

Proposals Map Changes Local Plan

Publication version for
consultation

4 January - 15 February 2017



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Nese keni veshtersi per te kuptuar kete botim, ju lutemi
ejani ne recepcionin ne adresen e shenuar me poshte ku ne
mund te organizojme perkthime nepermjet telefonit.

Albanian

إذا كانت لديك صعوبة في فهم هذا المنشور، فنرجو زيارة الإستقبال في
العنوان المعطى أدناه حيث بإمكاننا أن نرتب لخدمة ترجمة شفوية
هاتفية.

Arabic

এই প্রকাশনার অর্থ বুঝতে পারায় যদি আপনার কোন সমস্যা হয়, নিচে দেওয়া
ঠিকানায় রিসেপশন-এ চলে আসুন যেখানে আমরা আপনাকে টেলিফোনে দোভাষীর
সেবা প্রদানের ব্যবস্থা করতে পারবো।

Bengali

اگر در فهمیدن این نشریه مشکلی دارید لطفاً به میز پذیرش
در آدرس قید شده در زیر مراجعه نمایید تا ترتیب ترجمه
تلفنی برایتان فراهم آورده شود:

Farsi

જો તમને આ પુસ્તિકાની વિગતો સમજવામાં મુશ્કેલી પડતી હોય તો, કૃપયા
નીચે જણાવેલ સ્થળના રિસેપ્શન પર આવો, જ્યાં અમે ટેલિફોન પર ગુજ
રાતીમાં ઇન્ટરપ્રીટિંગ સેવાની ગોઠવણ કરી આપીશું.

Gujarati

ਜੇਕਰ ਤੁਹਾਨੂੰ ਇਸ ਪਰਚੇ ਨੂੰ ਸਮਝਣ ਵਿਚ ਮੁਸ਼ਕਲ ਪੇਸ਼ ਆਉਂਦੀ ਹੈ ਤਾਂ ਹੇਠਾਂ
ਦਿੱਤੇ ਗਏ ਪਤੇ ਉੱਪਰ ਰਿਸੈਪਸ਼ਨ 'ਤੇ ਆਓ ਜਿੱਥੇ ਅਸੀਂ ਟੈਲੀਫੋਨ ਤੇ ਗੱਲਬਾਤ
ਕਰਨ ਲਈ ਇੰਟਰਪ੍ਰਿਟਰ ਦਾ ਪ੍ਰਬੰਧ ਕਰ ਸਕਦੇ ਹਾਂ।

Punjabi

اگر آپ کو اس اشاعت کو سمجھنے میں کوئی مشکل ہے تو، براہ کرم نیچے دیے ہوئے ایڈریس کے استقبال پر جا کر ملیے، جہاں
ہم آپ کیلئے ٹیلیفون انٹرپرائٹنگ سروس (ٹیلیفون پر ترجمانی کی سروس) کا انتظام کر سکتے ہیں۔

Urdu

Proposals Map Changes for Publication Local Plan

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1 Purpose of this document

1.0.1 The Publication Local Plan is accompanied by this document, which sets out the changes to be made to the Proposals Map (2015).

1.0.2 In summary, the following changes will be incorporated into the Local Plan Proposals Map:

- Metropolitan Open Land boundary change at Harrodian School
- New Local Green Space designation for Udney Park Playing Fields
- New Other Open Land of Townscape Importance at St Michael's Convent
- Five new sites to be designated as Other Site of Nature Importance
- New Key Office Areas in various parts of the borough

1.0.3 In addition, the site-specific allocations have already been set out in the main Publication Local Plan (Section 12). Whilst these will be incorporated into the Council's final version of the Proposals Map, they have not been included again within this document.

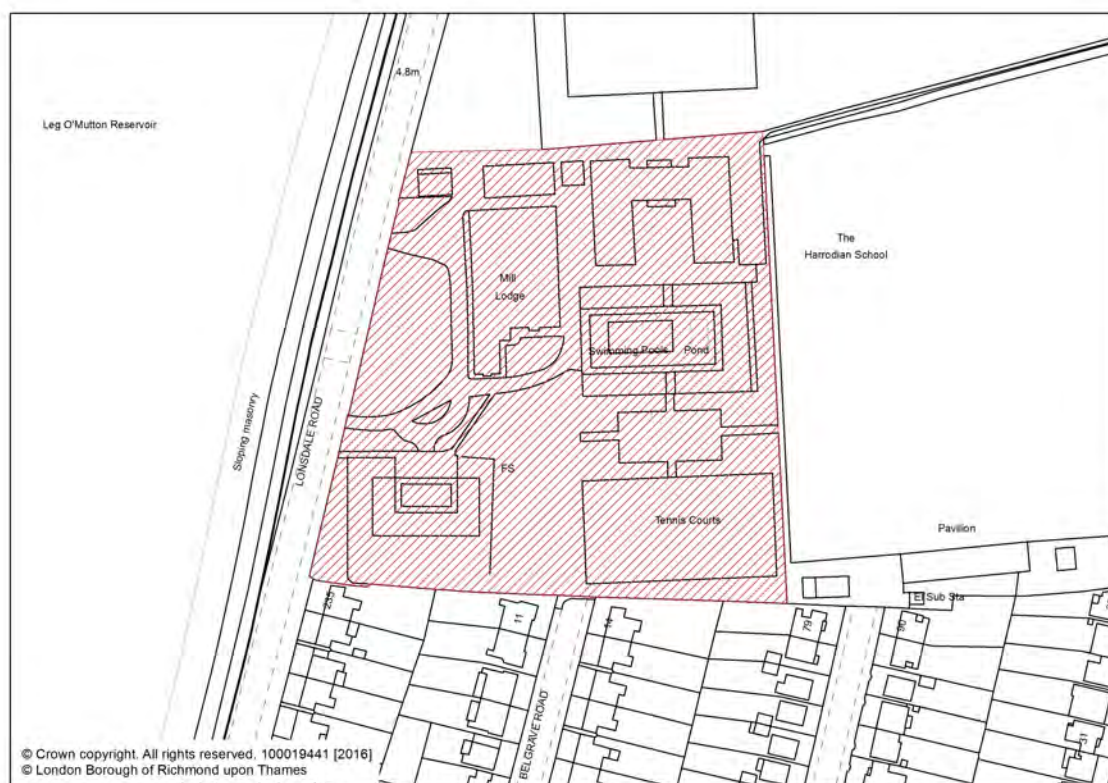
1.0.4 The Proposals Map (2015) will be retained unless indicated otherwise. As such, all other designations remain unchanged.

2 Proposals Map Changes

2.0.1 The following changes will be incorporated into the Local Plan Proposals Map.

2.1 Metropolitan Open Land

2.1.1 A change is to be made to the MOL boundary at Harrodian School, Lonsdale Road, Barnes, removing the area shown as cross-hatched below from the MOL designation.

