
Protected Employment Land and Site Allocation Review

LONDON BOROUGH OF RICHMOND

SEPTEMBER 2017

COLLIERS INTERNATIONAL

ON BEHALF OF GREGGS PLC

COLLIERS INTERNATIONAL SPECIALIST AND CONSULTING UK LLP

Company registered in England and Wales no. OC392407

Registered office:

50 George Street,

London

W1U 7GA

Tel: +44 20 7935 4499

www.colliers.com/uk

JONATHAN MANNS MRICS MRTPI

DIRECTOR

020 7344 6632

JONATHAN.MANNS@COLLIERS.COM

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1 INTRODUCTION

1.1 OUR BRIEF

This Protected Employment Land and Site Allocation Review has been prepared by Colliers International's Planning team on behalf of Greggs Plc. Colliers International's Planning team has been advising Greggs Plc since 2012 in relation to their landholdings at Gould Road, Twickenham.

Greggs Plc have made clear that the property's constraints are such that, had it not been acquired as part of a wider portfolio in 1994, they would not have operated their business from this location. Details on the constraints, not least in terms of access and amenity, are set out in previous representations. So too is information on the firm's efforts since the late 1990's to find alternative premises.

It is important to note that Greggs Plc have publicly stated their intention to cease operations at the site. Operations at the premises are being reduced and will cease completely by December 2017. At this point the property will become vacant.

Greggs Plc are eager to ensure that the Borough's proposed approach to the future of their site is one which is deliverable, realistic and complementary to the wider Borough. They are concerned that, if the current approach is pursued, they will not be able to secure a viable long-term future for the site.

Greggs Plc have previously expressed concerns about the inconsistent approach which the Borough appear to have taken in assessing potential land designations and allocations. This applies to both those sites allocated for residential-led redevelopment and industrial/employment protection. They therefore instructed Colliers International's Planning team, supported by Colliers International's Industrial and Logistics team, to undertake a more detailed, independent assessment.

For the avoidance of doubt, this site review has been undertaken in an impartial manner, by professionals who have previously undertaken similar reviews elsewhere, with regard not only to planning prospects and site characteristics but also market demand and sentiment.

1.2 EXECUTIVE SUMMARY

This report concludes that the London Borough of Richmond (hereafter “LB Richmond”) has been inconsistent in the way that it has allocated sites for protection and release to other uses.

The broad findings of the assessment also support the Borough’s own evidence base assessment (Employment Sites & Premises Study, 2017). Both pieces of work clearly identify Greggs’ landholding at Gould Road as one of the poorest quality employment sites in the Borough.

In light of this research Colliers International is of the view that the Borough’s Publication Local Plan cannot be considered “sound” for the purposes of the National Planning Policy Framework (NPPF), in terms of the proposed protection of industrial uses at the Greggs bakery site.

SUMMARY

The Borough has a mixed range of industrial stock. The dense, urban character of the Borough appears to have resulted in many industrial sites being constrained by their proximity to residential properties and often removed from the strategic road network. Despite this, the majority of industrial sites are considered appropriate for continued employment/industrial use by LB Richmond.

However, in some instance the site constraints are such that Colliers International consider them to be inappropriate for continued protection. This includes the West Twickenham Cluster, which includes the Greggs site at Gould Road.

As Greggs have made clear through a range of evidence already submitted to the emerging Local Plan, the property at Gould Road has very poor accessibility along narrow, residential streets, and is not in close proximity to the strategic road network. The open and unrestricted planning permission, with no restrictions on the use of the site for industrial use, makes it particularly incompatible with neighbouring land uses, which comprise of residential properties. Any industrial use of the site, including in a new-build scheme, would nonetheless have amenity impacts for nearby residential properties and, implicitly, also create management issues for future tenants.

In light of the lack of transparent and coherent approach, there are unexplained and yet clear inconsistencies in the Borough’s approach. The West Twickenham Cluster is rated “poor” and yet identified for protection whilst other “poor” sites are proposed

for release, without any indication as to why despite some having very similar site characteristics.

This report makes clear how, in terms of the sites which exist within the Borough, the plan has not been positively prepared. It is therefore not justified, effective or consistent with national policy.

1.3 THIS REPORT

This sets out Colliers International's understanding of the market, assessment of the site allocations under consideration as part of the emerging plan and the conclusions reached. It is structured such that it establishes a position through the following sections:

Section 2 – **context** for the report;

Section 3 - **methodology** for the sites assessment;

Section 4 - **sites assessment** and **analysis**; and,

Section 5 – **conclusions**.

2 CONTEXT

Colliers International's Planning team has been advising Greggs Plc on the site at Gould Road, Twickenham, since 2012. It submitted its first representation to the emerging Local Plan in 2013.

In 2016 Greggs Plc made a strategic decision that the bakery will be closed. This reflects, in part, a nationwide decision to rationalise operating sites and consolidate in fewer "Centres of Baking Excellence". So too, in part, it can be attributed to the problematic nature of the site from an operational and asset management perspective, which has resulted in Greggs seeking to exit the property since acquiring it in 1994.

2.1 REPRESENTATIONS

Greggs have worked hard to understand how the site could, in future, meet the needs of the Borough. It has accumulated a significant amount of evidence which indicates that the most appropriate option would be for a mixed-use redevelopment. This would be the only financially viable option. It would also increase the employment generating capacity of the site, rather than decrease the employment density and floorspace as would happen in an industrial redevelopment. It would mitigate transport and amenity issues which have negatively impacted the site and surrounding area historically. It would also provide much needed homes.

Greggs have consistently set out the same rationale at every stage of the Local Plan process whilst the Borough have changed approach, having moved from a recommendation for a mixed-use scheme to industrial protection. The process has also identified inconsistencies in the way that the evidence has been taken into account.

2.2 PLAN-MAKING

2.2.1 LONDON PLAN

The emerging Local Plan must accord with the published London Plan (Further Alterations to the London Plan, 2016).

London Plan, at Policy 4.4 “Managing Industrial Land and Premises”, sets out a variety of criteria to be taken account of when preparing Local Plans. In particular, the policy requires local planning authorities to take account of a range of factors when demonstrating how the stock of industrial sites in the borough will be planned and managed. This includes elements such as the quality and fitness for purpose of sites (criteria e) and accessibility to the strategic road network (criteria f). Policy 4.4 states that:

Strategic

A The Mayor will work with boroughs and other partners to:

- a. adopt a rigorous approach to industrial land management to ensure a sufficient stock of land and premises to meet the future needs of different types of industrial and related uses in different parts of London, including for good quality and affordable space*
- b. plan, monitor and manage release of surplus industrial land where this is compatible with a) above, so that it can contribute to strategic and local planning objectives, especially those to provide more housing, and, in appropriate locations, to provide social infrastructure and to contribute to town centre renewal.*

LDF preparation

B LDFs should demonstrate how the borough stock of industrial land and premises in strategic industrial locations (Policy 2.17), locally significant industrial sites and other industrial sites will be planned and managed in local circumstances in line with this strategic policy and the location strategy in Chapter 2, taking account of:

- a. the need to identify and protect locally significant industrial sites where justified by evidence of demand*
- b. strategic and local criteria to manage these and other industrial sites*

- c. the borough level groupings for transfer of industrial land to other uses (see Map 4.1) and strategic monitoring benchmarks for industrial land release in supplementary planning guidance*
- d. the need for strategic and local provision for waste management, transport facilities (including inter-modal freight interchanges), logistics and wholesale markets within London and the wider city region; and to accommodate demand for workspace for small and medium sized enterprises and for new and emerging industrial sectors including the need to identify sufficient capacity for renewable energy generation*
- e. quality and fitness for purpose of sites*
- f. accessibility to the strategic road network and potential for transport of goods by rail and/or water transport*
- g. accessibility to the local workforce by public transport, walking and cycling*
- h. integrated strategic and local assessments of industrial demand to justify retention and inform release of industrial capacity in order to achieve efficient use of land*
- i. the potential for surplus industrial land to help meet strategic and local requirements for a mix of other uses such as housing and, in appropriate locations, to provide social infrastructure and to contribute to town centre renewal.*

Paragraph 4.20 of the London Plan states that “To justify strategic recognition and protection, locally significant industrial sites must be designated on the basis of robust evidence demonstrating their particular importance for local industrial type functions”.

2.2.2 LOCAL PLAN REVIEW

Richmond have undertaken a Local Plan Review and have produced a revised Local Plan. The Publication Local Plan was submitted to the Secretary of State on Friday 19th May 2017. The Independent Examination in Public has now been scheduled for 26th September – 28th September 2017 and 9th October – 13th October 2017.

2.2.3 LONDON BOROUGH OF RICHMOND EMPLOYMENT LAND

Richmond commissioned an Employment Sites & Premises Study, undertaken by Peter Brett Associates, which was published in May 2017. The study provided an updated assessment of employment sites previous to studies in 2006, 2009 and 2016. As an evidence base document it was produced to satisfy the Borough that the stock remains fit for purpose and was intended to provide qualitative guidance to help future development management decisions.

As part of the study each site was assessed individually against defined criteria. Overall conclusions were then noted on the quality of each individual site and its suitability for continued employment use. The individual site assessments are all appended to the study.

In its summary of the Borough's industrial sites the report does not identify any sites for release. It does, however, identify two sites as being "less attractive to occupiers". These two sites are St. Clare Business Park, Holly Road, Hampton and West Twickenham cluster.

3 MARKET OVERVIEW

Colliers International has first-hand experience of the Richmond industrial market. The firm's Industrial and Logistics team is an industry leader, being very active in the London market and regularly receiving awards. This section provides context, informed by this experience, which has informed the assessment undertaken in this report. It is therefore material to the future management of the Borough's industrial stock and key considerations that must be factored into the site assessments.

3.1 CONTEXT

The South East of England industrial market, in particular the Greater London market, has seen a surge in demand from e-tailing (electronic retailing) and last mile logistics suppliers required to service the Greater London population and service industry. This competition has provided the basis upon which rents have risen across the sector and a requirement for more warehouse development to meet this demand.

The requirement for more industrial space is highlighted by the projected take up of up to 1.3m sqft from e-tailers alone in the next five years, such is the rise in demand from this sector. The fall of up to 60% in existing availability since 2010 and 260 acres of allocated industrial land to both occupier take up and re-allocation for alternative uses has further fuelled the rise in rents. It is worth noting that the increase in demand from alternative uses for land, along with an uncertain political and economic outlook, means that speculative development in 2017 is set to be 60% below the year-on-year average and 20% below the 10-year average. Existing warehouse availability in the south east stands at 0.8% compared to a national average of 1.3%.

It is now clear that the Greater London industrial market must consider mixed-use developments as a part of the solution, with competition for land from all use classes but not least employment and residential.

3.2 THE LONDON BOROUGH OF RICHMOND

LB Richmond's industrial market comprises mainly of small trade counter/production units of between 5-15,000sqft. Rents have continued to rise given the increased 'last mile' sector demand, with rents at Clocktower Industrial Estate in Isleworth now achieving between £11.50-12psf following comprehensive refurbishment. The rise in demand has also resulted in second hand units achieving higher rents as occupiers in some cases are being forced to occupy compromised industrial units but with the requirement to service necessary contracts/customer promises.

LB Richmond's industrial estates are predominantly surrounded by dense residential dwellings, as such new opportunities for developers are rare, with neighbouring areas such as Isleworth and Hounslow showing the most opportunity for industrial occupiers and developers given not only their established location but also closer proximity to the A4, Heathrow Airport and direct access on to the M4.

3.3 LOCAL INDUSTRIAL PRIORITIES

As is a common trend across the south east, there is a shortage of prime industrial stock but also opportunities coming available for continued speculative development. Richmond itself has seen very little new industrial development come to the market in recent years but could be argued as a location occupiers seek to locate to. The main concern for occupiers would be the requirement of modern industrial specification, mainly a good clear height, access and hours of use provisions. We are of the opinion that the modern occupier, particularly those serving the online retail market, will require continuous vehicle movements (24/7 operations) which in turn will increase the traffic volume on the roads as a minimum.

We are also of the opinion that the tight access roads and increase in on street parking by residents in Richmond will further impede this from an occupational perspective with occupiers looking further towards the A4/M4 as this in turn provides faster, more efficient routes in to London and the wider south east.

Richmond's high concentration of residential dwellings mixed with increased demands from occupiers to consider the location would require a cleared site with sufficient distance from nearby residents. This would be necessary to ensure issues didn't arise relating to hours of operation and vehicular movement. This would be a major consideration for any prospective developers in forming an opinion of residual site value. It is, of course, a consideration at Greggs' property as well.

WHAT DOES THIS SUGGEST?

Market trends across the south east and Greater London provide a strong message that Richmond as a location requires new industrial and logistics space. There is a lot of second hand, poorer specification stock but little opportunity of no new development available to developers. From assessing the location and understanding current occupier trends in the market, bringing sites forward with good access provisions, away from major residential areas and those that are closer linked to prime transport links with 24-hour use will be deemed more attractive to occupiers and therefore also developers. With the continued change in occupier demand but also use for industrial buildings to service a wide range of contracts/customers, this will be imperative to ensure supply chain efficiency and the importance of the last mile logistics sector benefiting both the employment pool in south west London but also occupiers looking to invest in the location.

