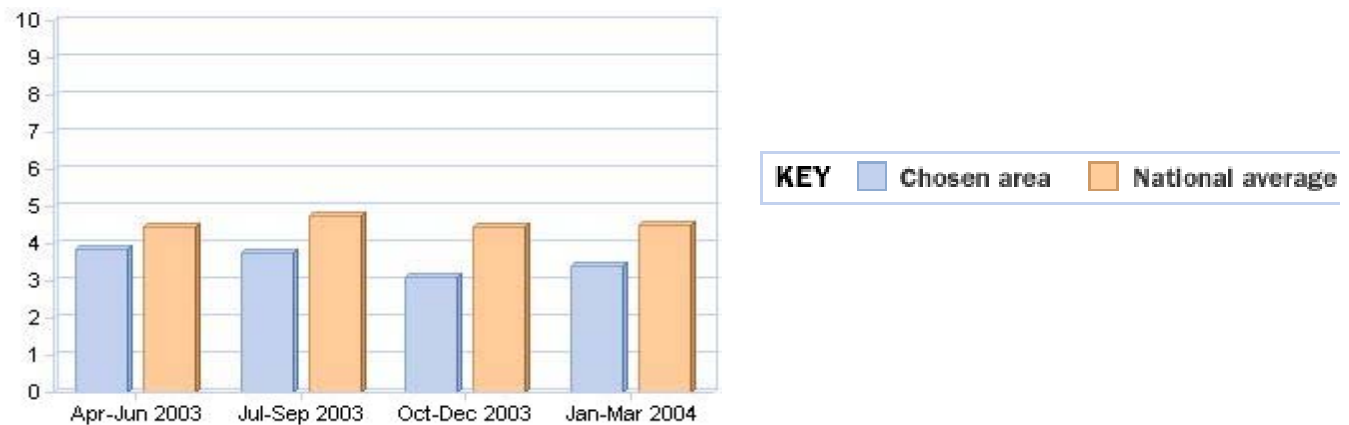


Table 74: Violence against the person for Richmond upon Thames Apr 2003 - Mar 2004 (offences per 1000 population)

Month	Total number of offences	Offences per 1000 population	Offences per 1000 England/Wales population
Apr-Jun 2003	681	3.9	4.4
Jul-Sep 2003	665	3.8	4.8
Oct-Dec 2003	551	3.1	4.5
Jan-Mar 2004	600	3.4	4.5

Figure 27: Burglary for Richmond upon Thames Apr 2003 - Mar 2004 (offences per 1000 population)

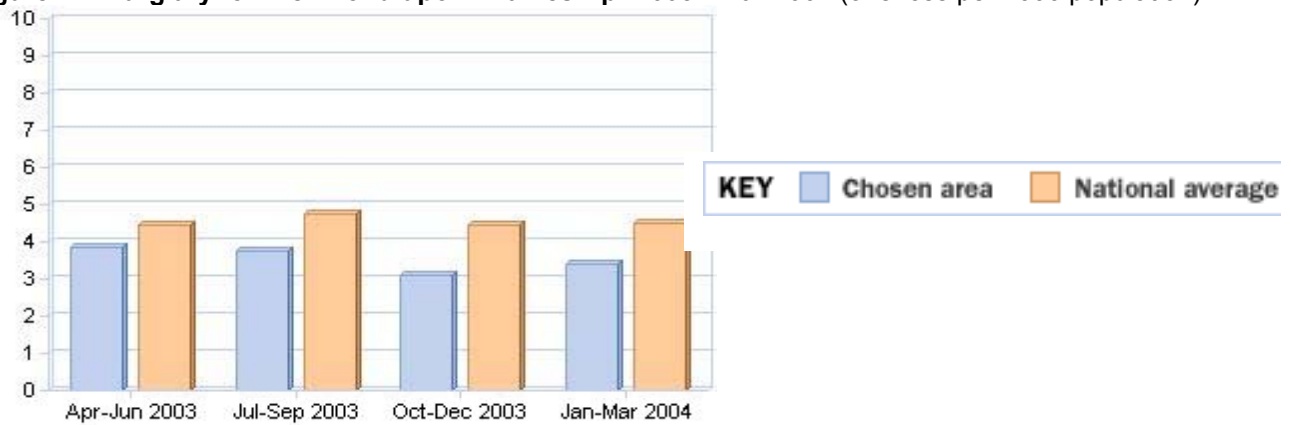


Table 75: Burglary for Richmond upon Thames Apr 2003 - Mar 2004 (offences per 1000 population)