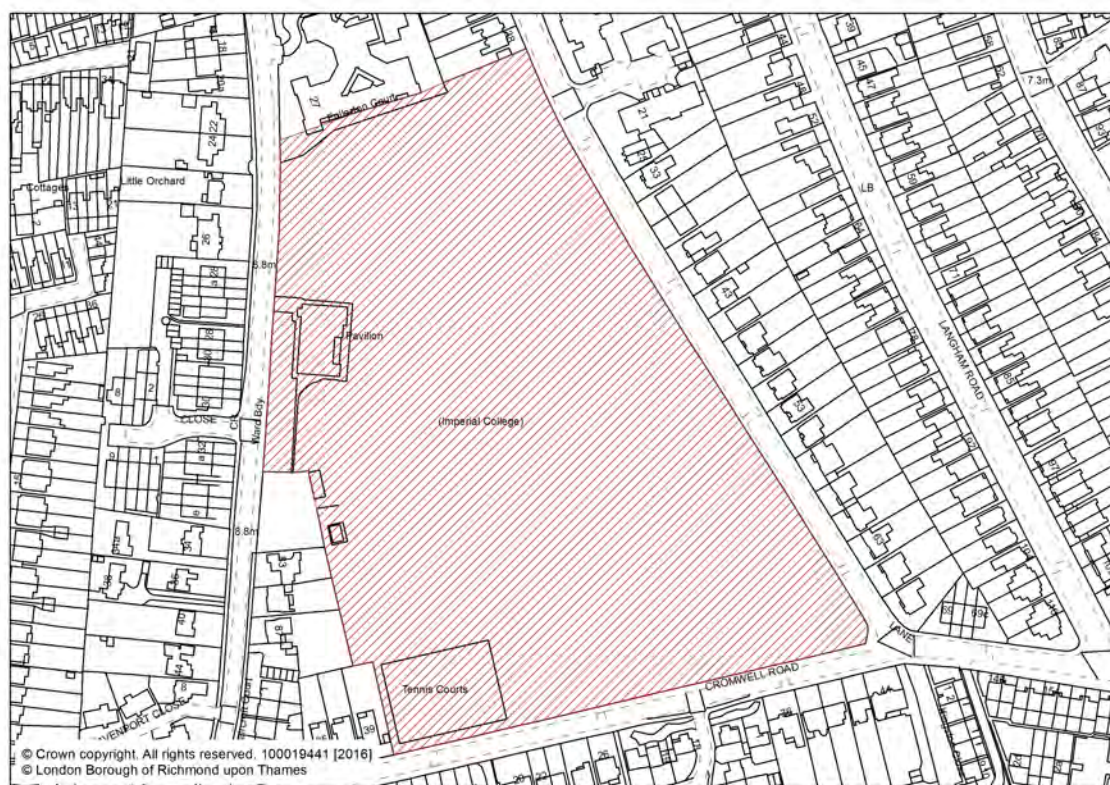


Reason for change to Metropolitan Open Land

2.1.2 Whilst the Council is not reviewing MOL or Green Belt boundaries as part of this Local Plan, this change was [agreed by Full Council in March 2014](#), when approval was sought for publication, consultation and submission of the Publication Version of the Site Allocations Plan. At that time it was recognised and acknowledged that the cluster of buildings in the south-western corner of the site can be clearly distinguished from the predominately open character of the remainder of the site.

2.2 Local Green Space

2.2.1 Udney Park Playing Fields, Teddington are to be designated as Local Green Space as shown in the map below.



Reason for Local Green Space Designation

2.2.2 Udney Park Playing Fields are already designated as Other Open Land of Townscape Importance (OOLTI) and also benefit from a designation as an Asset of Community Value.

2.2.3 Policy LP 13 Green Belt, Metropolitan Open Land and Local Green Space sets out the policy guidance in relation to Local Green Space, including criteria for designation. The Council has assessed the site against the criteria as set out in the Publication Local Plan policy as well as national guidance, and considers that it meets all of the following criteria:

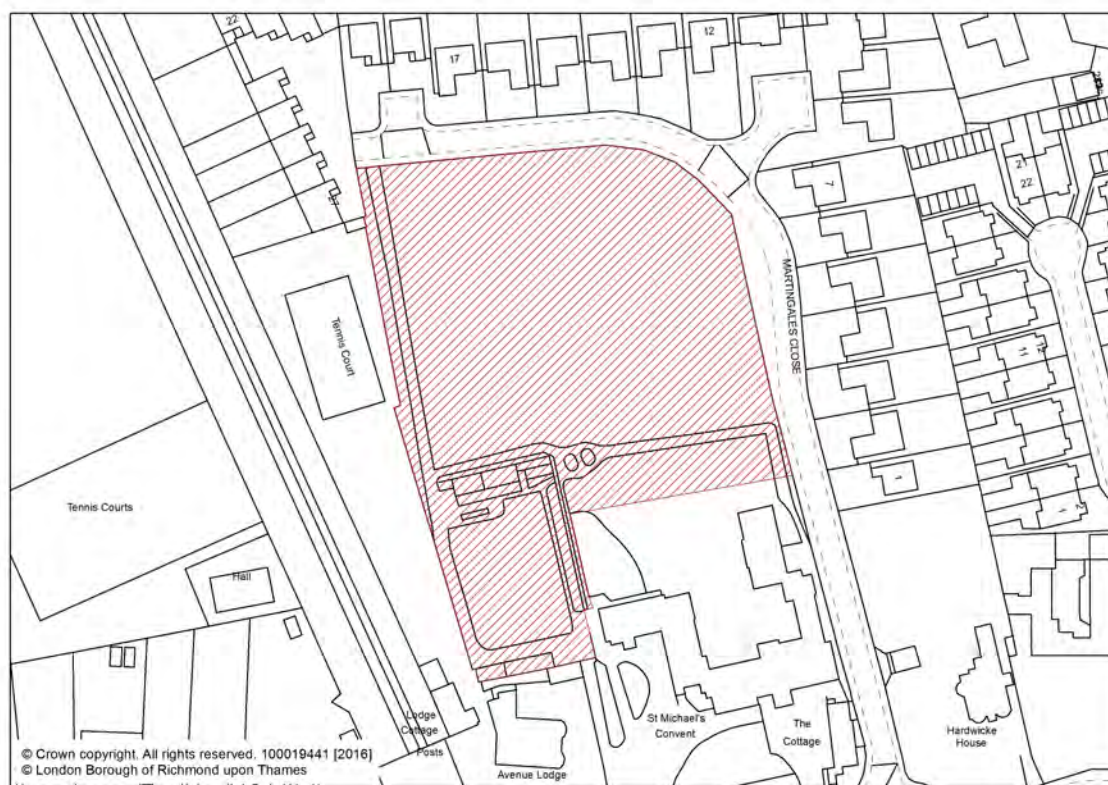
- The site is submitted by the local community;
- There is no current planning permission which once implemented would undermine the merit of a Local Green Space designation;
- The site is not land allocated for development within the Local Plan;
- The site is local in character and is not an extensive tract of land;
- Where the site is publicly accessible, it is within walking distance of the community; OR where the site is not publicly accessible, it is within reasonably close proximity to the community it serves;

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- The Local Green Space is demonstrably special to a local community and holds a particular local significance, for example, because of its beauty, historic significance, recreational value (including as a playing field), tranquillity or richness of its wildlife;
- The Local Green Space designation would provide protection additional to any existing protective policies, and its special characteristics could not be protected through any other reasonable and more adequate means.

2.3 Other Open Land of Townscape Importance

2.3.1 The gardens of St Michael's Convent, Ham Common are to be designated as Other Open Land of Townscape Importance (OOLTI), as shown on the map below:



Reason for designation as OOLTI

2.3.2 The Council considers that the gardens of St Michael's Convent meet the criteria as set out in policy LP 14 Other Open Land of Townscape Importance for designation as OOLTI on the following grounds:

- Contribution to the local character and/or street scene, by virtue of its size, position and quality – The area covered by these gardens is of significant size and not only contributes to, but largely defines the local character of this part of Ham Common. The site is valued by local people as evidenced by its recommendation for OOLTI protection by local Councillors and a large number of local residents. In addition, the designation of the gardens as OOLTI will also contribute to preserving and/or enhancing the setting of the Listed Building.
- Value to local people for its presence and openness – The substantial local support received for the designation of this site as OOLTI demonstrates that the gardens are of value to local people for its presence and openness. It should be noted that the Council has first published its intention to designate the gardens as OOLTI in August 2014, and strong local community support has been received ever since then.

- Immediate or longer views into and out of the site, including from surrounding properties – This is particularly relevant for the residents of Martingales Close, because its houses are on one side of the road only, the other side adjoining the Convent garden.
- Contribution to a network of green spaces and green infrastructure as set out in policy LP 12 Green Infrastructure – The garden lies in the Great South Avenue of Ham House, at the heart of the wildlife corridor. The gardens provide an important link as part of the green corridor in Ham, which runs between Richmond Park to the River Thames via Ham Common, St Michael's Convent and Avenue Lodge gardens, Grey Court School playing fields, Ham House avenues and gardens, and the Ham Lands.
- Value for biodiversity and nature conservation – The site is of great environmental importance and biodiversity value. For information, the Council employed an independent contractor to survey the site, and in cooperation with the Richmond Biodiversity Partnership, the gardens are also to be designated as Other Site of Nature Importance (OSNI).

2.4 Other Sites of Nature Importance

2.4.1 The Council commissioned consultants Salix Ecology to undertake [habitat surveys](#) at five sites across the borough with the view to establish whether the sites would qualify for designation as a Site of Importance for Nature Conservation (SINC).

2.4.2 It should be noted that the Proposals Map identifies Other Sites of Nature Importance; these are sites which have either been classified as having importance for biodiversity (regionally known as Sites of Importance for Nature Conservation, SINC's) or the potential to have biodiversity.