4 METHODOLOGY

Colliers International has undertaken as an independent, unbiased, assessment of all sites within Richmond that either have an emerging “Site Allocation” or are proposed for designation as “Locally Important Industrial Land” in the Publication Local Plan. The full methodology for the assessment is explained below.

THE SITES

As highlighted above, the sites to be considered as part of this assessment were all of those included within the submitted Local Plan as emerging Site Allocations or designated as Locally Important Industrial Land. In total 50 sites have been assessed. Of these, 28 are emerging site allocations whilst 22 are emerging Locally Important Industrial Land designations.

THE PROCESS

Each site was visited by a Chartered Town Planner (MRTPI) on 23rd August 2017. The site visits were all undertaken between 9:00am and 5:30pm, when the sites were in active use, and were as thorough as site access would allow. Desktop analysis following the visit was provided by a specialist Industrial and Logistics surveyor (Chartered Surveyor, MRICS).

It is considered that all sites were suitably accessible to provide an informed opinion on their suitability for the employment/industrial use.

The scoring of each site was completed on-site and then supplemented by desktop research. To ensure consistency, the sites were then reviewed by all assessors using the photos taken on site and rankings were benchmarked. This approach has ensured that all sites were assessed in the same way and that key factors, as outlined by Colliers International’s industrial agents, were given the appropriate weighting in the ranking exercise.

The individual site proformas and site photos are included at Appendix A for reference.

RANKING

Each individual site has been ranked with regard to its suitability for employment use assessed against the criteria listed below. The criteria reflect those in the ODPM Guidance on Employment Land Reviews (now withdrawn but industry practice and consistent with the basis upon which previous Borough ELRs were undertaken) and guidance within the National Planning Policy Guidance (NPPG), in addition to wider planning considerations which will impact upon the prospect for future optimisation. The criteria are as follows:

- **Quality** of site and surroundings
- **Accessibility** for vehicles, delivery vehicles, car parking facilities
- **Compatibility** with neighbouring uses
- **Potential for expansion or intensification** of employment
- **Vacancy** floorspace and **market attractiveness**

It is considered that the above criteria cover a sufficiently broad spectrum of key characteristics to ensure that the overall suitability of a site for industrial/employment use can be established. The criteria also relate very closely to those against which the sites were assessed as part of Richmond's Employment Sites & Premises Study 2017 Update.

The sites were ranked numerically with a highest possible score of 30. The scores are produced through a ranking out of 6 against each category.

Quality of site and surroundings

The sites were assessed for the quality of on-site buildings and how they were maintained. Consideration was given to the cleanliness of internal circulation areas, the condition of internal road surfacing and whether any landscaping was present. Sites achieving the highest rankings had excellent on-site security with staff present, CCTV and appropriate boundary features. Sites of a higher quality were given a better score.

Accessibility for vehicles, delivery vehicles, car parking facilities

Rankings attributed to each site relating to accessibility have taken into consideration access junctions, the surrounding road network, on-site circulation and car parking. Significant weighting was given to access from the site to the strategic road network, in accordance with Policy 4.4 criteria (f) of the London Plan and based on our understanding of the requirements of industrial tenants. Those with better access were given better scores.

Compatibility with neighbouring uses

Rankings were predominantly based on the proximity of sites to sensitive uses, namely residential properties and education uses. In determining the ranking it was necessary to consider the separation distances between the site and neighbouring uses and the size of the site as this may allow noise generating elements to be located further away from sensitive uses. Those with greater compatibility with neighbouring uses were given a better score.

Potential for expansion or intensification of employment

The potential for expansion related to the built footprint of the site and whether any further development could be accommodated. This was largely applicable to those sites already in industrial use. Whether the site could have more intensive employment provision was judged on the basis of the type of current use and whether the site had one or more current occupiers. Sites that scored well were considered to have good potential for expansion and intensification of employment.

Vacancy floorspace and market attractiveness

In considering the market attractiveness of the sites for employment/industrial use weighting has been given to a number of factors, but with emphasis on the ability for the site to accommodate 8-metre high warehouses, the transport accessibility of the site – both on-site/the immediate surrounding area and access to the strategic road network (in accordance with London Plan Policy 4.4) – and to the ability to the potential for 24-hour operations. These key factors are deemed appropriate measures in planning terms but also based on an understanding of what potential operators/developers would seek to understand when assessing the suitability of a

site. Where a site is vacant it would be scored lower. A high scoring site was considered attractive in market terms and was fully occupied.

ASSUMPTIONS

In undertaking this assessment, it has been necessary to make an assumption that each site would be available for comprehensive redevelopment, in order to fully assess the potential for industrial uses to located on each site.

Whilst this assumption has been made in order to complete the assessment, it is important to highlight that it is still necessary to consider the realistic development potential of the sites assessed, and to have regard to other factors that do not form part of the assessment criteria. Whilst assuming that all sites were available for comprehensive redevelopment was considered the most transparent approach to assess the sites, further consideration will be given in the Assessment section of this report to the realistic potential of the sites for redevelopment. For example, sites such as Twickenham Stadium and The Stoop form part of the emerging site allocations and score well in their suitability for industrial use. However, it is very unlikely that the sites will be available for redevelopment in the short-medium term given that they provide high quality sports and leisure facilities that have an international profile.

LIMITATIONS

Unlike a typical Employment Land Review, this study does not seek to establish marked demand for industrial/employment floorspace. Nor does it assess the overall provision across existing sites. It does not give consideration to the ownership of the individual sites or the existing leases of tenants on the site.

This study is was intended to assess each site on its individual merits and with a view to understanding suitability as an industrial/employment site.

5 ASSESSMENT

This sets out the findings of the assessment. Further detailed information on each site is included at Appendix A.

It should be noted that the emerging site allocation references relate to those in the Publication Plan and are not therefore restricted to those in the Employment Sites & Premises Study 2017 Update.

5.1 RANKING

Reference	Site Name	Proposed Site Designation	Total Area (ha)	Total Score (/30)	Rank
1	SA 22 Pools on the Park and surroundings, Old Deer Park, Richmond	Site Allocation		24	Very Good
2	SA 10 The Stoop (Harlequins Rugby Football Club), Twickenham	Site Allocation		24	
3	SA 11 Twickenham Stadium	Site Allocation		23	
4	SA 23 Richmond Athletic Association Ground	Site Allocation		22	Good
5	SA 21 Sainsbury's, Lower Richmond Road, Richmond	Site Allocation		22	
6	Market Road, Richmond	Locally Important Industrial Land		21	
7	Big Yellow Self Storage, Lower Mortlake Road, Richmond	Locally Important Industrial Land		21	
8	Big Yellow Self Storage, Lower Richmond Road, Richmond	Locally Important Industrial Land		21	
9	Twickenham Film Studios, St Margaret's	Locally Important Industrial Land		21	
10	SA 24 Stag Brewery	Site Allocation		21	
11	National Physical Laboratory and LGC Ltd, Hampton Road, Teddington	Locally Important Industrial Land		20	
12	SA 9 Richmond upon Thames College, Twickenham	Site Allocation		20	
13	SA 14 Kneller Hall, Whitton	Site Allocation		20	
14	St George's Industrial Estate, The Green, Twickenham	Locally Important Industrial Land		19	
15	Kempton Gate Business Park, Oldfield Road, Hampton	Locally Important Industrial Land		19	
16	Kingsway Business Park, Oldfield Road, Hampton	Locally Important Industrial Land		19	
17	Sandycombe Centre, Sandycombe Road, Kew	Locally Important Industrial Land		19	
18	SA 8 St Mary's University, Strawberry Hill	Site Allocation		19	
19	Mill Farm Business Park, Whitton	Locally Important Industrial Land		18	
20	Heathlands Industrial Estate, Twickenham	Locally Important Industrial Land		18	
21	Teddington Business Park, Station Road, Teddington	Locally Important Industrial Land		18	
22	50-56 Waldegrave Road, Teddington	Locally Important Industrial Land		18	

23	St Margarets Business Centre, Winchester Road, St Margarets	Locally Important Industrial Land	18	Average
24	Currie Easy Self Storage, Market Road, Richmond	Locally Important Industrial Land	18	
25	SA 17 St Michael's Convent, Ham Common, including new OOLTI designation	Site Allocation	18	
26	Marlborough Trading Estate, Mortlake Road, Kew	Locally Important Industrial Land	17	
27	SA 3 Hampton Traffic Unit, 60-68 Station Road, Hampton	Site Allocation	17	
28	74 Oldfield Road, Hampton	Locally Important Industrial Land	16	
29	Swan Island Industrial Estate, Strawberry Vale, Twickenham	Locally Important Industrial Land	16	
30	SA 2 Platts Eyot, Hampton	Site Allocation	16	
31	SA 25 Mortlake and Barnes Delivery Office, Mortlake	Site Allocation	16	
32	SA18 Ryde House, East Twickenham	Site Allocation	16	
33	SA 15 Ham Close, Ham	Site Allocation	16	
34	SA 5 Telephone Exchange, Teddington	Site Allocation	16	
35	SA 16 Cassel Hospital, Ham Common, Ham	Site Allocation	16	
36	SA 19 Richmond Station	Site Allocation	16	
37	Electroline House and surrounds, Twickenham	Locally Important Industrial Land	15	
38	SA 28 Barnes Hospital	Site Allocation	15	
39	SA 13 Telephone Exchange	Site Allocation	15	
40	SA 6 Teddington Delivery Office, Teddington	Site Allocation	14	
41	SA 26 Kew Biothane Plant, Mellis Avenue, Kew	Site Allocation	14	
42	SA 20 Friars Lane Car Park, Richmond	Site Allocation	14	
43	SA 27 Telephone Exchange and 172-176 Upper Richmond Road West, East Sheen	Site Allocation	13	
44	SA 4 Hampton Delivery Office, Rosehill, Hampton	Site Allocation	13	Poor
45	Mereway Road Industrial Estate, Twickenham	Locally Important Industrial Land	12	
46	St Clare Business Park, Holly Road, Hampton	Locally Important Industrial Land	12	
47	SA 1 Hampton Square, Hampton	Site Allocation	12	
48	West Twickenham cluster (including Gregg's bakery and surroundings), Twickenham	Locally Important Industrial Land	10	
49	SA 7 Strathmore Centre, Strathmore Road, Teddington	Site Allocation	10	
50	SA 12 Mereway Day Centre, Mereway Road, Twickenham	Site Allocation	10	

Table 1: Individual Site Rankings

5.2 ANALYSIS

Table 1 demonstrates that the majority of the Borough's proposed Locally Important Industrial Land is ranked as 'good' and therefore considered suitable for retention. The best performing sites, including Market Road, Richmond, the two Big Yellow Self Storage sites and Twickenham Film Studios all demonstrate characteristics that make them extremely suitable for industrial use. They have good access to the strategic road network, have compatible neighbouring uses and have low vacancy. They are consequently very attractive to the market.



Photo 1: Market Road, Richmond



Photo 2: Big Yellow Self Storage, Lower Mortlake Road

On the whole, the proposed site allocations are ranked below the proposed Locally Important Industrial Land in their suitability for industrial/employment use. This is in keeping with the Council's assumption that they will be redeveloped for non-industrial purposes.

The anomalies to this overall trend, that rank highly in the assessment, are used for 'specialist' uses. These include sports grounds and major stadiums which, as identified in the methodology, have been assessed in against robust criteria, but when considered against wider factors such as ownership and planning policy, would have very limited prospects of redevelopment for industrial uses. These sites have been included in the interest of completeness but are clearly highlighted as anomalies.

5.2.1 POOR QUALITY INDUSTRIAL SITES

Three sites that formed part of the assessment exercise have been judged to be 'poor'. This assessment is based on a balanced set of criteria and is considered to be a fair reflection on the suitability of the sites for continued industrial/employment use. The three sites ranked as 'poor' are as follows:

- Mereway Road Industrial Estate, Twickenham
- St Clare Business Park, Holly Road, Hampton
- West Twickenham cluster, Twickenham

These sites share common characteristics that make them unsuitable for continued industrial/employment use. They are constrained by their proximity to residential properties on at least three sides, have access from narrow residential streets, are removed from the strategic road network, and, when considered across all factors, will be unattractive to the market. These three sites are not suitable for industrial use should therefore be allocated for alternative uses.

Whilst the three sites are almost all fully let, with the exception of St Clare Business Park, it is considered that should the existing occupiers vacate the site then future occupier interest would be limited. Should this be the case, the protection of the sites through the "Locally Important Industrial Land" designation could realistically result

in long periods of vacancy before alternative uses are explored. It has already been highlighted that Greggs Plc plan to vacate the majority of the site encompassed within the West Twickenham Cluster designation.