Month	Total number of offences	Offences per 1000 population	Offences per 1000 England/Wales population
Apr-Jun 2003	439	2.5	4.2
Jul-Sep 2003	439	2.5	4.0
Oct-Dec 2003	407	2.3	3.7
Jan-Mar 2004	502	2.8	3.7

Figure 28: Theft from a vehicle for Richmond upon Thames Apr 2003 - Mar 2004 (offences per 1000)

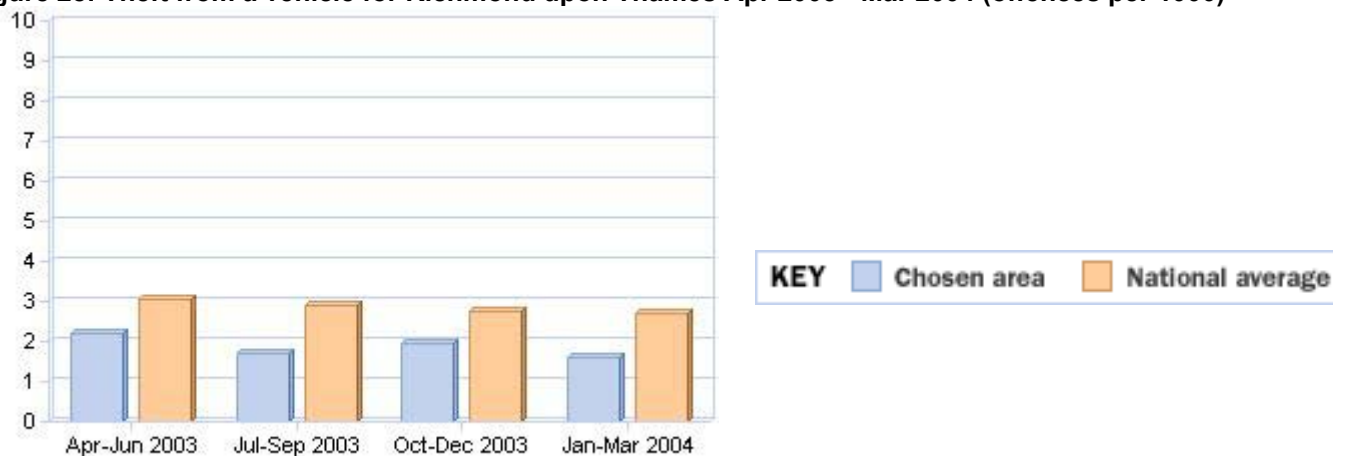


Table 76: Theft from a vehicle for Richmond upon Thames Apr 2003 - Mar 2004 (offences per 1000)

Month	Total number of offences	Offences per 1000 population	Offences per 1000 England/Wales population
Apr-Jun 2003	385	2.2	3.1
Jul-Sep 2003	297	1.7	2.9
Oct-Dec 2003	346	2.0	2.8
Jan-Mar 2004	283	1.6	2.7

The Metropolitan Police Service has published monthly statistics and summary data for financial years since January 2000. Reporting years run from April to March. Table 78 reveals that Richmond upon Thames has the lowest total crime figures of any London Borough.