2.4.3 The table below sets out the changes to the Proposals Map based on the outcomes of the 2016 habitat surveys, along with the reason and justification for the new OSNI designations.

Site Address	Reason for designation as OSNI
Designation of Meadway Orchard, Twickenham as OSNI	Meadway Orchard adjoins the River Crane. Despite the current mediocre value for wildlife the site is considered to have high potential as a nature conservation area if managed more appropriately. Additionally the site is contiguous with the River Thames and the species assemblage is similar to some terrestrial parts of the existing OSNI covering the river.
Designation of Mereway Nature Park, Twickenham as OSNI	Mereway Nature Park is situated at the confluence of the Duke of Northumberland's River and the River Crane. The wildlife value of the site is currently average but has the potential be much higher if managed more appropriately. The current habitats are of a similar nature to some terrestrial parts of the existing OSNI and is contiguous with the river.
Designation of St Michael's Convent, Ham as OSNI	An important part of the River Thames to Richmond Park Green Corridor. It contains a wide variety of native and non-native tree species - most notable a 300 year old black mulberry. Forty five species of birds have been recorded including a number of Red 2 List species. Bats also commute across the area including Daubenton's bat. There is a risk this site will be sold for future development. If this happens the green corridor it sits within will be seriously fragmented.
Designation of parts of St Margaret's Residential Grounds, Twickenham as OSNI (the section nearest	St Margaret's Residential Grounds comprises three parcels of mature parkland with many native and non-native veteran trees (some with decayed wood) and a lake with marginal vegetation. This site provides habitat for a variety of birds and bats. The latter example includes

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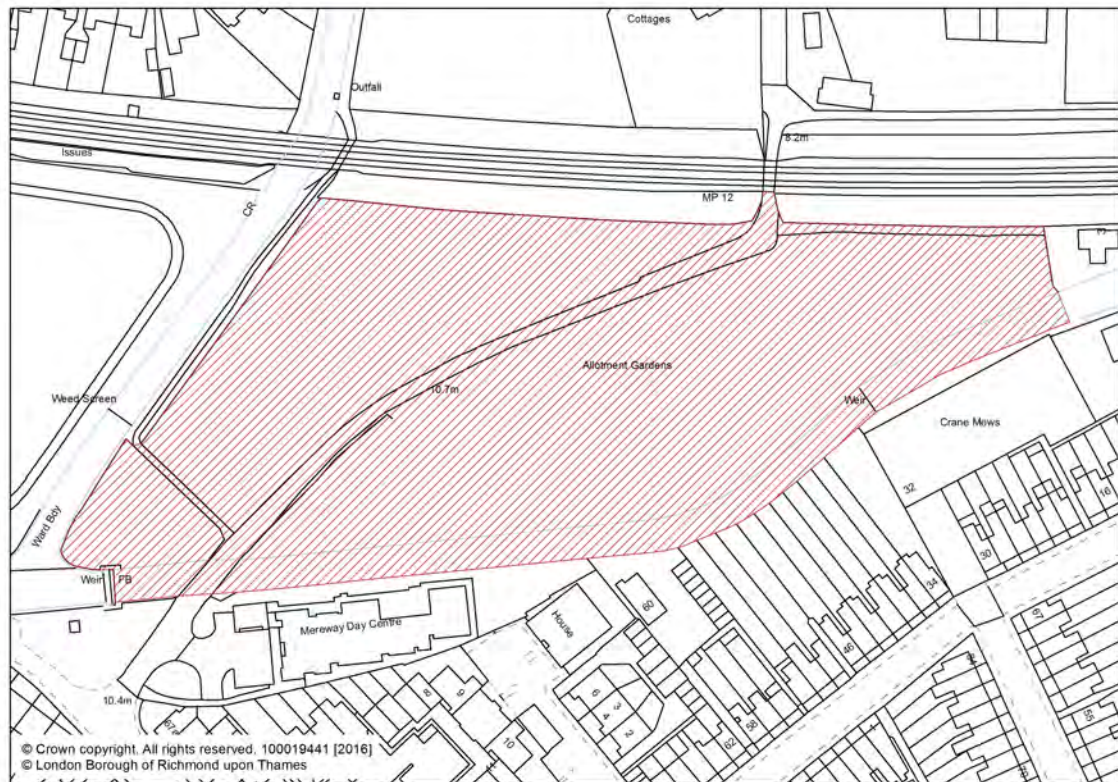
the River Thames being already designated as such)	common and soprano pipistrelles, noctule and Daubenton's bats some of which might be roosting. The globally threatened stag beetle has been recorded here. Overall this site is of considerable importance to the borough.
Designation of the Rifle Range, Twickenham as OSNI	The Rifle Range is consists of unmanaged grassland areas becoming colonised chiefly with bramble scrub. It is a relatively undisturbed area which would provide suitable habitat for foraging bats, birds, butterflies, amphibians and reptiles. There is no public access, thus this site cannot qualify as a local site, but in isolation it is not of sufficient quality to be designated as a borough site. However, it sits next to the River Crane and has high potential to respond to positive conservation management. Additionally, the current habitats present are of a similar nature to some terrestrial parts of the OSNI which it adjoins.