It is important to note that both the West Twickenham Cluster and the St Clare Business Park, Holly Road, Hampton were identified in the Employment Sites & Premises Study 2017 update as being “*designated sites – less attractive to occupiers*”. The Borough’s evidence base is therefore in accordance with the findings of Colliers International, to the extent that these sites were considered less attractive to occupiers.

The ELR Update conclusions were reached for similar reasons, including due to the property being located within residential areas and having “*particularly poor access arrangements that significantly constrains their potential for redevelopment for alternative forms of industrial use*”.

Further, whilst the Borough’s study did not propose the release of any designated sites, it does state that “***the Greggs site is likely to come forward for redevelopment, and in this eventuality it is very unlikely the whole site can be retained in employment use. But the rear of the site could accommodate smaller light industrial units with reasonable access and servicing arrangements***” (paragraph 3.13).

It proceeds to state that “***the Greggs site may more appropriately be managed as a possible mixed use redevelopment opportunity with a clear expectation that some light industrial units should be provided***” (paragraph 3.13).

5.2.2 WEST TWICKENHAM CLUSTER

The “West Twickenham Cluster” was the worst performing designated industrial site as part of the impartial assessment. It was the joint worst performing site when considered alongside all proposed site allocations.

The site is located on narrow residential streets, with cars parked along both sides. Access to the Greggs property, which is used by HGVs, is from two points, one in particular with a very tight access junction. It is also removed from the strategic road network. The site is bound by residential properties on three sides and there is limited opportunity for expansion/redevelopment for industrial use.

The proposed designation/retention of the site for industrial use, despite being judged to be 'poor' as an industrial site in both this assessment and Richmond's own Employment Land Study (2017), is contrary to both national and regional policy. It has been established that Greggs Plc will be vacating the site and there is overwhelming justification that the site is not appropriate to be redeveloped for industrial use.



Photo 3: Greggs, Gould Road, Twickenham

5.2.3 INCONSISTENCIES IN ALLOCATIONS AND SITE DESIGNATIONS

In undertaking the assessment of the sites it has become apparent that fundamental inconsistencies exist with regards to allocation of some sites and protection of others. There is a lack of transparency in the Borough's approach and it is unclear why these inconsistencies exist.

Having considered the 'poor' industrial sites proposed for "Locally Important Industrial Land" designations it is important to assess these against sites proposed for release from industrial/ employment use.

The following sites were judged to be more suitable for industrial/employment use but have emerging site allocations that propose the loss of an established industrial/employment use:

- SA 4 Hampton Delivery Office, Rosehill, Hampton
 - o This site demonstrates similar constraints to the West Twickenham Cluster with regards to having residential neighbours and access constraints. However, there is greater separation from some of the residential properties and a less dense urban form in this location.



Photo 4: Hampton Delivery Office

- SA 5 Telephone Exchange, Teddington

- This site is located on a high street and therefore benefits from reasonable transport accessibility. It does have residential neighbours in close proximity but the site is of good quality and demonstrates reasonable on-site employment provision.



Photo 5: Telephone Exchange, Teddington

- SA 6 Teddington Delivery Office, Teddington

- This site is of good quality and has a mixture of residential and commercial neighbours. Access is constrained but the site is located in reasonable proximity to the strategic road network.



Photo 6: Teddington Delivery Office

- SA 13 Telephone Exchange, Whitton
 - o This site has potential for expansion, increased on-site employment and has reasonable access onto a B-road. It is a good quality site, although it is located in close proximity to residential properties.



Photo 7: Telephone Exchange, Whitton

- SA 27 Telephone Exchange and 172-176 Upper Richmond Road West, East Sheen
 - o This site is surrounded by residential properties on three sides. It has access directly onto a main road and has potential for increased on-site employment due to part of the site currently being vacant.



Photo 8: Telephone Exchange and 172-176 Upper Richmond Road

Despite receiving higher scores than three of the proposed Locally Important Industrial Sites, the Council does not consider that the above sites are suitable for industrial use. Although the sites received slightly higher scores than the 'poor' sites, the sites identified above and rated as 'average' share a number of similar characteristics with the proposed Locally Important Industrial Sites that are ranked as 'poor'.

The Council's proposals to allocate these existing or former employment sites for potential residential use is therefore clearly inconsistent with the approach taken with other sites within the borough. In particular, the assessment has demonstrated that the West Twickenham Cluster is less suitable for continued industrial / employment use than the five sites identified above, yet the Council seek to retain the site for industrial use.

Given the inconsistencies identified, the clear implication is that the emerging Local Plan is unsound and should not be adopted in its current form.

6 CONCLUSIONS

This report has been prepared by Colliers International on behalf of Greggs Plc. It has regard to sites identified in the draft Local Plan as proposed Site Allocations or for “Locally Important Industrial Land” designations.

The assessment undertaken by Colliers International has shown that three sites that the Council seek to designate as “Locally Important Industrial Land” are unsuitable for this use and have been judged to be ‘poor’ industrial sites. **The least suitable employment sites, as judged by both Colliers and the Council’s evidence base, in particular the West Twickenham Cluster, should be released for other uses and alternative better quality employment sites protected.**

We have identified various other sites, which are more suitable for employment / industrial use, but which the emerging Local Plan considers appropriate for mixed use schemes, including housing. The way in which the Council has determined which to protect and release lacks transparency and is unclear. **Colliers International is of the view that fundamental inconsistencies exist within the proposed approach taken by the Council to the allocation and designation of sites within the borough.**

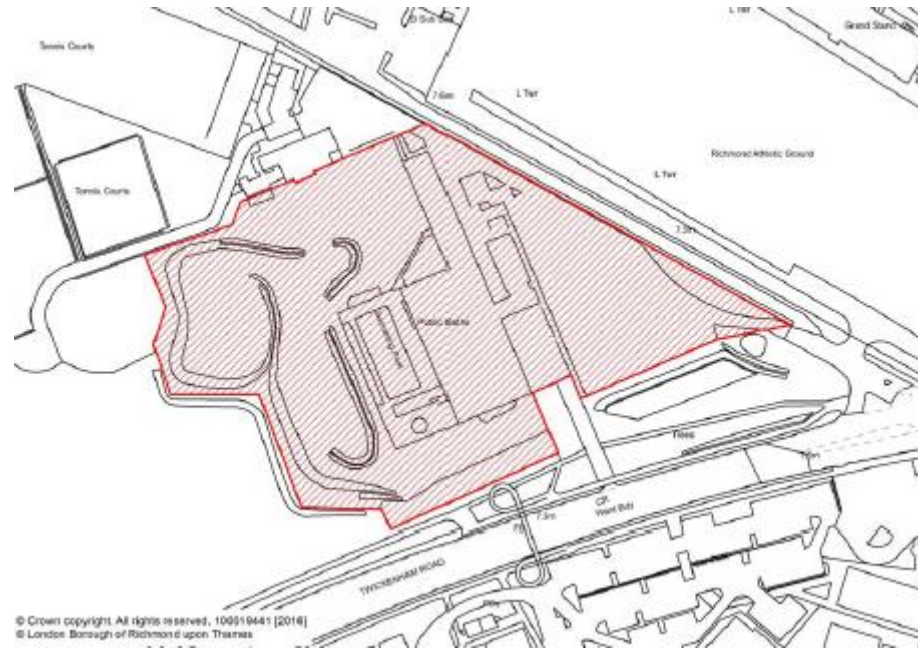
The assessment has demonstrated that the West Twickenham Cluster is less suitable for continued industrial / employment use than the vast majority of site allocations and industrial designations. **The Greggs bakery site at Gould Road should be released for redevelopment as other uses and not protected for employment purposes.** Given the inconsistencies identified, it is clear that the Publication Local Plan does not meet the soundness criteria set out by the NPPF. In this respect, the Publication Local Plan is not positively prepared, justified, effective or consistent with national policy. **The emerging Plan is not considered sound without amendment.**

APPENDIX A – SITE PROFORMAS

SA 22 Pools on the Park and surroundings, Old Deer Park, Richmond

Total score: 24

Address:		Old Deer Park, Twickenham Rd, Richmond TW9 2SF
Site (ha):		1.9
Site description (types of uses on site):		Leisure centre and swimming pool.
Quality of site environment and surroundings (/6):	Score: 5	Site is well maintained – good quality buildings and car park. Seating areas and cycle parking.
Accessibility for vehicles, delivery vehicles, car parking facilities (/6):	Score: 6	Good access from strategic road network along dedicated access road. Large car parking area. Enough space for HGV deliveries.
Compatibility with neighbouring uses (/6):	Score: 5	Site is neighboured by parkland, main road and sports ground. Industrial use would therefore be compatible with surroundings.
Potential for expansion or intensification of employment (/6):	Score: 4	Limited given site is used for swimming/leisure and car parking area is required to serve this.
Vacancy floorspace (sqm) and market attractiveness (/6):	Score: 4	Site is not vacant but is unlikely to be attractive to occupiers due to most of site being utilised for leisure use.
Overall fitness for purpose:		Very good.





SA 10 The Stoop (Harlequins Rugby Football Club), Twickenham

Total score: 24

Address:		Langhorn Dr, Twickenham TW2 7SX
Site (ha):		4.7
Site description (types of uses on site):		Rugby Club stadium and associated parking.
Quality of site environment and surroundings (/6):	Score: 5	Well-maintained with landscaping. Stadium is secure.
Accessibility for vehicles, delivery vehicles, car parking facilities (/6):	Score: 6	Site has direct access onto two-lane 'A' road. Good internal parking provision and circulation. Good delivery infrastructure.
Compatibility with neighbouring uses (/6):	Score: 4	Residential properties to the west with a reasonable separation distance. Educational use to the east, again with reasonable separation.
Potential for expansion or intensification of employment (/6):	Score: 4	Site has potential for expansion and an increase in on-site employment.
Vacancy floorspace (sqm) and market attractiveness (/6):	Score: 5	Site is not vacant. Site size and access particularly would increase contribute to attractiveness.
Overall fitness for purpose:		Very good.



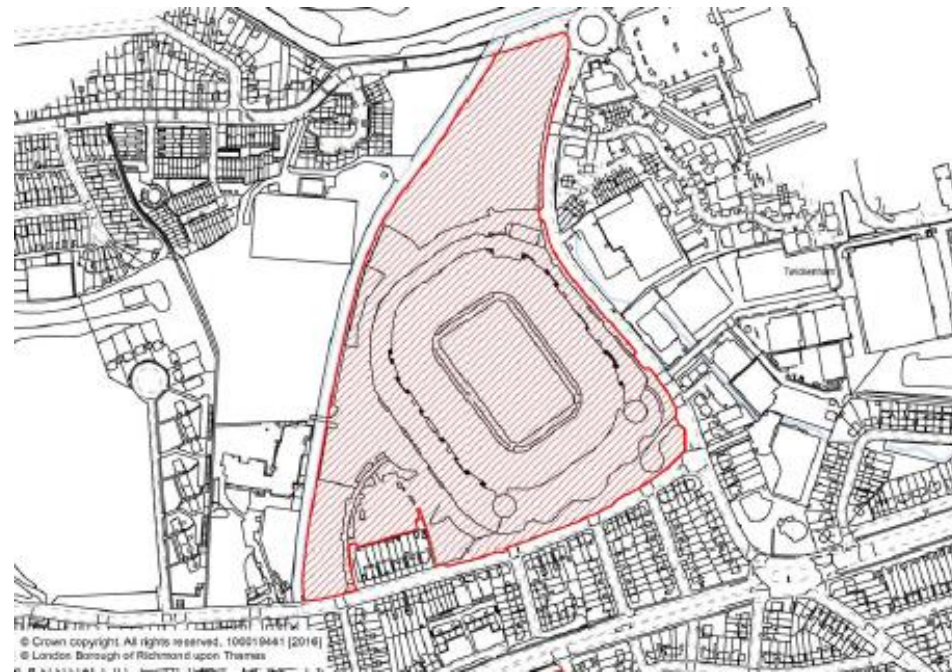




SA 11 Twickenham Stadium, Twickenham

Total score: 23

Address:		Whitton Rd, Twickenham TW2 7BA
Site (ha):		12.6
Site description (types of uses on site):		Rugby ground and ancillary parking.
Quality of site environment and surroundings (/6):	Score: 5	Large rugby stadium, modern external appearance. On-site security. All access is gated or by ticket admission. Clean, well-maintained. CCTV. Pedestrian access onto site possible, but not into the stadium.
Accessibility for vehicles, delivery vehicles, car parking facilities (/6):	Score: 5	Direct access onto 'B' road, good wide access points for delivery and on-site parking.
Compatibility with neighbouring uses (/6):	Score: 4	Residential properties in proximity to the south and further separation elsewhere.
Potential for expansion or intensification of employment (/6):	Score: 4	Site has potential for expansion of employment and intensification.
Vacancy floorspace (sqm) and market attractiveness (/6):	Score: 5	The site is not vacant and site size and road access would increase attractiveness.
Overall fitness for purpose:		Very good.