Table 77: Offences by London Borough for financial year 2004/5

Borough	Total Violence Against the Person	Burglary		All offences
		Burglary in a Dwelling	Theft from a motor vehicle	
Heathrow Airport	504	0	160	6,168
Richmond upon Thames	2570	1120	1269	15,320
Kingston upon Thames	3520	456	800	15,690
Sutton	3555	701	1577	16,942
Merton	3800	974	1224	17,281
Harrow	3041	1492	2177	18,107
Bexley	4129	983	1406	18,859
Havering	4191	903	1999	21,431
Barking & Dagenham	5224	1159	1540	21,442
Redbridge	4690	1811	3053	26,173
Kensington & Chelsea	3272	1680	2439	26,812
Hammersmith & Fulham	4622	2214	3605	27,139
Hillingdon	5921	2056	3254	27,800
Hounslow	6772	1889	2859	27,908
Enfield	5190	2251	2861	28,131
Waltham Forest	6241	1838	3098	29,491
Bromley	5762	1917	2606	30,761
Greenwich	7870	1806	2235	31,186
Wandsworth	5898	2675	2867	31,641
Lewisham	7858	2611	2071	34,833
Croydon	8604	2145	2644	35,004
Haringey	6326	3184	2907	35,553
Brent	9135	2805	2653	35,582
Tower Hamlets	7895	1699	3437	36,329
Ealing	8009	2824	4546	36,418
Newham	7977	1942	3853	36,460
Hackney	7289	2733	3640	36,492
Barnet	7183	2689	3490	37,887
Islington	7617	2451	3678	37,956
Southwark	9338	2694	3605	43,771
Camden	7656	2391	3795	45,432
Lambeth	9813	3105	3349	45,784
Westminster	10454	1886	3467	79,338
Total	201926	63084	88164	1,015,121

Source: Metropolitan Police Service
Summary crime statistics for financial year 2004/05

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

Contribution towards sustainable development objectives

This is the first year that SA indicators have been included in the monitoring exercise. The trends in performance towards targets are generally encouraging, for example for waste collection and management, or the amount of vacant land that is derelict. Many of the indicators are often greatly influenced by factors other than policies in the UDP for example river water quality, which may depend on discharges further upstream, or

numbers of days when air quality is poor may be caused by meteorological and other factors rather than local traffic. As national, regional and local policy evolves and SPD is adopted, a number of sustainability objectives may be met e.g. sustainable construction practices may lead to not only best use of previously developed land and existing buildings, but improved energy efficiency and increased use of renewable energy, improved health and well being through warmer and drier homes and reduced waste and reduced energy consumption.

Much of the information provided in this section is not collected locally and is not always available at local authority level. Problems 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. However, the Council intends to give them consideration.

11. Conclusions

Monitoring has an important role to play in the Government's reform of the planning system. The 2005 Annual Monitoring Report, the first to be statutorily required, updates information provided in the previous year's Report. It also meets requirements for monitoring set out in Government guidance as far as possible. Proposed revisions to the monitoring system, including those intended to assist in meeting the requirements of the ODPM's Core Output Indicators are presented in Appendix 4.

Local Development Framework

The Council is at the beginning of the process. However, all key milestones identified in the Local Development Scheme have been met for the 2004/5 financial year. The LDF Issues & Options consultation stage and accompanying Sustainability Appraisal process and the production of the Statement of Community Involvement has all progressed as planned. Work is well under way on the production of the evidence base. However, it is anticipated that the Local Development Scheme will need to be revised early in 2006.

Implementation

A significant number of proposal sites have been implemented (at 1/4/05). The number of departures is extremely small. 66% of appeal decision received in the last financial year (excluding those withdrawn and part allowed) 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 housing target will be met. The annual net dwelling requirement of 240 units was exceeded in 2004/5.
- Affordable housing (completions) made up only 27% of additional housing built in the last financial year, which although an improvement on the previous year (19%) is still well short of the target of 40%.
- policies to protect the borough's protected open spaces are working well;
- the Council continues to be pro-active in terms of conservation of the built environment by designating Buildings of Townscape Merit, designating Conservation Areas and declaring Article 4 Directions, policies to protect the built environment continue to be effective;
- new development is in the main complying with maximum parking standards. However, there are cases where a lack of parking may lead to loss of amenity and road safety issues. New residential development is located within 30 minutes of most local services with the exception of hospitals;
- The majority of employment floorspace completed was not located in mixed use areas, although the figure were skewed by a large development in an area of established employment uses. There was little change to the retail provision in the borough.
- The majority of employment land lost to other uses is developed for housing, the majority of which is part of mixed use schemes.
- There was little change in retail provision. The majority of retail floorspace was not being steered into the main town centres. Although technically the target was not met, 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. The Council will consider setting targets in due course.