Maps of new designations as Other Sites of Nature Importance

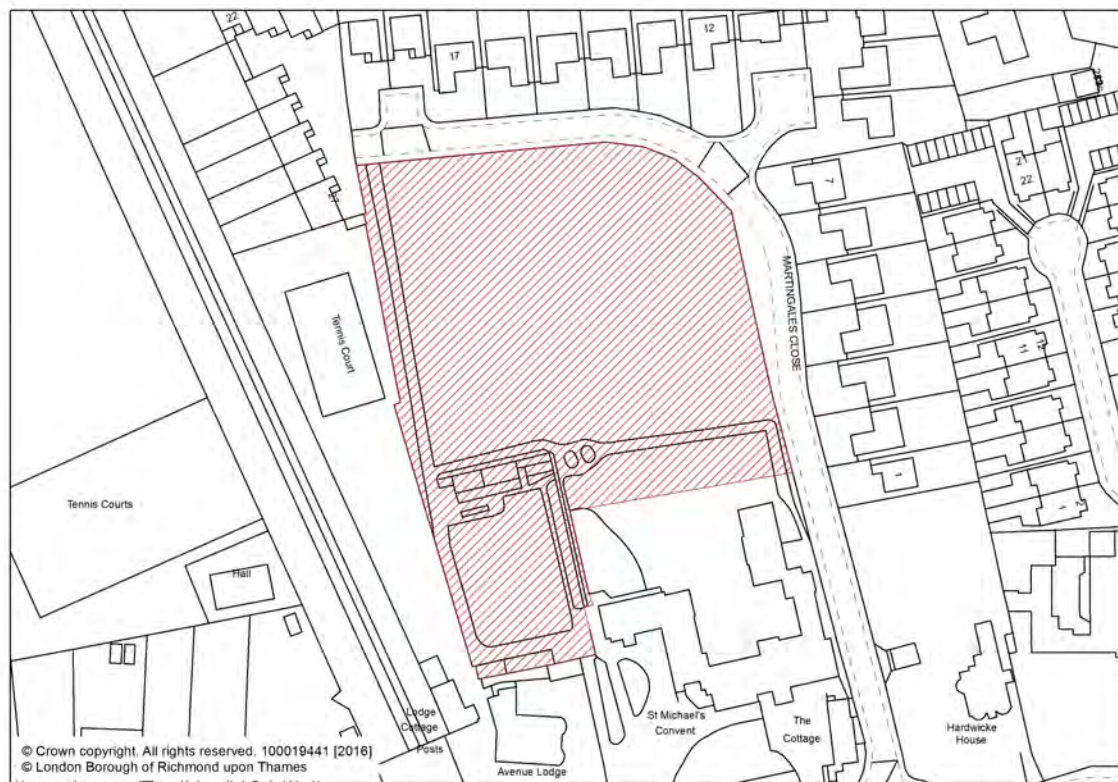
New OSNI at Meadway Orchard, Twickenham



New OSNI at Mereway Nature Park, Twickenham



New OSNI at St Michael's Convent, Ham



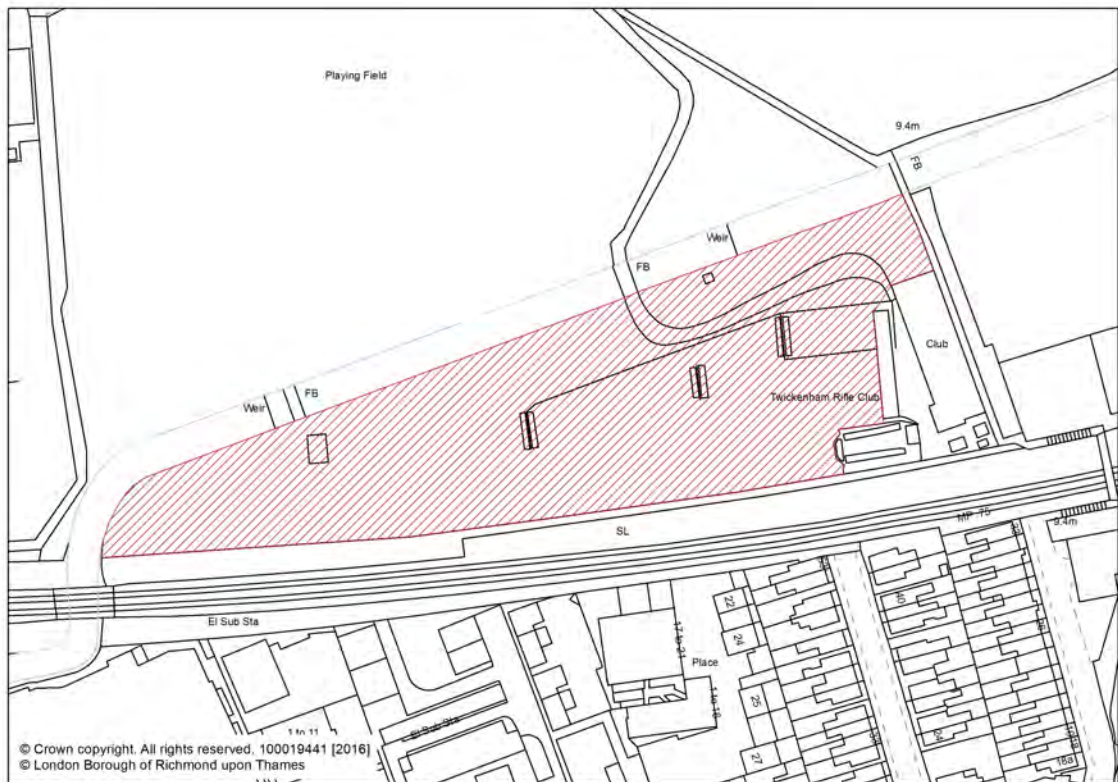
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New OSNIs at St Margaret's Residential Grounds, Twickenham



New OSNI at the Rifle Range, Twickenham



2.5 Key Office Areas

2.5.1 Designated Key Office Areas are to be shown on the Local Plan Proposals Map and are listed below:

Area	Key Office Area
Hampton	Thames Street, Hampton
	Kingsway Business Park, Hampton
	Castle Business Village, Station Road and Mount Mews, High Street, Hampton
Hampton Wick	High Street and Lower Teddington Road, Hampton Wick
Hampton Hill	Hampton Hill Business Park, Hampton Hill
	Northern part of High Street, Hampton Hill
Teddington	Teddington centre and Waldegrave Road
	National Physical Laboratory, Teddington
	127-133 High Street, and 1 & 2A Cambridge Road, Teddington
	180 High Street, Teddington
	43-67 Broad Street, Teddington
	90-120 Church Road, Teddington
	38-42 Hampton Road, Teddington
Twickenham	Twickenham centre (parts of)
	Bridge House, Twickenham
	Hampton Road, Twickenham
	Briar House, 5-11 Briar Road, Twickenham
	West Twickenham cluster, south of River Crane
	St George's Industrial Estate, Twickenham
East Twickenham and St Margarets	417-435 Richmond Road, East Twickenham
	St George's House, 76 Crown Road, East Twickenham
	Old Lodge Place, St Margarets
Richmond	Richmond centre (parts of)
	Petersham Road, Richmond
	Brook House and Sandal House, Richmond
	Sheen Road, Richmond

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	72-84 Lower Mortlake Road, Richmond
	Falstaff House and St George's House, Bardolph Road, Richmond
	London House, 243-253 Lower Mortlake Road, Richmond
Kew	The National Archives, Ruskin Avenue, Kew
	Blake Mews, Station Avenue, Kew
East Sheen and Mortlake	Sheen Lane (part), Upper Richmond Road West (part), East Sheen
	Mortlake High Street, Mortlake
	Tideway Yard and The Old Power Station, Mortlake
Barnes	Prospect Studios, Barnes High Street, Barnes
	42-46 Glenthams Road, Barnes

2.5.2 Policy LP 41 Offices seeks to protect offices in designated Key Office Areas to address the shortage of offices in the borough resulting from the introduction of permitted development rights for change of use from office to residential. Within Key Office Areas, a net loss of office floorspace will not be permitted. Any development proposals for new employment or mixed use floorspace will be required to contribute to a net increase in office floorspace.

Maps of Key Office Areas

Map of Key Office Area - Thames Street, Hampton



Map of Key Office Area - Kingsway Business Park, Hampton



Map of Key Office Area - Hampton Hill Business Park



Map of Key Office Area - Hampton Hill High Street - Northern part



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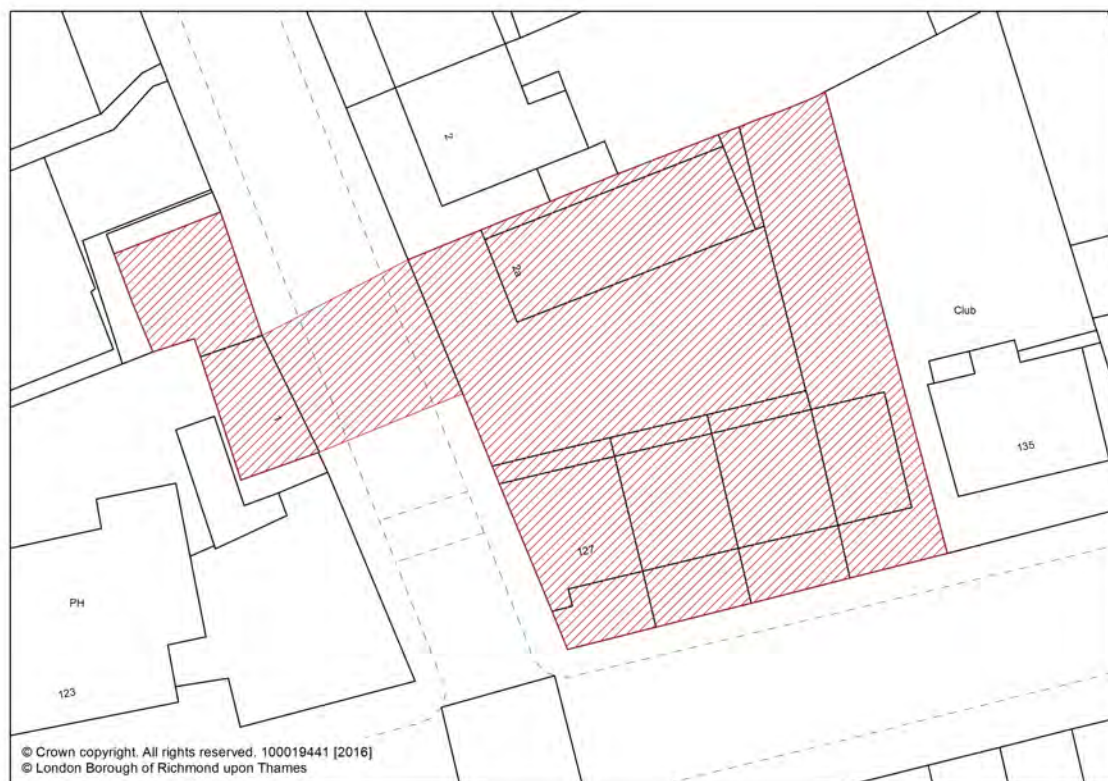
Map of Key Office Area - Teddington and Waldegrave Road