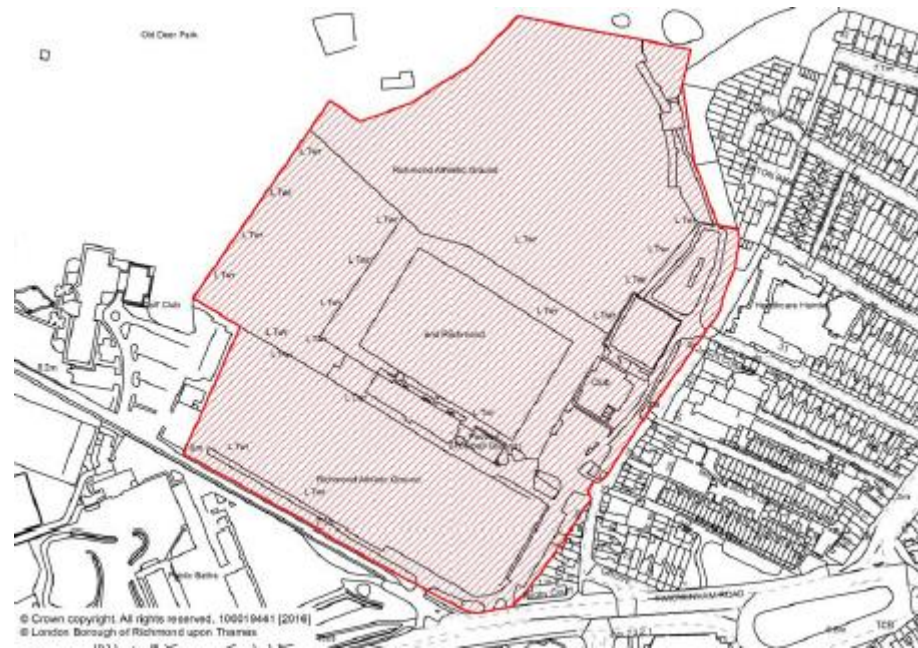




SA 23 Richmond Athletic Association Ground, Old Deer Park, Richmond

Total score: 22

Address:		Twickenham Rd, Richmond TW9 2SF
Site (ha):		9.5
Site description (types of uses on site):		Sports ground – multiple rugby pitches with main pitch and stand in the middle of site. Car parking area at entrance.
Quality of site environment and surroundings (/6):	Score: 5	Site is used as sports ground and is well maintained. Stadium of built facilities in centre of site with sports pitches surrounding. Good quality car parking area towards entrance.
Accessibility for vehicles, delivery vehicles, car parking facilities (/6):	Score: 5	Good accessibility just off main road. Large area of car parking and access road that would be suitable for HGVs.
Compatibility with neighbouring uses (/6):	Score: 4	Site bounded primarily by parkland but some town centre/commercial uses to one side. Site is large enough for there to be no impact on neighbours.
Potential for expansion or intensification of employment (/6):	Score: 4	Whilst only a small part of the site is built on, the site is utilised in its entirety for sports pitches and facilities.
Vacancy floorspace (sqm) and market attractiveness (/6):	Score: 4	Site is likely to be attractive to market if it was available.
Overall fitness for purpose:		Good.





SA 21 Sainsbury's, Lower Richmond Road, Richmond

Total score: 22


Address:		Lower Richmond Rd, Richmond TW9 4LT
Site (ha):		2.7
Site description (types of uses on site):		Sainsbury's with car park and petrol station.
Quality of site environment and surroundings (/6):	Score: 5	Well maintained – purpose built good quality building, landscaping and well surfaced car park. Barriers at entrance. Dedicated cycle parking.
Accessibility for vehicles, delivery vehicles, car parking facilities (/6):	Score: 5	Large car park accessible directly from main road. Dedicated serving area for delivery vehicles.
Compatibility with neighbouring uses (/6):	Score: 4	Site bounded by roads at two sides. Residential uses on other side but good separation distances to dwellings.
Potential for expansion or intensification of employment (/6):	Score: 4	Large car park offers possibility for expansion/additional floorspace.
Vacancy floorspace (sqm) and market attractiveness (/6):	Score: 4	Site is occupied. May be attractive to some industrial occupiers if park of car park could be utilised given retail would be a suitable neighbour and good access.
Overall fitness for purpose:		Good.





Market Road, Richmond

Total score: 21


Address:		Market Rd, Richmond Upon Thames TW9 4LZ	
Site (ha):		0.6	
Site description (types of uses on site):		Various industrial buildings – removals, car MOT centre, storage and distribution.	
Quality of site environment and surroundings (/6):	Score: 5	Number of different buildings – the majority as in good condition and well maintained. All purpose built – most have secure yards.	
Accessibility for vehicles, delivery vehicles, car parking facilities (/6):	Score: 4	Just off main road along dedicated access road. Parking for majority of units. Some on-street parking but HGVs still able to get access.	
Compatibility with neighbouring uses (/6):	Score: 4	Majority of units neighbour other industrial units. Unit overage is adjacent to back wall of apartment block.	
Potential for expansion or intensification of employment (/6):	Score: 3	Site is used relatively intensively – number of 2 / 3-storey purpose built industrial units. Some yard space could be utilised but likely to affect existing uses. One older unit could be redeveloped.	
Vacancy floorspace (sqm) and market attractiveness (/6):	Score: 5	Doesn't appear to be any vacancy and range of unit sizes provided which would be attractive to occupiers.	
Overall fitness for purpose:		Good.	





Big Yellow Self Storage, Lower Mortlake Road, Richmond


Total score: 21

Address:		Victoria Villas, Richmond, TW9 2LA	
Site (ha):		0.4	
Site description (types of uses on site):		Purpose built self-storage building.	
Quality of site environment and surroundings (/6):	Score: 5	High quality and purpose built. Secure and gated. Surrounding area is well maintained. Car park has good surfacing. Purpose built delivery area.	
Accessibility for vehicles, delivery vehicles, car parking facilities (/6):	Score: 5	Access just off main road. Separate areas for customers and delivery vehicles. No residential uses close to entrance. Good sized car parking area.	
Compatibility with neighbouring uses (/6):	Score: 4	Commercial uses on two / three sites. Adjacent to residential uses on one side but well screened.	
Potential for expansion or intensification of employment (/6):	Score: 2	Site comprises purpose built units up to 3-storeys – limited scope to expand. Car parking area not large enough to be utilised for additional floorspace.	
Vacancy floorspace (sqm) and market attractiveness (/6):	Score: 5	Not vacant and given location and quality of buildings / site would be attractive to industrial / storage occupiers.	
Overall fitness for purpose:		Good.	



Big Yellow Self Storage, Lower Richmond Road, Richmond


Total score: 21

Address:	197-201 Lower Richmond Road, Mortlake, TW9 4LN	
Site (ha):	0.3	
Site description (types of uses on site):	Purpose built self-storage premises.	
Quality of site environment and surroundings (/6):	Score: 5	Good quality environment, well maintained and secure. Unit looks relatively new and is purpose built.
Accessibility for vehicles, delivery vehicles, car parking facilities (/6):	Score: 5	Accessible directly from main road. Car parking for customers. Yard area would also be suitable for HGVs and delivery vehicles.
Compatibility with neighbouring uses (/6):	Score: 4	Adjacent to main road and high street uses including offices and ground floor retail. Some residential at rear but well screened.
Potential for expansion or intensification of employment (/6):	Score: 2	Site is already in storage use and utilises the site to full potential with 3 / 4-storey building covering most of site. Car parking area would need to be retained.
Vacancy floorspace (sqm) and market attractiveness (/6):	Score: 5	Site is currently occupied, has good access, existing storage use and site is well utilised in respect of floorspace provided.
Overall fitness for purpose:		Good.



Twickenham Film Studios, St Margarets

Total score: 21

Address:		Twickenham Studios, The Barons, Twickenham, TW1 2AW	
Site (ha):		0.7	
Site description (types of uses on site):		Film studios – 3 / 4-storey buildings.	
Quality of site environment and surroundings (/6):	Score: 5	Site is in good condition, secure access with security guard. Buildings appear to be in good condition.	
Accessibility for vehicles, delivery vehicles, car parking facilities (/6):	Score: 5	Site has good accessibility along two-way road off main road. Some car parking facilities on site and area for HGVs to deliver.	
Compatibility with neighbouring uses (/6):	Score: 4	Bounded by railway on one side. Residential uses on opposite side of road to east but good separation distance. Film studios are also behind high walls.	
Potential for expansion or intensification of employment (/6):	Score: 2	Majority of site is developed and limited scope to expand or to add floors.	
Vacancy floorspace (sqm) and market attractiveness (/6):	Score: 5	Site is not vacant and is likely to be attractive to market as it has good access and large scale buildings already on site.	
Overall fitness for purpose:		Good.	

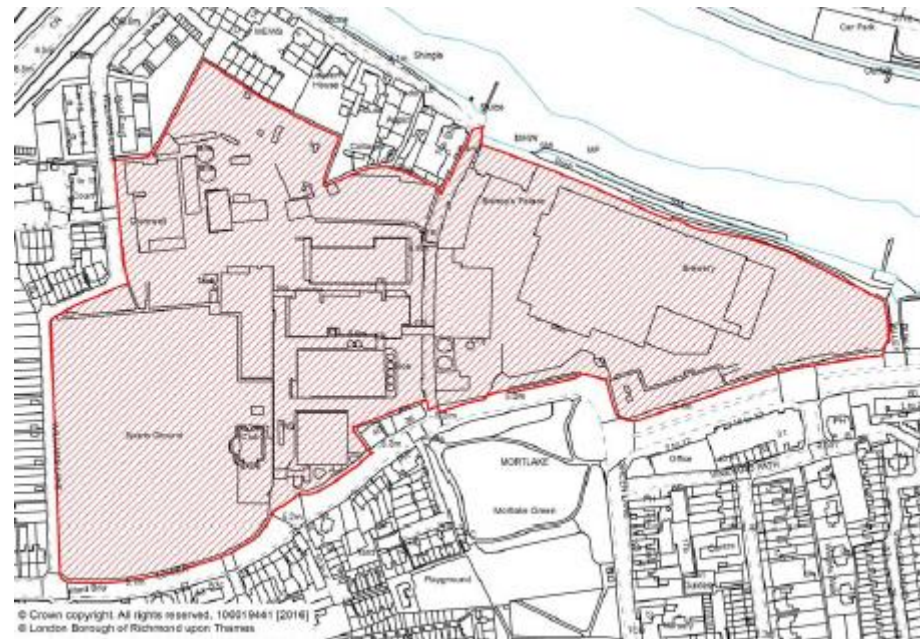




SA 24 Stag Brewery, Lower Richmond Road, Mortlake

Total score: 21


Address:		Stag Brewery, Lower Richmond Road, Mortlake, SW14 7ET
Site (ha):		8.8
Site description (types of uses on site):		Large former brewery site – vacant but secure.
Quality of site environment and surroundings (/6):	Score: 3	Site vacant and entrance overgrown. Some buildings are boarded up. Otherwise in reasonable condition and secure. Gates and high walls.
Accessibility for vehicles, delivery vehicles, car parking facilities (/6):	Score: 5	Good access from a number of points. Access on to main road and strategic road network easily accessible. Existing car parking and large areas suitable for HGVs to turn.
Compatibility with neighbouring uses (/6):	Score: 4	Large site so number of different neighbours. Some residential but majority not. Large river frontage and main road acts as a buffer.
Potential for expansion or intensification of employment (/6):	Score: 5	Site is largely covered by buildings but is currently vacant so good potential for intensification.
Vacancy floorspace (sqm) and market attractiveness (/6):	Score: 4	Vacant, but likely to be attractive to market given accessibility and principle of large industrial buildings already established.
Overall fitness for purpose:		Good.





National Physical Laboratory and LGC Ltd, Hampton Road, Teddington

Total score: 20

Address:		Hampton Road, Teddington, TW11 0LY	
Site (ha):		17.4	
Site description (types of uses on site):		Laboratory and other associated facilities. Large industrial units. Associated nursery and sports facilities.	
Quality of site environment and surroundings (/6):	Score: 6	Security staff sited at each entrance. Large fencing around the perimeter. Very well maintained premises, landscaped and excellent internal road condition.	
Accessibility for vehicles, delivery vehicles, car parking facilities (/6):	Score: 5	Very good internal roads and parking provision/delivery arrangements. Close proximity to 'A' and 'B' roads.	
Compatibility with neighbouring uses (/6):	Score: 3	Northern part of the site in close proximity to residential uses. Reasonable separation elsewhere.	
Potential for expansion or intensification of employment (/6):	Score: 2	Site is largely developed and has high employment.	
Vacancy floorspace (sqm) and market attractiveness (/6):	Score: 4	Site is fully occupied. Large site. Quality and reasonable access would be factors in market attractiveness.	
Overall fitness for purpose:		Good.	