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.

Appendix 1: Implementation of Proposal sites

Proposal site		Description	progress
B1	Westfields School	use of playground out of school hours	not implemented
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			
S1	East Sheen Primary School	use of playground out of school hours	not implemented
S2	Sheen Mount Primary School	use of playground out of school hours	implemented
S3	Holy Trinity C of E School	use of playground out of school hours	no information
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			
P1	Meadlands School	use of playground out of school hours	implemented
P2	Reservoir Land	agriculture	implemented
P3	Grey Court School	improvement of school premises, increased public use of school facilities including school hall	not 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
H8	Buckingham JM/I School	increased community use	
H9	Beveree, Beaver Close	children's playground	not implemented
H10	Hampton Infants School, Ripley Road	use of playground out of school hours	no information
H11	Hampton Junior School, Percy Road	school extension, use of playground out of school hours	no information
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	no information
H23	Hampton Water Works	operational water works development	not implemented

Proposal site		Description	progress
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	under construction
K2	Kew Riverside	housing/ nature conservation	under construction
K3	Queens C of E Primary School	use of playground out of school hours	not implemented
K4	Kew Gardens Station	interchange improvements	no information
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	under construction
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
R9	New Vineyard School	use of playground out of school hours	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	under construction
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	no information
D9	Collis Primary School	Extension & improvement of school. In long term possible rebuilding of primary school	not implemented
D10	Sacred Heart RC Primary School	use of playground out of school hours	not implemented
D11	St John the Baptist C of E School	Possible extension of school, use of playground out of school hours	implemented
D12	Stanley Infant School	use of playground out of school hours	implemented
D13	Stanley Junior School	use of playground out of school hours	not 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	partially 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	implemented
T6	Church Street	limited pedestrianisation	implemented
T7	Waldegrave School	extension & improvement to school premises, increased public use of school facilities	under construction
T8	Archdeacon Cambridge C of E Primary Schools	use of playground out of school hours	not implemented

Proposal site		Description	progress
T9	Trafalgar Primary Schools	use of playground out of school hours	not implemented
T10	St James' RC Primary School	use of playground out of school hours	not implemented
T11	The Embankment, Twickenham	passenger boat landing stage	not implemented
T12	Orleans Park School	increased public use of school facilities including sports hall & playing fields	implemented
T13	Meadway	dual use of school - out of hours	no information
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	no info
T20	Whitton Road/ Rugby Road	roundabout improvement	no info
T21	St Margarets Road/ Richmond Road/ Rosslyn Road	junction improvement	not implemented
T22	Chertsey Road/ Hospital Bridge Road	junction improvement	no info
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
T27	Orleans School (St Marys School)	use of playground out of school hours	not implemented
T28	Harlequins	Contd use of sports ground with associated facilities, enabling devt & new road	not implemented
T29	RuT College	Redevelopment of college etc	not implemented

Whitton & Heathfield

W1	Twickenham Rugby Ground	increased sports and recreational use	not implemented
W2	Chase Bridge Primary School	use of playground out of school hours	implemented
W3	Nelson Primary School	school rebuilding, affordable housing, use of playground out of school hours	no information
W4	St Edmonds RC Primary School	use of playground out of school hours	implemented
W5	Bishop Perrin's C of E Primary School	use of playground out of school hours	not implemented
W6	Hospital Bridge Road north of Montrose Avenue	highway widening	not implemented
W7	Hanworth Road	railway bridge reconstruction with footways	no information
W8	Powder Mill Lane	heavy goods vehicles restriction	no information
W9	Whitton School	increased public use of school facilities & playing fields	no information
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: LB Richmond upon Thames Housing Trajectory as at 1st April 2005

Local Development Framework Core Output Indicators published by ODPM in October 2005 sets out a list of items which should be included in any housing trajectory. The list is set out below, along with the information for the London Borough of Richmond upon Thames.