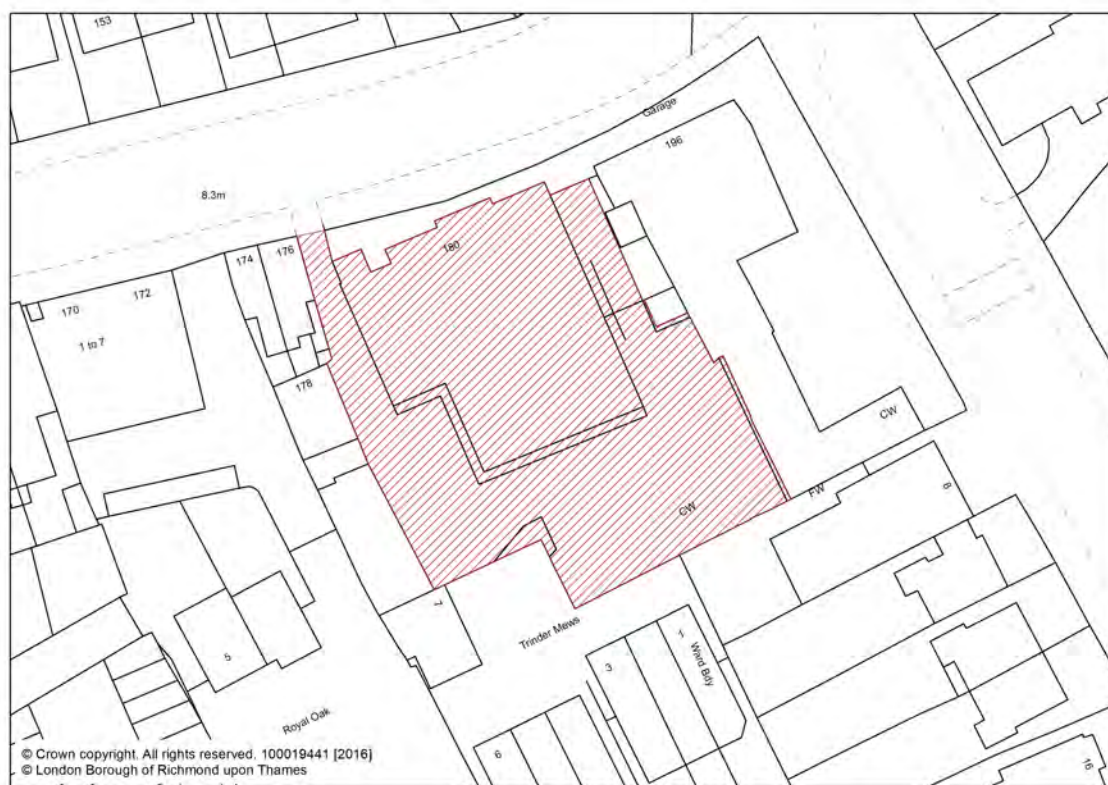
Map of Key Office Area - National Physical Laboratory, Teddington



Map of Key Office Area - 127-133 High Street & 1 & 2A Cambridge Road, Teddington



Map of Key Office Area - 180 High Street, Teddington



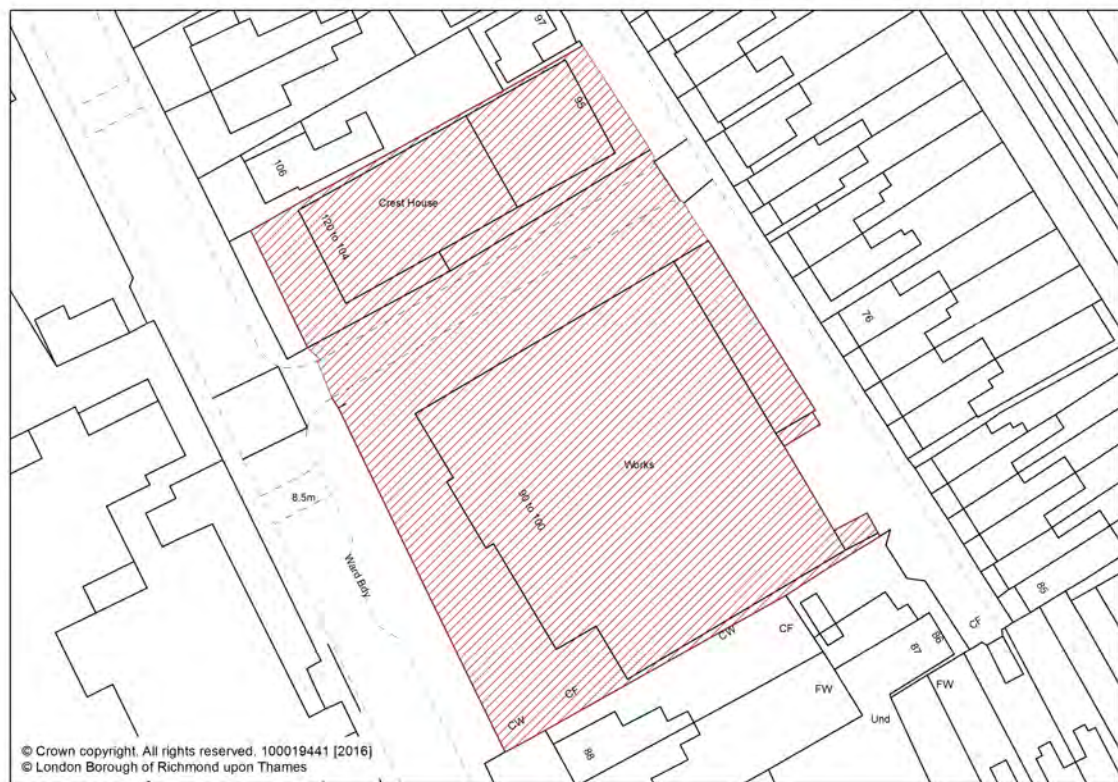
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Map of Key Office Area - 43-67 Broad Street, Teddington



Map of Key Office Area - 90-120 Church Road, Teddington



Map of Key Office Area - 38-42 Hampton Road, Teddington



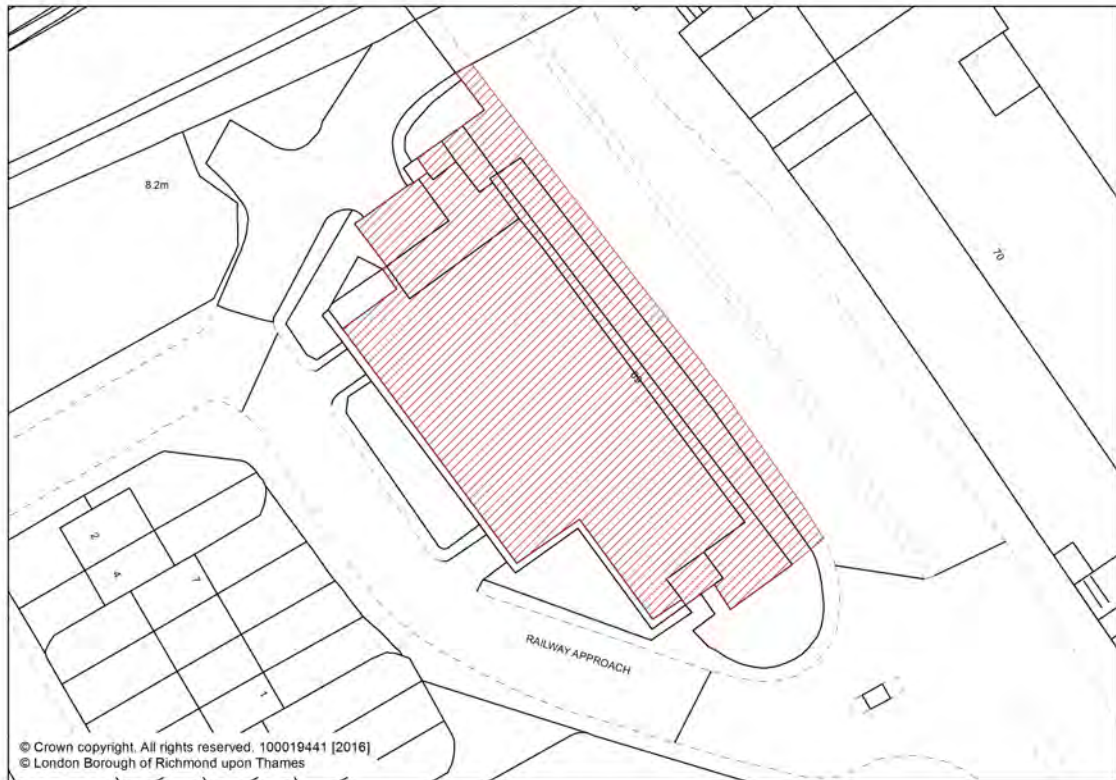
Map of Key Office Area - Twickenham centre (parts of)