SA 9 Richmond upon Thames College, Twickenham

Total score: 20

Address:		Egerton Road, Twickenham TW2 7SJ
Site (ha):		8.5
Site description (types of uses on site):		College buildings and playing fields.
Quality of site environment and surroundings (/6):	Score: 5	Security barriers /fences and on-site security. CCTV present and the site is well-maintained.
Accessibility for vehicles, delivery vehicles, car parking facilities (/6):	Score: 4	Good access on to two-lane 'A' road, although access points immediately onto a residential road. Good on-site parking.
Compatibility with neighbouring uses (/6):	Score: 3	Some residential properties in close proximity to the south and east.
Potential for expansion or intensification of employment (/6):	Score: 4	Site has capacity for expansion and intensification of on-site employment.
Vacancy floorspace (sqm) and market attractiveness (/6):	Score: 4	Site is fully occupied by educational use. Proximity to major road and large site would be attractive for occupiers.
Overall fitness for purpose:		Good.



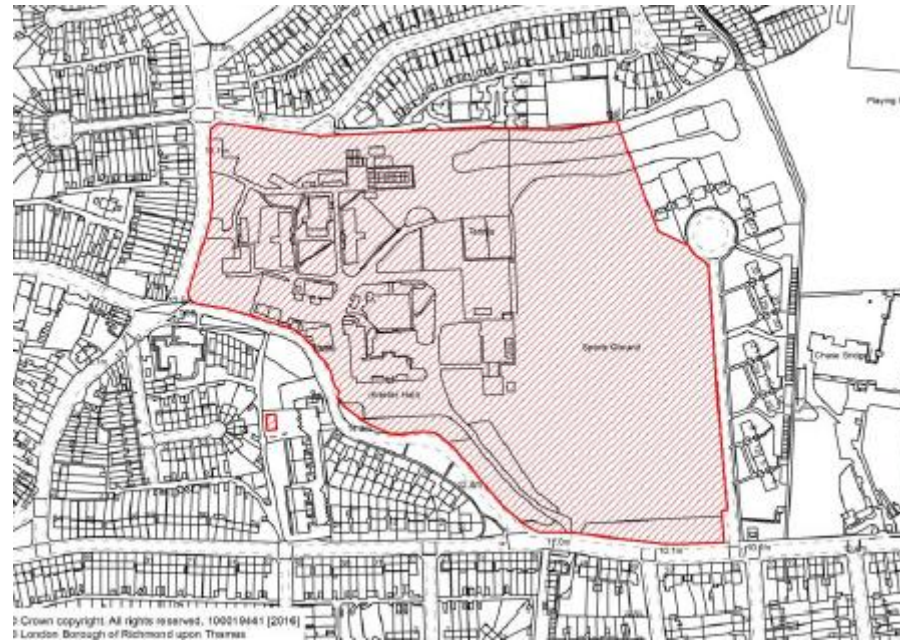




SA 14 Kneller Hall, Whitton

Total score: 20

Address:		65 Kneller Rd, Twickenham TW2 7DN
Site (ha):		9.7
Site description (types of uses on site):		Army Headquarters. Royal Military Music School. Buildings and playing fields.
Quality of site environment and surroundings (/6):	Score: 6	Double height wall / fence around the perimeter. CCTV and closed access gates with on-site security. Well maintained site. Main building 3-4 storeys.
Accessibility for vehicles, delivery vehicles, car parking facilities (/6):	Score: 3	Direct access onto a 'B' road. On-site parking. Reasonably tight access junction onto road.
Compatibility with neighbouring uses (/6):	Score: 3	Surrounded by residential properties on all sides but with some separation distance.
Potential for expansion or intensification of employment (/6):	Score: 4	Developed area is approximately half and potential to increase on-site employment.
Vacancy floorspace (sqm) and market attractiveness (/6):	Score: 4	Not vacant. Large site would be attractive but neighbours would be a concern.
Overall fitness for purpose:		Good.








St George's Industrial Estate, The Green, Twickenham

Total score: 19


Address:	102 -114 The Green, Twickenham, TW2 5AG	
Site (ha):	0.8	
Site description (types of uses on site):	Offices, dentist and storage and distribution.	
Quality of site environment and surroundings (/6):	Score: 5	CCTV, entrance barrier and landscaped. Good road surface. Well-maintained, 2 storey brick offices and large warehouse.
Accessibility for vehicles, delivery vehicles, car parking facilities (/6):	Score: 5	Good wide access point and reasonable internal circulation. Access onto 'A' road. Good internal parking provision.
Compatibility with neighbouring uses (/6):	Score: 3	Residential properties on all sides. Some separation due to gardens.
Potential for expansion or intensification of employment (/6):	Score: 2	Site is largely built out and good existing on-site employment.
Vacancy floorspace (sqm) and market attractiveness (/6):	Score: 4	No vacant units. Good road access but neighbouring residential would be a concern.
Overall fitness for purpose:		Good.





Kempton Gate Business Park, Oldfield Road, Hampton

Total score: 19


Address:		Kempton Gate, 130 Oldfield Road, Hampton, And 128 Oldfield Road, TW12 2AF	
Site (ha):		2.9	
Site description (types of uses on site):		Tile showroom, car repair, furniture showroom, catering equipment storage. General storage and distribution uses.	
Quality of site environment and surroundings (/6):	Score: 5	Good quality, modern industrial estate. Clean and well maintained. Some CCTV and access gates.	
Accessibility for vehicles, delivery vehicles, car parking facilities (/6):	Score: 3	Good on-site parking facilities and wide access. Direct access is on to a smaller road and removed from major road network.	
Compatibility with neighbouring uses (/6):	Score: 4	School located to the south, but estate faces away from this. Otherwise very compatible.	
Potential for expansion or intensification of employment (/6):	Score: 2	Site is largely built out and split into individual units. Limited expansion/intensification potential.	
Vacancy floorspace (sqm) and market attractiveness (/6):	Score: 5	No sign of vacant units and would be appealing to potential operators.	
Overall fitness for purpose:		Good.	





Kingsway Business Park, Oldfield Road, Hampton

Total score: 19


Address:		Oldfield Road, Hampton, W12 2HD	
Site (ha):		1.1	
Site description (types of uses on site):		Predominantly office, lawyers, logistics, trade association, educational tutors and nursery.	
Quality of site environment and surroundings (/6):	Score: 5	Well maintained planting, clean.	
Accessibility for vehicles, delivery vehicles, car parking facilities (/6):	Score: 3	Good on-site parking, some parking in non-designated spaces. Limited internal movement area. Wide entrance but not directly onto major road.	
Compatibility with neighbouring uses (/6):	Score: 4	Industrial warehouses to the west, railway to the north and a small number of residential properties to the east.	
Potential for expansion or intensification of employment (/6):	Score: 2	Site has a number of different buildings/units and a large portion of the site is developed.	
Vacancy floorspace (sqm) and market attractiveness (/6):	Score: 5	No vacancies and the site is of good quality in a reasonable location.	
Overall fitness for purpose		Good.	





Sandycombe Centre, Sandycombe Road, Kew

Total score: 19

Address:		1-9 and 11, Sandycombe Road, Kew, TW9 4HB	
Site (ha):		0.2	
Site description (types of uses on site):		2-storey premises previously used for retail / Wholesale – currently vacant.	
Quality of site environment and surroundings (/6):	Score: 4	Site is vacant but secure (walls, gates etc). Car parking area is becoming overgrown but building is still in good condition. Predominantly well-kept residential streets in surrounding area.	
Accessibility for vehicles, delivery vehicles, car parking facilities (/6):	Score: 5	Good access – 50m from strategic road network junction along wide two lane road. Wide access gate and large area for HGVs to manoeuvre. Approximately 50% of site is surface car parking.	
Compatibility with neighbouring uses (/6):	Score: 3	Railway to one side. Residential on other side of road but reasonable separation distance. 24 hour deliveries unlikely to be appropriate.	
Potential for expansion or intensification of employment (/6):	Score: 4	Existing 2-storey building but large area of car parking relative to building footprint. Given site is currently vacant there is a good opportunity to intensify use.	
Vacancy floorspace (sqm) and market attractiveness (/6):	Score: 3	Site is currently vacant but has good access and precedent for 2-storey building. However, irregular shape may put off potential buyers.	
Overall fitness for purpose:		Good.	



SA 8 St Mary's University, Strawberry Hill

Total score: 19


Address:		Waldegrave Rd, Twickenham TW1 4SX
Site (ha):		11.7
Site description (types of uses on site):		University buildings and ancillary facilities including sports fields.
Quality of site environment and surroundings (/6):	Score: 6	Extremely well-maintained site. Gates on site CCTV security and planting.
Accessibility for vehicles, delivery vehicles, car parking facilities (/6):	Score: 5	Very good on-site parking, deliveries directed with signage. Internally marked roads. Direct access onto an 'A' road via wide junctions.
Compatibility with neighbouring uses (/6):	Score: 2	Surrounded by residential properties.
Potential for expansion or intensification of employment (/6):	Score: 3	Site does have potential for expansion and employment on site could be intensified.
Vacancy floorspace (sqm) and market attractiveness (/6):	Score: 3	Site is fully occupied by large tenant. Site size and access would be attractive but neighbouring uses would reduce attractiveness.
Overall fitness for purpose:		Good.





Mill Farm Business Park, Whitton

Total score: 18


Address:		Millfield Road, Whitton, TW4 5PY	
Site (ha):		0.7	
Site description (types of uses on site):		Metal fabricators, retail, food storage, storage and distribution and offices.	
Quality of site environment and surroundings (/6):	Score: 5	CCTV, access gate, well-maintained, some landscaping, 2 storey brick units arrange in 5 blocks.	
Accessibility for vehicles, delivery vehicles, car parking facilities (/6):	Score: 4	Good access to 'A' road, short approach through wide residential street, although cars parked on one side.	
Compatibility with neighbouring uses (/6):	Score: 3	Residential properties in close proximity to the NE.	
Potential for expansion or intensification of employment (/6):	Score: 3	Limited expansion based on developed area and good existing employment provision.	
Vacancy floorspace (sqm) and market attractiveness (/6):	Score: 3	Five vacant units. Would be attractive based on road access.	
Overall fitness for purpose:		Good.	





Heathlands Industrial Estate, Twickenham

Total score: 18


Address:		Heathlands Close, off Heath Gardens, Twickenham, T	
Site (ha):		0.7	
Site description (types of uses on site):		Builders merchants, printers equipment hire, trade shops and engravers.	
Quality of site environment and surroundings (/6):	Score: 5	Well maintained. Individual units have CCTV, but no access gate. 2 storey brick, office/warehouse units.	
Accessibility for vehicles, delivery vehicles, car parking facilities (/6):	Score: 4	Close proximity to 'A' road. Good internal parking provision and road marking. Good internal circulation. Good access junction but onto road with cars parked on both sides.	
Compatibility with neighbouring uses (/6):	Score: 3	Residential properties immediately to the north and backing onto the east of the site. Railway line runs along the western boundary.	
Potential for expansion or intensification of employment (/6):	Score: 2	Large part of the site is developed and good employment provision on site.	
Vacancy floorspace (sqm) and market attractiveness (/6):	Score: 4	No vacancies and good quality industrial site. Proximity to residential properties is a negative.	
Overall fitness for purpose:		Good.	





Teddington Business Park, Station Road, Teddington

Total score: 18


Address:		Station Road, Teddington, TW11 9BQ	
Site (ha):		0.8	
Site description (types of uses on site):		Offices, car repair, MOT centre, garden sales and training centre.	
Quality of site environment and surroundings (/6):	Score: 5	CCTV, but no entrance gate. 2-3 storey brick buildings. Site well-maintained, landscaped.	
Accessibility for vehicles, delivery vehicles, car parking facilities (/6):	Score: 4	Good access onto an 'A' road. On-site parking provision and good internal vehicle movement. Road markings. Wide entrance point.	
Compatibility with neighbouring uses (/6):	Score: 3	Separated from residential properties on the opposite side of the road otherwise bound by railway line.	
Potential for expansion or intensification of employment (/6):	Score: 2	Site largely built out and has good employment.	
Vacancy floorspace (sqm) and market attractiveness (/6):	Score: 4	2/18 vacant units. Access and site quality improve attractiveness.	
Overall fitness for purpose:		Good.	





50-56 Waldegrave Road, Teddington


Total score: 18

Address:		50-56 Waldegrave Road, Teddington, TW11 8LG	
Site (ha):		2.28	
Site description (types of uses on site):		MOT Centre with car sales and an office.	
Quality of site environment and surroundings (/6):	Score: 4	Single storey buildings. Access gate shut out of hours. CCTV. Yard clear and buildings well-maintained.	
Accessibility for vehicles, delivery vehicles, car parking facilities (/6):	Score: 4	Access onto wide road, but with parked cars. Reasonable on-site parking. Reasonable access onto 'A' road.	
Compatibility with neighbouring uses (/6):	Score: 4	Offices to the north and south. Residential properties on the opposite side of the road.	
Potential for expansion or intensification of employment (/6):	Score: 2	Site is largely developed and has good employment provision.	
Vacancy floorspace (sqm) and market attractiveness (/6):	Score: 4	Both units are occupied. Constrained internal movement would limit market attractiveness.	
Overall fitness for purpose:		Good.	