2a (i) 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).

From 1 April 1997 until 31 March 2005, an eight year period, 2969 units were completed.

2a (ii) Net additional dwellings for the current year

In 2004/05, 582 additional dwellings were completed

2a (iii) 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 2005 to 31 March 2016, could be approximately 3470. These would include:

Outstanding planning permissions at 1 April 2005, which were 2015 units net

Committed sites without planning permission at 1 April 2005 which might provide approx. 1010 units

Other sources, such as future planning permissions

2a (iv) 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.

2a (v) 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 in (i) and (ii) above and should be expressed as a residual annual average. In the case of LB Richmond upon Thames, this would be 5360 less 2969 less 582 = 1809, an average of 181 p.a. for the ten year period 2005/06 – 2015/16.

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.

Appendix 3: Guide to the Use Classes Order

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

Appendix 4: Revisions to monitoring system

The Government has recognised that the first AMRs may not be totally comprehensive. Data for several of the mandatory ODPM core output indicators are not currently available. Attempts have been made to provide information where possible. However, as the guidance and revised guidance on the core output indicators have been produced in 2005, changes to the existing monitoring systems will not provide the necessary information for this or the next monitoring year. Lessons will be learnt from the 2005 AMR, and in particular a review of the Council's decisions analysis system will be undertaken with the view to implementing changes to data entered by 1st April 2006. Unfortunately this means that there will still be limitations for the 2006 Report which will monitor the period 01/01/05 to 31/3/06.

Table 78: ODPM Core Output Indicators for which full information is not yet available.

Indicator	
1d – employment land available in borough	The information for these indicators is only partly available at this stage. It is anticipated that data on the stock of employment land in the borough will be available on the completion of an Employment Land Survey, commissioned by the Council and due to be published in early 2006.
1e – loss of employment land	
1f – loss of employment land to residential development	
2c- housing densities	Information is not fully available for the current monitoring year, but will be available in the future.
4c - the amount and percentage of total open space managed to Green Flag Award standards.	This Council has not yet assessed sites in the borough but is planning to do so in Spring 2006 as it now has in-house expertise. Assessment will begin with Carlisle Park. It is likely that currently there are sites in the borough which meet the requirements of the Green Flag Scheme, although without having applied for the Scheme at this point, this assertion can not be proven. Information for this indicator should be available for the 2006 AMR.
3a – non-residential development's compliance with car parking standards	Some doubts over the accuracy of the data. Further research is scheduled for Spring. Monitoring systems will be developed further.
3b- amount of new residential development within 30 minutes public transport time of various facilities	In order to provide at least a partial response for this indicator, an assessment has been made for the 15 major housing sites which together amount to 72% of completions for the 04-05 financial year, bearing in mind the time-intensive nature of assessment. An assessment will be made as to whether it is feasible in resource terms to undertake the exercise for all sites. The exercise was not based on modelling, but used the TfL's Journey planner website as a proxy. It would have been helpful if the variables were more explicitly described in the guidance. For example, which Census variable (Table) is to be used, and which SOA layer.
6 b – amount of municipal waste arising and managed by management type	Information is more readily available for household waste, rather than municipal waste.
8 – biodiversity indicator	The information provided does not fully meet the ODPM Indicator requirements. However there are difficulties in providing data on an annual basis when the GLAs London Ecology Unit undertakes less frequent reviews. More information is likely to be forthcoming once the Biodiversity Action Plan has been in place longer.
9 – renewable energy capacity installed	No data are currently available for this indicator other than anecdotal evidence. Systems will need to be established to ensure that accurate data can be 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.