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Map of Key Office Area - Bridge House, Twickenham



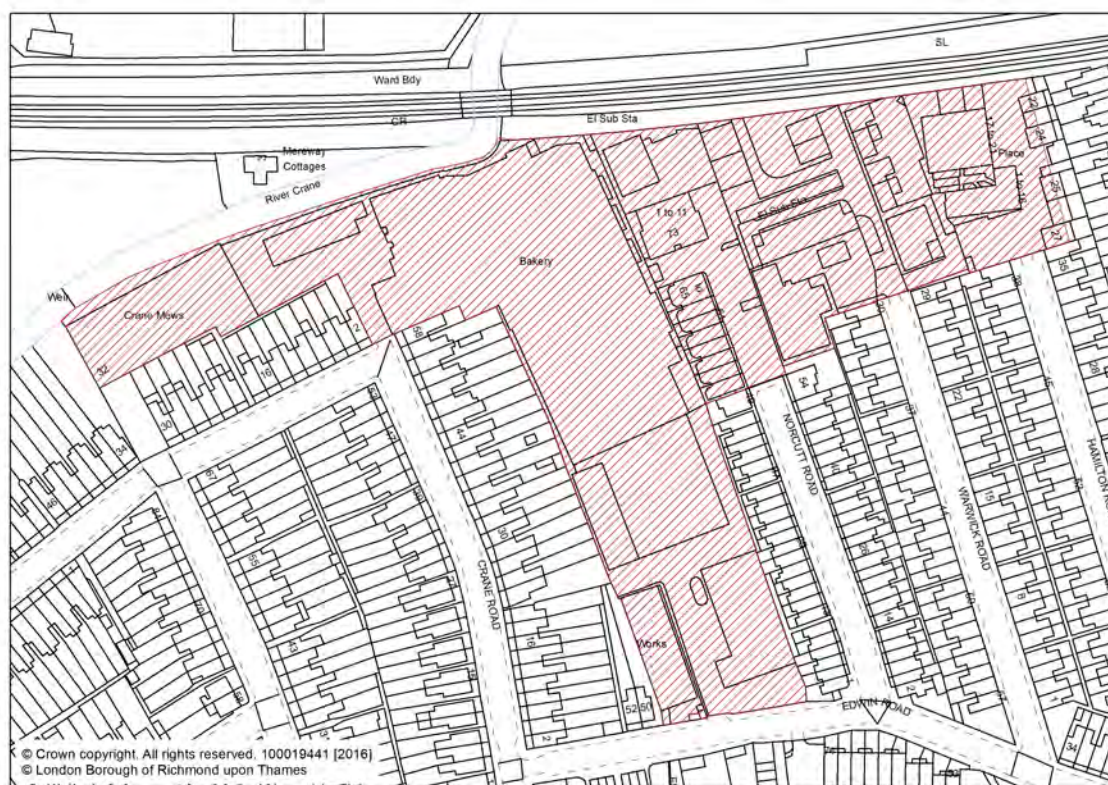
Map of Key Office Area - Hampton Road, Twickenham



Map of Key Office Area - Briar House, 5-11 Briar Road, Twickenham



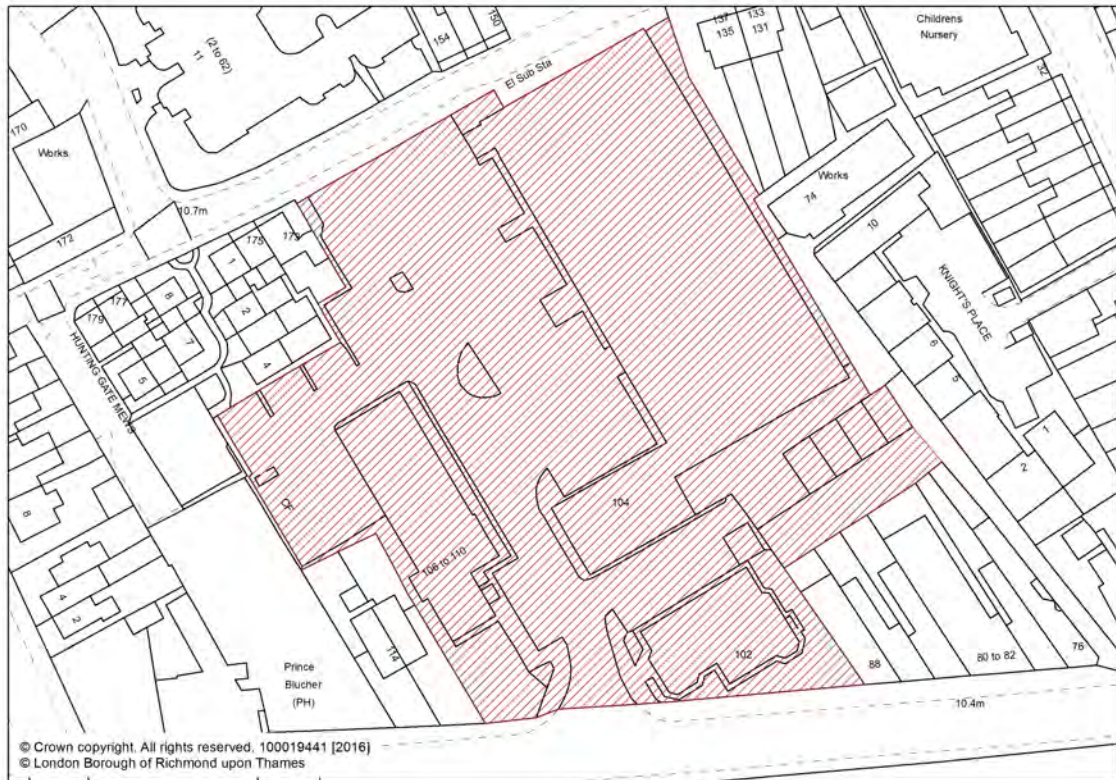
Map of Key Office Area - West Twickenham cluster, south of River Crane



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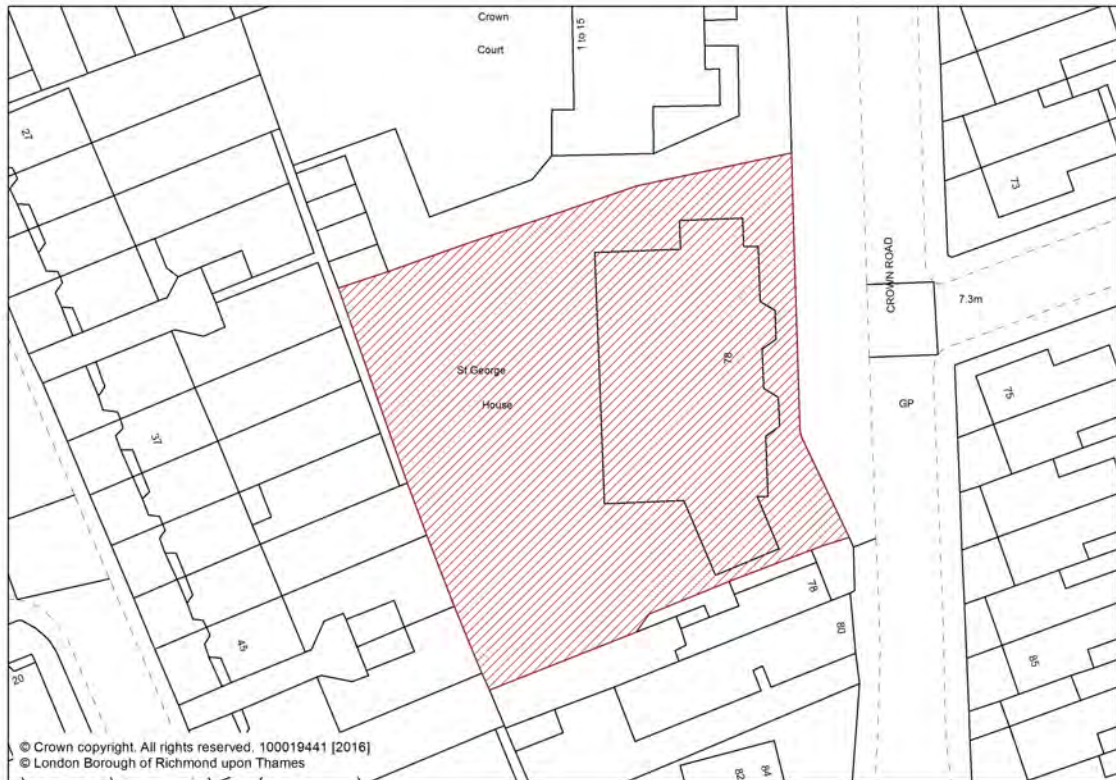
Map of Key Office Area - St George's Industrial Estate, Twickenham