St Margaret's Business Centre, Winchester Road, St Margaret's


Total score: 18

Address:		1-7 Drummond Place, off Winchester Road, St Margaret's, Twickenham, TW1 1JN	
Site (ha):		0.7	
Site description (types of uses on site):		Business park with various units.	
Quality of site environment and surroundings (/6):	Score: 5	Purpose built business / individual park. High quality units with associated car parking. Two gated accesses. Landscaping / trees within business park and surrounding area.	
Accessibility for vehicles, delivery vehicles, car parking facilities (/6):	Score: 4	Two accesses – one suitable for HGVs, one not. Residential in surrounding area but parking controls, so HGVs can access site. Parking within site. Relatively close to strategic road network.	
Compatibility with neighbouring uses (/6):	Score: 3	Site is bounded by railway to one side. Rear of units faces residential to other side so noise disturbance from deliveries etc will be limited. Potential for HGVs to cause some issues along residential streets.	
Potential for expansion or intensification of employment (/6):	Score: 2	Site is purpose built and relatively little scope for expansion. Intensification may not be acceptable due to proximity to surrounding residential area, but scope for additional unit adjacent to railway.	
Vacancy floorspace (sqm) and market attractiveness (/6):	Score: 4	No vacancies observed. Purpose built so like to be highly attractive.	
Overall fitness for purpose:		Good.	



Currie Easy Self Storage, Market Road, Richmond

Total score: 18

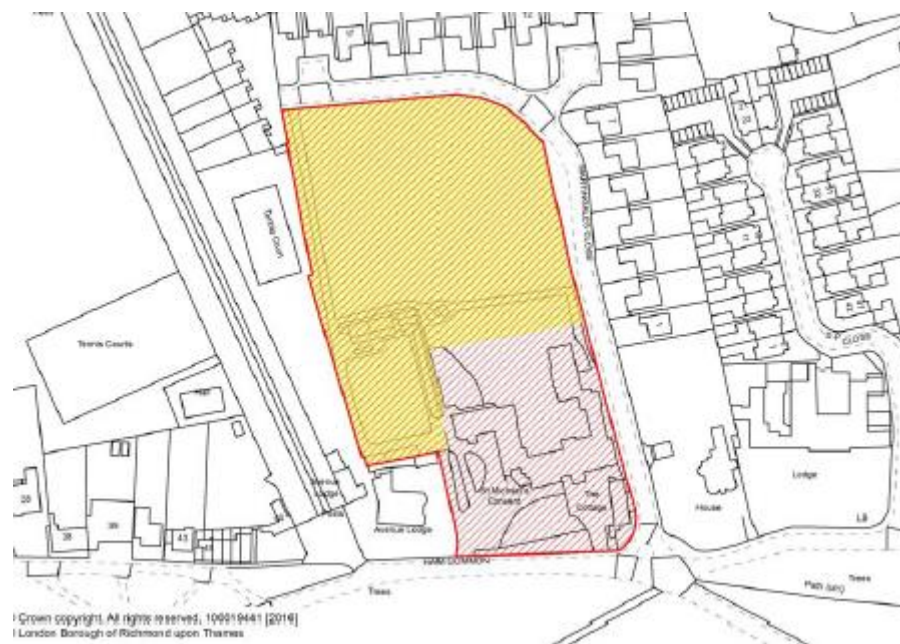
Address:		1-13 Market Road, TW9 4NH	
Site (ha):		0.1	
Site description (types of uses on site):		Self-storage unit.	
Quality of site environment and surroundings (/6):	Score: 4	Site is in relatively good condition. Surrounding area is industrial in nature. Road and pavement would benefit from resurfacing.	
Accessibility for vehicles, delivery vehicles, car parking facilities (/6):	Score: 3	Access directly from main road network. Area for delivery vehicles to pull in and deliver directly into the building, but no parking area.	
Compatibility with neighbouring uses (/6):	Score: 4	Site is in a predominantly industrial area, albeit there are some residential uses opposite and potentially at upper floors adjacent to delivery area.	
Potential for expansion or intensification of employment (/6):	Score: 2	Site is almost fully built out with no car parking area to utilise. However, existing building could be used more intensively as currently B8 self-storage.	
Vacancy floorspace (sqm) and market attractiveness (/6):	Score: 5	Site is currently occupied and provides a purpose built building that is likely to be attractive to B8 occupiers.	
Overall fitness for purpose:		Good.	



SA 17 St Michael's Convent, Ham Common, including new OOLTI designation

Total score: 18


Address:		St Michael's Convent, Ham Common, Richmond TW10 7JH
Site (ha):		0.8
Site description (types of uses on site):		3-storey brick building and extensive – currently vacant but very secure. Large walls and gates.
Quality of site environment and surroundings (/6):	Score: 3	Site itself is vacant – grounds to rear are overgrown. High walls and large gates so secure. Attractive residential environment. Opposite Ham Common.
Accessibility for vehicles, delivery vehicles, car parking facilities (/6):	Score: 4	Road network allows for good accessibility, however gates currently not suitable for HGVs. Area that could be utilised for car parking at front of buildings.
Compatibility with neighbouring uses (/6):	Score: 3	Ham Common opposite and residential use on remaining three sides. Large site so space for industrial use to be incorporated but unlikely to be compatible with surrounding uses.
Potential for expansion or intensification of employment (/6):	Score: 5	Currently vacant and comprises 3/4-storey buildings and grounds so potential for expansion/intensification.
Vacancy floorspace (sqm) and market attractiveness (/6):	Score: 3	Site is vacant and unlikely to be attractive to the industrial market as existing buildings could not be utilised and surrounded by residential uses.
Overall fitness for purpose: 18		Good.





Marlborough Trading Estate, Mortlake Road, Kew

Total score: 17

Address:		159 Mortlake Road, Kew, TW9 4EQ	
Site (ha):		0.5	
Site description (types of uses on site):		Small scale industrial estate at end of private road.	
Quality of site environment and surroundings (/6):	Score: 4	Private, well maintained access, gated and secure. Purpose built brick industrial units – some looking slightly worn / old.	
Accessibility for vehicles, delivery vehicles, car parking facilities (/6):	Score: 3	Access from main road and element of car parking. However, narrow access road and limited room within site for HGVs to manoeuvre.	
Compatibility with neighbouring uses (/6):	Score: 3	Residential uses adjacent and retail park to rear although site appears to be relatively well screened and self-contained.	
Potential for expansion or intensification of employment (/6):	Score: 3	Majority of site is built on with rest used as car parking. May be opportunity to provide new units, but limited scope for increased height or floorspace.	
Vacancy floorspace (sqm) and market attractiveness (/6):	Score: 4	Most of the units appeared to be in use. Would be attractive to smaller occupiers but not for large scale B2 / B8 uses.	
Overall fitness for purpose:		Average.	



SA 3 Hampton Traffic Unit, 60-68 Station Road, Hampton


Total score: 17

Address:		Hampton Traffic Unit, 60-68 Station Road, Hampton, TW12 2AX
Site (ha):		0.3
Site description (types of uses on site):		Former police station and industrial building to the rear.
Quality of site environment and surroundings (/6):	Score: 3	Buildings in good condition. NB - Not able to see into site yard at time of visit.
Accessibility for vehicles, delivery vehicles, car parking facilities (/6):	Score: 3	Narrow entrance gate. Reasonable proximity to major road network.
Compatibility with neighbouring uses (/6):	Score: 3	Close proximity to residential properties on three sides.
Potential for expansion or intensification of employment (/6):	Score: 5	Front portion of the site is not built out. Site is judged to be vacant at present.
Vacancy floorspace (sqm) and market attractiveness (/6):	Score: 3	Entire site appears to be vacant and limited market attractiveness due to location.
Overall fitness for purpose:		Poor.



74 Oldfield Road, Hampton


Total score: 16

Address:		74 Oldfield Road, Hampton, TW12 2HS	
Site (ha):		0.3	
Site description (types of uses on site):		Storage use.	
Quality of site environment and surroundings (/6):	Score: 5	Well-maintained site with a security gate at the entrance. Staff benches in external area and trees along site perimeter.	
Accessibility for vehicles, delivery vehicles, car parking facilities (/6):	Score: 3	Not immediately on major road network. Good on-site parking provision. Reasonable entrance but onto road with cars parked on both sides.	
Compatibility with neighbouring uses (/6):	Score: 3	Has residential properties to the west and south and a supermarket to the east.	
Potential for expansion or intensification of employment (/6):	Score: 2	Site is largely built out and has a single occupier. Limited expansion and intensification prospects.	
Vacancy floorspace (sqm) and market attractiveness (/6):	Score: 3	Site has an established occupier but location and transport constraints limit market attractiveness.	
Overall fitness for purpose:		Average.	



Swan Island Industrial Estate, Strawberry Vale, Twickenham

Total score: 16

Address:		1 Strawberry Vale, and 5-7 Strawberry Vale, Twickenham, TW1 4RY	
Site (ha):		0.6	
Site description (types of uses on site):		Food storage, MOT Centre, joiners workshop, shipyard workshop and general storage and distribution	
Quality of site environment and surroundings (/6):	Score: 4	Clean and generally well-maintained. Has an access gate that is to be closed out of hours. Small/medium industrial units and workshops.	
Accessibility for vehicles, delivery vehicles, car parking facilities (/6):	Score: 3	Direct access onto 'A' road. Limited on-site parking. Reasonable access but parked cars internally. Tight internal movement including river constraint. Internal bridge not suitable for HGVs.	
Compatibility with neighbouring uses (/6):	Score: 4	Adjacent to a park, but land across the bridge has no neighbours.	
Potential for expansion or intensification of employment (/6):	Score: 1	Site is very much built out and constrained by the river. Good existing on-site employment.	
Vacancy floorspace (sqm) and market attractiveness (/6):	Score: 4	No vacant units and the access and lack of residential neighbours would be appealing to occupiers.	
Overall fitness for purpose:		Average.	





SA 2 Platts Eyot, Hampton

Total score: 16

Address:		Platts Eyot, Hampton, TW12 2HF
Site (ha):		3.77
Site description (types of uses on site):		Workshops of differing sizes. Joiners, boat mechanics etc.
Quality of site environment and surroundings (/6):	Score: 3	Buildings are quite dated. No obvious security personnel, but CCTV Cameras installed. Limited maintenance of communal area.
Accessibility for vehicles, delivery vehicles, car parking facilities (/6):	Score: 2	The site is accessed by a footbridge, otherwise by water only. No road access and therefore no access to strategic road network.
Compatibility with neighbouring uses (/6):	Score: 6	Surrounded on all sides by the River Thames.
Potential for expansion or intensification of employment (/6):	Score: 3	Some scope for intensification of the site and greater employment generation. Approximately half of the footprint is developed.
Vacancy floorspace (sqm) and market attractiveness (/6):	Score: 2	Would only suit a specific operator who could operate within the site's constraints. Limited vacancy.
Overall fitness for purpose:		Average.

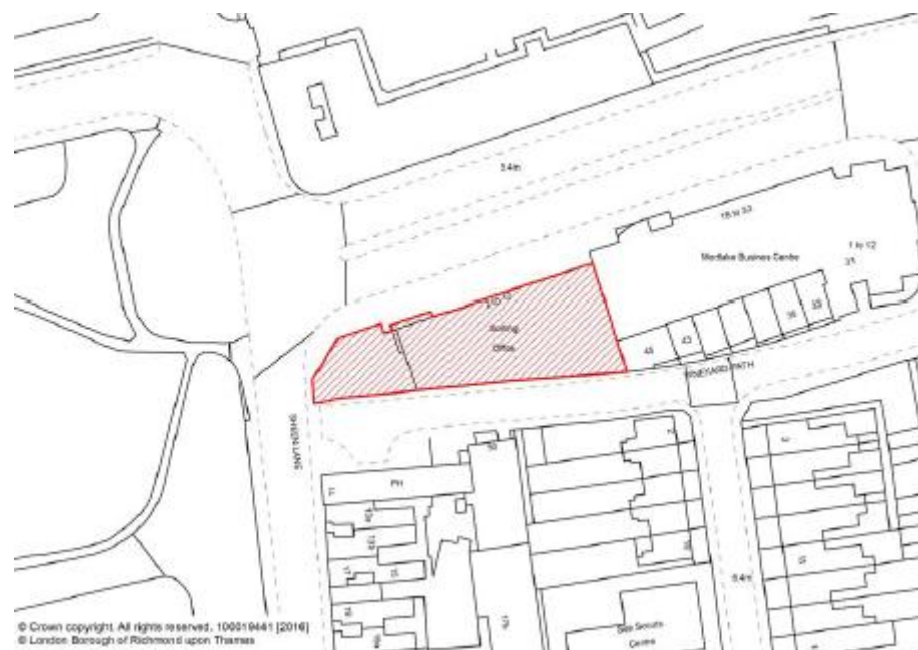




SA 25 Mortlake and Barnes Delivery Office, Mortlake

Total score: 16

Address:		Mortlake and Barnes Delivery Office, Mortlake, SW14 8JB
Site (ha):		0.1
Site description (types of uses on site):		Postal delivery office – no access directly from main road to car park / vehicle entrance.
Quality of site environment and surroundings (/6):	Score: 5	Site in use and in good condition. Well maintained buildings.
Accessibility for vehicles, delivery vehicles, car parking facilities (/6):	Score: 3	No access from main road. Access is to rear of site but the road is relatively narrow with cars parked on one side. A small yard which may / may not be used for parking.
Compatibility with neighbouring uses (/6):	Score: 3	Brewery and park to two sides but residential to the rear would not be possible to location industrial units away from residential given relatively small and irregular shape of site.
Potential for expansion or intensification of employment (/6):	Score: 2	2/3 storey building on majority of site. Relatively little room for expansion.
Vacancy floorspace (sqm) and market attractiveness (/6):	Score: 3	Currently occupied, but may be attractive to those in the market looking for small scale premises. More suited to B1 rather than B2 / B8 uses.
Overall fitness for purpose: 16		Average.







