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**Sent:** 21 July 2023 15:22  
**To:** Richmond Local Plan  
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I am pleased that the council's strategy in the revised local plan is to conserve and enhance the town centre's character and function but am puzzled by the inclusion in the plan of a mid-rise zone north of Teddington station up to High Street on both sides of the railway line. This seems to be unsound in relation to the overall objectives and puts too much weight on overall GLA guidelines as opposed to local factors. While there must be possibilities for individual developments at mid-rise level adjacent to some of the existing mid-rise development, to give encouragement for a whole mid-rise zone in this area must risk over-development. This would put at risk the gains secured from the business park and completely change the character of the residential streets near the station. Individual proposals should in my view be considered on their merits against the council's overall strategy.