Map of Key Office Area - 417-435 Richmond Road, East Twickenham



Map of Key Office Area - St George's House, 76 Crown Road, St Margarets



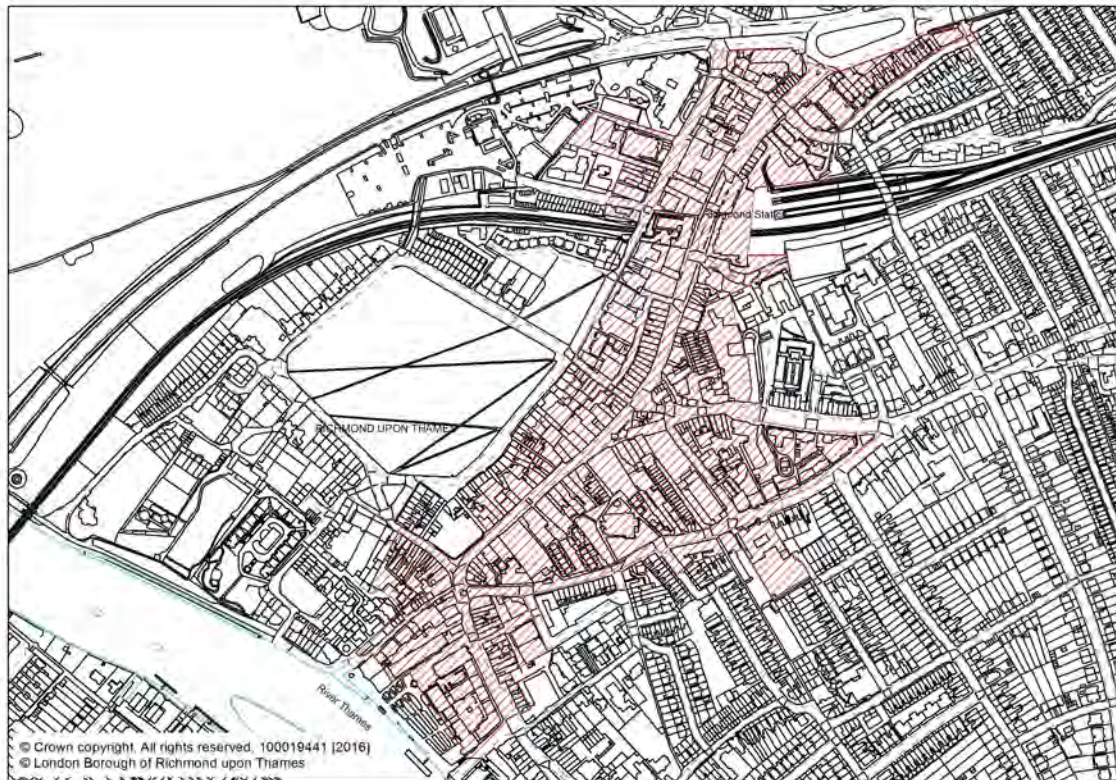
Map of Key Office Area - Old Lodge Place, St Margarets



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Map of Key Office Area - Richmond centre (parts of)



Map of Key Office Area - Petersham Road, Richmond



Map of Key Office Area - Brook House and Sandal House, Richmond



Map of Key Office Area - Sheen Road, Richmond



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Map of Key Office Area - 72-84 Lower Mortlake Road, Richmond



Map of Key Office Area - Falstaff House and St George's House, Bardolph Road, Richmond



RALEIGH ROAD

45

London House

242 to 253

TCB

Trees

237 to 241

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The map shows the National Archives site, which is highlighted with red diagonal hatching. The site is located in Richmond upon Thames, London. The map includes the following labels:

- Top 10.75
- The National Archives
- Pond
- Pond
- Dorchester House
- 1 to 25 Charlwood House
- Birchgrove House
- 1 to 48 Amelia House
- Spring Meadow
- Amelia House

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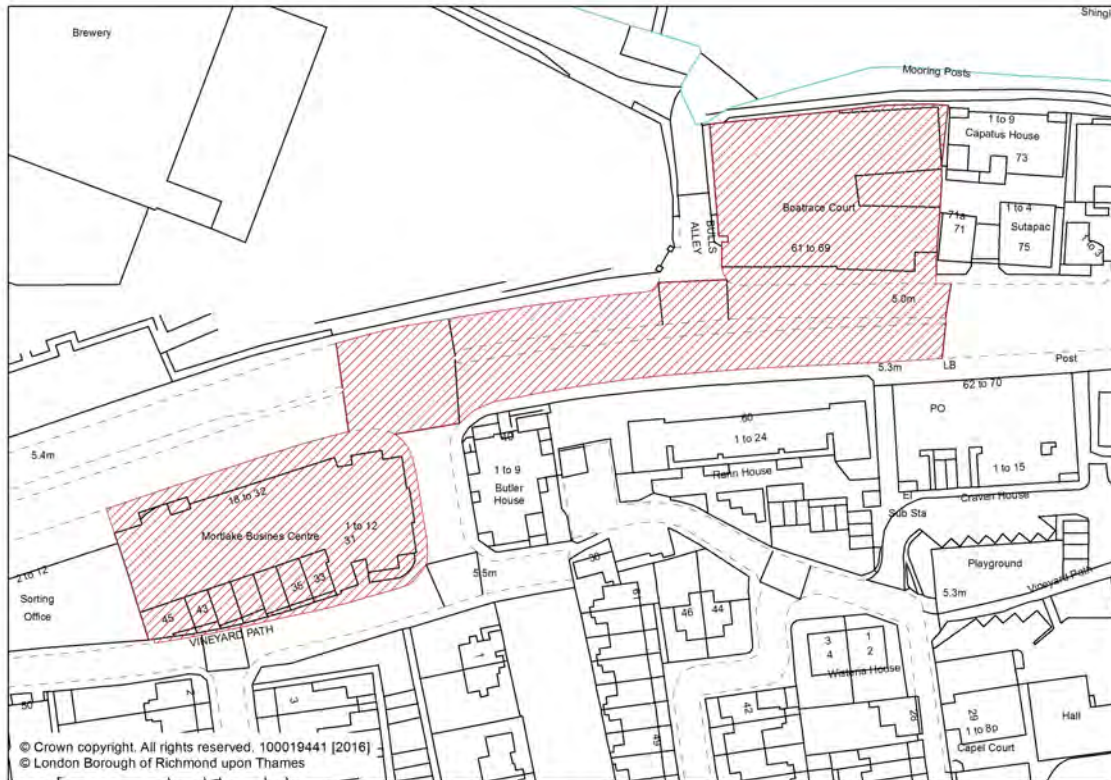
Map of Key Office Area - Blake Mews, Station Avenue, Kew