SA 18 Ryde House, East Twickenham

Total score: 14

Address:		393 Richmond Rd, Twickenham TW1 2EF
Site (ha):		0.2
Site description (types of uses on site):		Brick former office building – currently vacant. Car parking to rear accessed via arch in frontage.
Quality of site environment and surroundings (/6):	Score: 3	On high street so relatively attractive surroundings. Site is vacant and boarded up. Weeds growing in the car park. However, buildings themselves appear to be in reasonable condition.
Accessibility for vehicles, delivery vehicles, car parking facilities (/6):	Score: 4	Site is accessible directly from high street. Car parking is provided to rear of buildings. Could be accessed easily by HGVs.
Compatibility with neighbouring uses (/6):	Score: 3	On busy high street so industrial use unlikely to be compatible. Appears to have formally been used as an office so reuse for B1 would be acceptable. Residential to rear.
Potential for expansion or intensification of employment (/6):	Score: 4	Site is vacant so potential intensification although existing building unlikely to be suitable for industrial so redevelopment required.
Vacancy floorspace (sqm) and market attractiveness (/6):	Score: 2	Site is vacant and on busy high street so it does not appear to be particularly attractive to market.
Overall fitness for purpose:		Average.

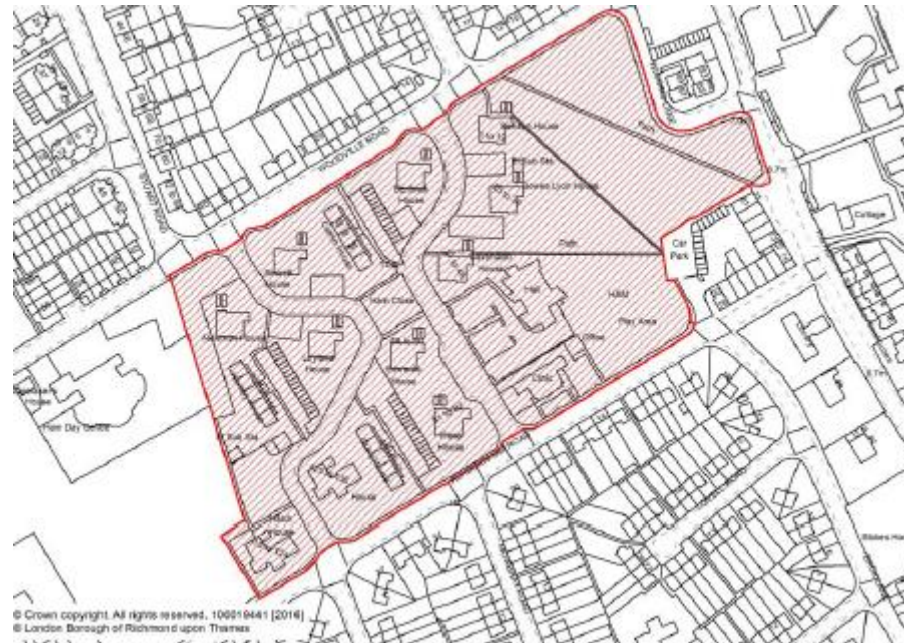




SA 15 Ham Close, Ham

Total score: 16

Address:		Ham Close, Richmond, TW10
Site (ha):		7.5
Site description (types of uses on site):		Large area – numerous residential blocks, open space, parking etc.
Quality of site environment and surroundings (/6):	Score: 4	Large area with numerous blocks of flats and other uses. Buildings appear to be in reasonable condition. Grassed area and pavements well-kept.
Accessibility for vehicles, delivery vehicles, car parking facilities (/6):	Score: 4	Large area which is accessible from a number of points. Site would be large enough to accommodate delivery vehicles and car parking if redeveloped, but limited scope if additional.
Compatibility with neighbouring uses (/6):	Score: 2	Predominantly residential area so industrial unlikely to be compatible. Potential to be included if part of larger redevelopment.
Potential for expansion or intensification of employment (/6):	Score: 3	Limited potential given area comprises a number of apartment blocks.
Vacancy floorspace (sqm) and market attractiveness (/6):	Score: 3	Residential area with limited scope for industrial so unlikely to be attractive to market.
Overall fitness for purpose:		Average.







SA 5 Telephone Exchange, Teddington
Total score: 16

Address:		Telephone Exchange, Teddington, TW1 18JD
Site (ha):		0.2
Site description (types of uses on site):		Telephone exchange.
Quality of site environment and surroundings (/6):	Score: 4	Well maintained site, has access gate that can be closed. No landscaping. 3-storey brick building at front, scale reduces to the rear.
Accessibility for vehicles, delivery vehicles, car parking facilities (/6):	Score: 3	Access onto High Street, very limited on-site parking and internal movement area.
Compatibility with neighbouring uses (/6):	Score: 3	Bound by residential properties in very close proximity on three sides.
Potential for expansion or intensification of employment (/6):	Score: 3	Existing developed area is almost all of the site. Potential to increase on-site employment.
Vacancy floorspace (sqm) and market attractiveness (/6):	Score: 3	In use. Poor location affects market attractiveness.
Overall fitness for purpose:		Average.







SA 16 Cassel Hospital, Ham Common, Ham

Total score: 16

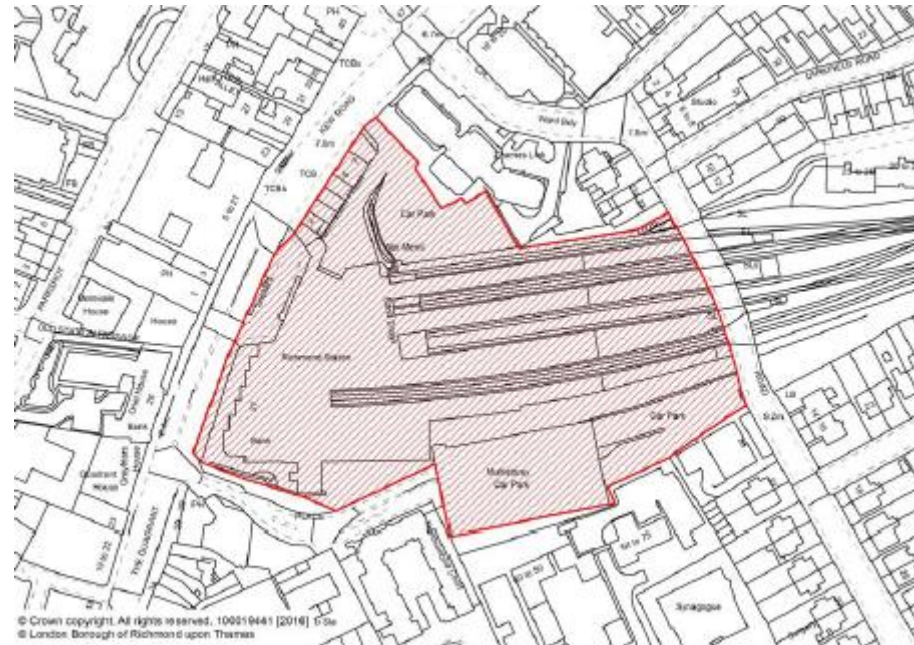
Address:		1 Ham Common, Richmond TW10 7JF
Site (ha):		4.0
Site description (types of uses on site):		Hospital with gravel parking area at front. Grounds to rear but unable to access these.
Quality of site environment and surroundings (/6):	Score: 4	Relatively old hospital building but well kept. Landscaping and parking to front of property. Access to grounds at rear appears to be through buildings at front.
Accessibility for vehicles, delivery vehicles, car parking facilities (/6):	Score: 3	Car parked on road used for access – space only for single vehicle to pass. Would be difficult for HGVs.
Compatibility with neighbouring uses (/6):	Score: 3	Site opposite Ham Common and set in landscaped grounds. Some residential also in close proximity. Industrial unlikely to be compatible with neighbouring uses.
Potential for expansion or intensification of employment (/6):	Score: 3	Buildings on only part of site but remainder used as grounds so unlikely to be acceptable for development. 3-storey building on site could be utilised / redeveloped.
Vacancy floorspace (sqm) and market attractiveness (/6):	Score: 3	Site is not vacant and is unlikely to be attractive to market given redevelopment is likely to face significant constraints.
Overall fitness for purpose:		Average.



SA 19 Richmond Station, Richmond

Total score: 16


Address:		Richmond Station, Richmond, TW9 2NA
Site (ha):		4.8
Site description (types of uses on site):		Station and adjacent car parks – one is multi-storey.
Quality of site environment and surroundings (/6):	Score: 5	Site comprises a number of elements but is generally well maintained. Fronts onto busy high street and area of public realm. Parts of site accessed via side streets which are also attractive.
Accessibility for vehicles, delivery vehicles, car parking facilities (/6):	Score: 4	The site, as a whole, is in a very accessible location in the centre of Richmond. Elements of site accessed via quieter side roads. Site includes surface and MSCP.
Compatibility with neighbouring uses (/6):	Score: 2	Various uses in surrounding area but industrial uses unlikely to be compatible with such a central location.
Potential for expansion or intensification of employment (/6):	Score: 3	Limited potential for expansion as majority of site comprises the station. Some car parking areas could be redeveloped subject to demonstrating parking was not required.
Vacancy floorspace (sqm) and market attractiveness (/6):	Score: 2	Site is not vacant but is unlikely to be attractive to market given most of it comprised station in town centre.
Overall fitness for purpose:		Average.





Electroline House and surrounds, Twickenham

Total score: 15

Address:		Electroline House, 15 Lion Road, SW Motors & R Payne Print Services 3-5 Edwin Road, Electrical appliance Warehouse 11-13 Lion Road, Percy Chapman 2 Colne Road, TW1 4JR	
Site (ha):		0.4	
Site description (types of uses on site):		Office, hardware store, garden centre and home retail. Not in one holistic site.	
Quality of site environment and surroundings (/6):	Score: 4	Buildings reasonably well-maintained. One site has a g	
Accessibility for vehicles, delivery vehicles, car parking facilities (/6):	Score: 3	Good access onto an 'A' road. Individual units accessed from a residential street with parked cars and have tight turns and narrow entrance points. Some external parking.	
Compatibility with neighbouring uses (/6):	Score: 3	Northern part of the site is in close proximity to residential uses.	
Potential for expansion or intensification of employment (/6):	Score: 2	Limited site area not developed, good on-site employment.	
Vacancy floorspace (sqm) and market attractiveness (/6):	Score: 3	No vacancy. Attractiveness reduced by access points, lack of internal movement and fragmented site.	
Overall fitness for purpose:		Average.	





SA 28 Barnes Hospital, East Sheen

Total score: 15

Address:		South Worple Way, London, Barnes SW14 8SU
Site (ha):		1.4
Site description (types of uses on site):		Hospital site – numerous buildings – now vacant and boarded up.
Quality of site environment and surroundings (/6):	Score: 4	Site is vacant but majority of buildings appear to be in good condition. Some signs of wear on selected buildings.
Accessibility for vehicles, delivery vehicles, car parking facilities (/6):	Score: 2	Constrained access – narrow road with cars parked on one side. However, relatively close to strategic road network.
Compatibility with neighbouring uses (/6):	Score: 3	Terraced residential properties adjacent to the site on two sides but large site so can achieve a good level of separation. Railway and graveyard on other two sides.
Potential for expansion or intensification of employment (/6):	Score: 3	Majority of site covered by buildings albeit these are vacant some areas of car parking / open space that could potentially be utilised.
Vacancy floorspace (sqm) and market attractiveness (/6):	Score: 3	Vacant – all of the buildings are boarded up but still in a reasonably good condition. 2-storey buildings with pitched roofs so could achieve height required for industrial occupiers.
Overall fitness for purpose:		Average.







SA 13 Telephone Exchange, Whitton
Total score: 15

Address:		Telephone Exchange, Ashdale Close, Whitton, TW1 7BE
Site (ha):		0.4
Site description (types of uses on site):		Telephone Exchange and associated hard standing.
Quality of site environment and surroundings (/6):	Score: 4	Fairly well-maintained two storey building. Boundary wall and gate.
Accessibility for vehicles, delivery vehicles, car parking facilities (/6):	Score: 3	Good access onto a 'B' road via residential street. Limited on-site parking.
Compatibility with neighbouring uses (/6):	Score: 2	Surrounded by residential properties on all sides with limited separation.
Potential for expansion or intensification of employment (/6):	Score: 3	Some capacity to intensify the use and improve on current position of limited on-site employment. Minimal expansion opportunities.
Vacancy floorspace (sqm) and market attractiveness (/6):	Score: 3	The site is in use, but residential neighbours would limit market attractiveness.
Overall fitness for purpose:		Average.







SA 6 Teddington Delivery Office, Teddington

Total score: 14

Address:		Teddington Delivery Office, Teddington, TW11 8EG
Site (ha):		0.1
Site description (types of uses on site):		Royal Mail Delivery Office
Quality of site environment and surroundings (/6):	Score: 4	Access gate to be closed out of hours. Well-maintained yard. Brick building with smaller ancillary buildings.
Accessibility for vehicles, delivery vehicles, car parking facilities (/6):	Score: 2	Tight access onto residential street with cars parked both sides. Pick-up/drop off parking only.
Compatibility with neighbouring uses (/6):	Score: 3	Residential properties to the north and east.
Potential for expansion or intensification of employment (/6):	Score: 2	Site is largely developed and already has very little circulation.
Vacancy floorspace (sqm) and market attractiveness (/6):	Score: 3	Site is actively used but would not be attractive to operators due to size and constrained areas.
Overall fitness for purpose:		Average.





SA 26 Kew Biothane Plant, Melliss Avenue, Kew

Total score: 14

Address:		Melliss Avenue, Richmond TW9 4BA
Site (ha):		0.7
Site description (types of uses on site):		Biothane Plant comprised primarily of gas holder structures and a few small buildings – possibly vacant.
Quality of site environment and surroundings (/6):	Score: 3	Site is secure and well screened by mature trees however, the site itself is overgrown and possibly vacant.
Accessibility for vehicles, delivery vehicles, car parking facilities (/6):	Score: 2	Site has two access points but can only be accessed through residential area. Roads with residential development would be unsuitable for HGVs.
Compatibility with neighbouring uses (/6):	Score: 2	Site is in a residential area with flats on three sides and river on the other. Site is well screened but industrial would not be compatible with character of area.
Potential for expansion or intensification of employment (/6):	Score: 4	Relatively few buildings on site currently but most of site is covered by gas holder type structures. Some scope to intensify floorspace on site.
Vacancy floorspace (sqm) and market attractiveness (/6):	Score: 3	Site may be vacant. The site itself may be suitable for industrial uses but this would be incompatible with surrounding quiet residential area.
Overall fitness for purpose:		Average.





SA 20 Friars Lane Car Park, Richmond

Total score: 14

Address:		Friars Lane, Richmond TW9 1NL
Site (ha):		0.2
Site description (types of uses on site):		Council car park of bottom of quiet road.
Quality of site environment and surroundings (/6):	Score: 4	Surrounding roads are well maintained. Council run car park. Some potholes but surfacing generally reasonable quality. Planting around edges of site.
Accessibility for vehicles, delivery vehicles, car parking facilities (/6):	Score: 2	Site is towards end of narrow road that leads to a dead end. Tight corner close to site entrance and cars parked on bend making road very narrow. Would be inaccessible for HGVs.
Compatibility with neighbouring uses (/6):	Score: 1	Quiet residential road. Residential uses adjacent and opposite site. Industrial use would not be compatible.
Potential for expansion or intensification of employment (/6):	Score: 5	Currently surface car parking so section of site could be developed for employment use.
Vacancy floorspace (sqm) and market attractiveness (/6):	Score: 2	Site is not vacant and is unlikely to be attractive to market given the constrained access.
Overall fitness for purpose: 14		Average.





SA 27 Telephone Exchange and 172-176 Upper Richmond Road West, East Sheen

Total score: 13

Address:		172-176 Upper Richmond Road West, East Sheen, SW14 8AW
Site (ha):		0.4
Site description (types of uses on site):		Telephone Exchange (older, larger building) and builders' merchants / retail unit (on frontage and vacant).
Quality of site environment and surroundings (/6):	Score: 3	Vacant buildings. Car park overgrown with weeds and some debris / rubbish left out. However, secure and gated. Roller shutter on buildings.
Accessibility for vehicles, delivery vehicles, car parking facilities (/6):	Score: 3	Access straight on to main road. Some car parking but relatively small area. Markings have fading. Limited space for HGVs to turn.
Compatibility with neighbouring uses (/6):	Score: 2	Residential in close proximity to one side but high street retail to frontage and office / industrial buildings on other side. Industrial would not provide active frontage to local centre street scene.
Potential for expansion or intensification of employment (/6):	Score: 2	Majority of site is built out. Limited scope to go higher due to proximity of residential and car parking area would need to be retained.
Vacancy floorspace (sqm) and market attractiveness (/6):	Score: 3	Currently vacant but could potentially be utilised for industrial use.
Overall fitness for purpose:		Average.







SA 4 Hampton Delivery Office, Rosehill, Hampton


Total score: 13

Address:		Hampton Delivery Office, Rosehill, Hampton, TW12 2AA
Site (ha):		0.1
Site description (types of uses on site):		Postal delivery office.
Quality of site environment and surroundings (/6):	Score: 3	Security gate. Clear external area and well maintained.
Accessibility for vehicles, delivery vehicles, car parking facilities (/6):	Score: 2	Located on a residential street with relatively narrow roads/tight corners to access major road network.
Compatibility with neighbouring uses (/6):	Score: 2	Residential properties on all sides.
Potential for expansion or intensification of employment (/6):	Score: 2	Site currently has limited employment, but has minimal expansion prospects. Existing property covers a large portion of site.
Vacancy floorspace (sqm) and market attractiveness (/6):	Score: 3	Not vacant, but would have very limited market interest due to site location.
Overall fitness for purpose:		Average.



Mereway Road Industrial Estate, Twickenham

Total score: 12


Address:		170-174 Colne Road, 18 Mereway Road, Twickenham (Units 1-6), TW2 6RE	
Site (ha):		0.4	
Site description (types of uses on site):		Upholsterer, food storage signs, ales production and storage, storage uses and furniture warehouse.	
Quality of site environment and surroundings (/6):	Score: 4	Access gate, clean and well-maintained. Single storey industrial units of brick construction.	
Accessibility for vehicles, delivery vehicles, car parking facilities (/6):	Score: 2	Located on narrow residential streets. Not good access to major road network.	
Compatibility with neighbouring uses (/6):	Score: 1	Surrounded by residential properties to the north, east and west in close proximity.	
Potential for expansion or intensification of employment (/6):	Score: 2	Site is largely developed and has good on site employment.	
Vacancy floorspace (sqm) and market attractiveness (/6):	Score: 3	No vacant units. Neighbouring uses and access would limit market attractiveness.	
Overall fitness for purpose:		Poor.	





St Clare Business Park, Holly Road, Hampton

Total score: 12

Address:		Holly Road, Hampton Hill, TW12 1PZ	
Site (ha):		0.8	
Site description (types of uses on site):		Scaffolding company, furniture, guttering. General offices.	
Quality of site environment and surroundings (/6):	Score: 3	Fairly well-maintained. Buildings in reasonable condition. CCTV installed and has entrance gate.	
Accessibility for vehicles, delivery vehicles, car parking facilities (/6):	Score: 2	Reasonable access onto larger roads but located on a narrow residential street with cars parked both sides. On-site parking.	
Compatibility with neighbouring uses (/6):	Score: 2	Residential properties on three sides of the site. Railway to the west.	
Potential for expansion or intensification of employment (/6):	Score: 2	Large portion of the site is developed and it is split into multiple units.	
Vacancy floorspace (sqm) and market attractiveness (/6):	Score: 3	Units are almost fully let. Site location would limit market attractiveness.	
Overall fitness for purpose:		Poor.	





SA 1 Hampton Square, Hampton
Total score: 12


Address:		Bramble Lane, Hampton TW12 3XB
Site (ha):		2.8
Site description (types of uses on site):		Nursery, public space, pub, supermarket, residential properties, car park and care home.
Quality of site environment and surroundings (/6):	Score: 4	Planting and well-maintained public space. Pub appears to have suffered fire damage and damaged roof on care home.
Accessibility for vehicles, delivery vehicles, car parking facilities (/6):	Score: 1	Has on-site parking but poor access to major road network through residential streets.
Compatibility with neighbouring uses (/6):	Score: 2	Predominantly surrounded by residential properties. Large site area means that some separation does exist.
Potential for expansion or intensification of employment (/6):	Score: 3	Parts of the site are not fully built out and intensification of employment is possible.
Vacancy floorspace (sqm) and market attractiveness (/6):	Score: 2	Only the pub is vacant. Surrounding road network and neighbouring uses would limit market attractiveness.
Overall fitness for purpose:		Poor.





West Twickenham cluster (including Gregg's Bakery and surroundings), Twickenham

Total score: 10

Address:		Gould and Edwin Roads, Twickenham 50 Edwin Road, Enessa Works, Twickenham 80-86 Colne Road, Twickenham 76-78 Colne Road (Units 1 & 2, Ryedale works, EdwinRoad), TW2 6RT	
Site (ha):		1.3	
Site description (types of uses on site):		Bakery with ancillary buildings, and car garage and welders merchants.	
Quality of site environment and surroundings (/6):	Score: 4	Generally well-maintained, less so in the southern part of the Greggs site. Greggs has a gate and CCTV. Bakery warehouse and ancillary buildings. Two small units to south of designation.	
Accessibility for vehicles, delivery vehicles, car parking facilities (/6):	Score: 1	Very poor. Not easy access to 'A' road. Entrances on narrow residential streets with tight corner and cars parked on both sides. Some on-site parking.	
Compatibility with neighbouring uses (/6):	Score: 1	Site is surrounded by residential properties in close proximity on three sides.	
Potential for expansion or intensification of employment (/6):	Score: 1	The site is almost completely developed and has good on-site employment.	
Vacancy floorspace (sqm) and market attractiveness (/6):	Score: 3	The site is fully occupied but we understand the occupant is ceasing operations. The poor location, access and neighbouring residential properties severely reduce market attractiveness.	
Overall fitness for purpose:		Poor.	





SA 7 Strathmore Centre, Strathmore Road, Teddington

Total score: 10

Address:		Strathmore Road, Teddington, Middlesex, TW11 8UH
Site (ha):		0.6
Site description (types of uses on site):		Children's nursery. Top part of site unoccupied but appears to be undergoing renovation.
Quality of site environment and surroundings (/6):	Score: 3	Poor quality internal road, some areas overgrown and the building along the eastern edge is not in good condition. 1-3 storey brick buildings.
Accessibility for vehicles, delivery vehicles, car parking facilities (/6):	Score: 2	Poor access road onto narrow residential street with cars parked on both sides. Access junction faces a school. Some on-site parking. Not in close proximity to 'A' road.
Compatibility with neighbouring uses (/6):	Score: 1	Close proximity to residential properties and a school.
Potential for expansion or intensification of employment (/6):	Score: 2	Site is largely developed, but potential to increase on-site employment.
Vacancy floorspace (sqm) and market attractiveness (/6):	Score: 2	Building to the north appears vacant but undergoing renovations. Poor location and neighbouring uses would seriously limit market attractiveness.
Overall fitness for purpose		Poor.







SA 12 Mereway Day Centre, Mereway Road, Twickenham

Total score: 10

Address:		Mereway Day Centre, Mereway Road, Twickenham TW2 6RF
Site (ha):		0.2
Site description (types of uses on site):		Vacant. Previously a day centre (community use)
Quality of site environment and surroundings (/6):	Score: 2	Poorly maintained, graffiti on roller shutter and building boarded up. Single storey building. Overgrown site Posts preventing vehicle access and CCTV present.
Accessibility for vehicles, delivery vehicles, car parking facilities (/6):	Score: 1	Narrow entrance. Removed from major road network and accessed via narrow residential streets with cars on both sides.
Compatibility with neighbouring uses (/6):	Score: 2	Close proximity to residential properties along southern boundary.
Potential for expansion or intensification of employment (/6):	Score: 4	Potential on site expansion and currently has no employment generation.
Vacancy floorspace (sqm) and market attractiveness (/6):	Score: 1	Site is vacant. Access and neighbouring uses limit attractiveness.
Overall fitness for purpose:		Poor.









CONTACT DETAILS

Tel: 020 7935 4499
Dir: 020 7344 6604
jonathan.manns@colliers.com

Colliers International
50 George Street
London
W1U 7GA

www.colliers.com/uk

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