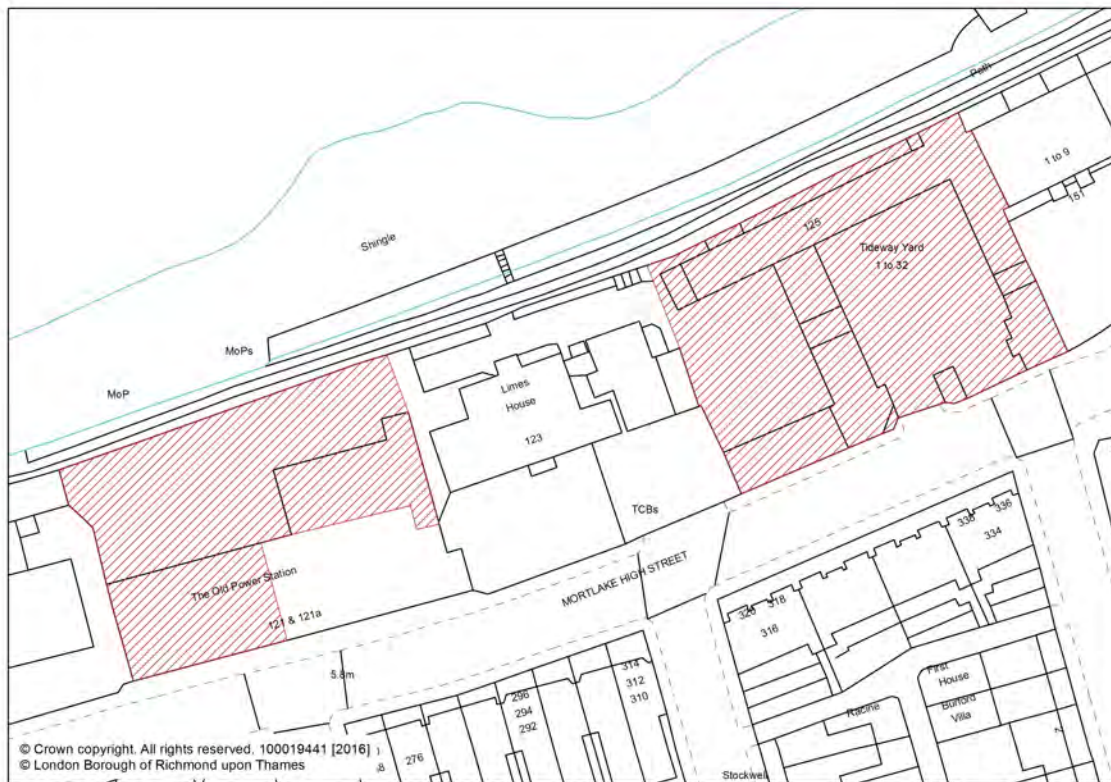
Map of Key Office Area - Sheen Lane (part), Upper Richmond Road West (part), East Sheen



Map of Key Office Area - Mortlake High Street, Mortlake



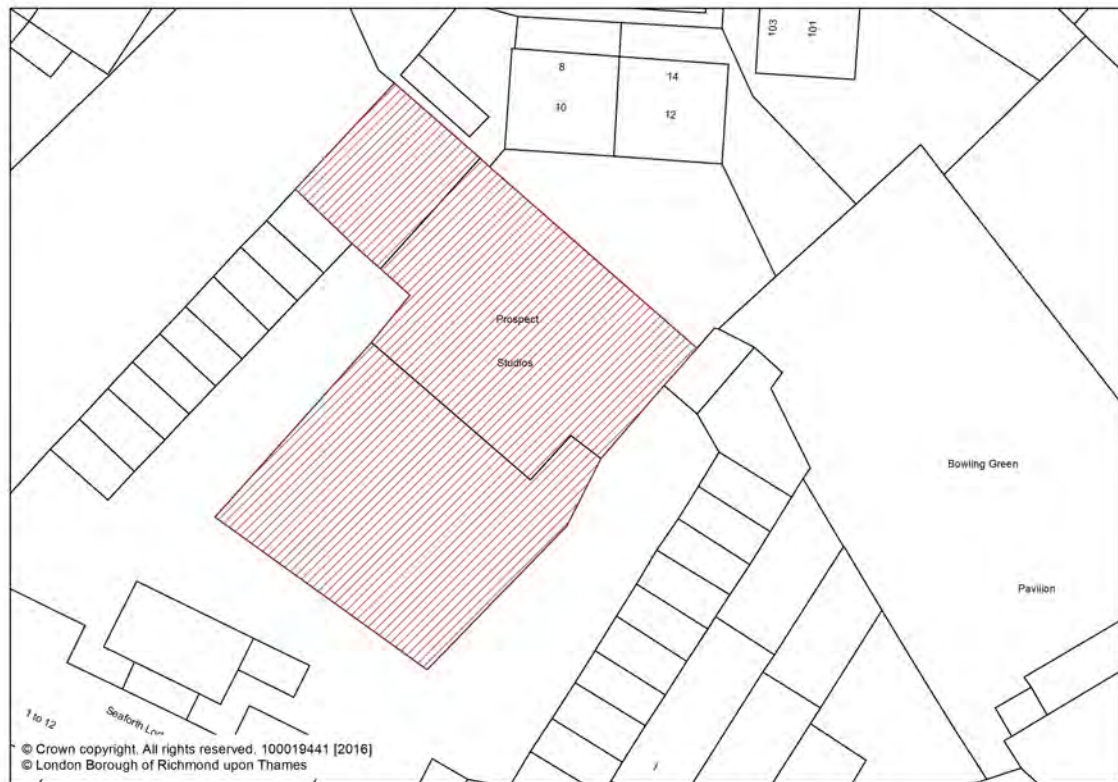
Map of Key Office Area - Tideway Yard and The Old Power Station, Mortlake



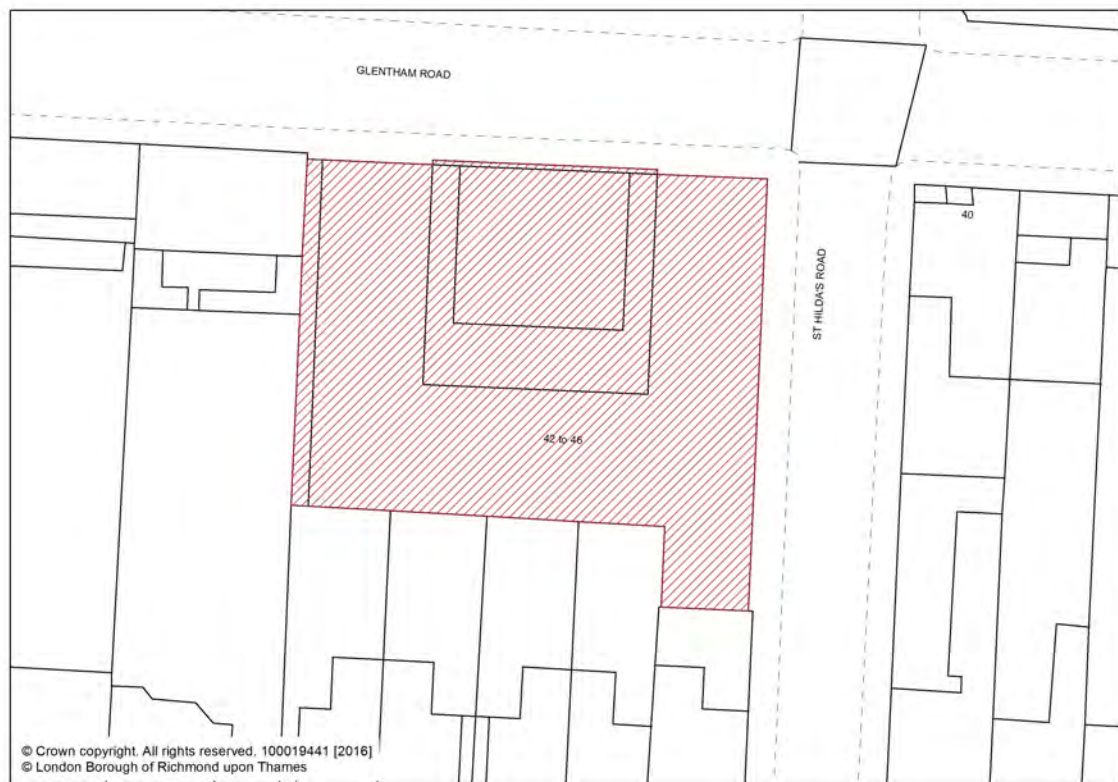
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Map of Key Office Area - Prospect Studios, Barnes High Street, Barnes



Map of Key Office Area - 42-46 Glenthams Road, Barnes



A detailed, light-colored map of the Hounslow and Twickenham areas in London, showing streets, parks, and landmarks. The map is overlaid with a semi-transparent yellow rectangle containing text.

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